

REQUEST	Proposed Zoning: B-2(CD), SPA, general business, conditional, site plan amendment
LOCATION	Approximately 8.08 acres located on the west side of East Independence Boulevard across from East W. T. Harris Boulevard
SUMMARY OF PETITION	The petition proposes to amend the previously approved site plan to permit an increase in allowable square footage of automobile storage area serving several different automotive dealerships.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Hendrick Automotive Group Hendrick Automotive Group Greg Hartley/EMHT
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>East District Plan</i> and to be reasonable and in the public interest, by a vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Firestone).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modification:</p> <ul style="list-style-type: none"> The double row of Leyland Cypress or Eastern Red Cedar is shown on the site plan (as per Rezoning Petition 1997-087), and language has been added to clarify that in the event the existing ball field is abandoned, that area will be landscaped to meet the required 75' Class B buffer requirement
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Firestone/Phipps</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Firestone/Phipps	Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh and Walker	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Firestone/Phipps										
Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh and Walker										
Nays:	None										
Absent:	None										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff presented the item to the Committee. A Commissioner asked for clarification on what was meant by "abandonment" of the ball field and use of that area upon such an event. Staff clarified by stating that abandonment meant that the ball field would no longer in use by the church and that the area would have to be planted to meet the required 75-foot buffer. There was no further discussion of this request.										
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.										

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Increase allowable square footage of automobile storage area serving several car dealerships from 2,000 square feet to 10,000 square feet. Area may include accessory uses associated with the automobile dealerships.
- Note stating that owner reserves right to eliminate accessory buildings to utilize square footage toward main building expansions in the future.
- Identification of potential locations for main building and car wash additions.

- Lighting limited to 30 feet in height and shielded in a manner as not to cause glare or impair
 - **Public Plans and Policies**
 - The draft *Independence Boulevard Area Plan* recommends office/retail and institutional uses for the subject property.
 - The *East District Plan* recommends retail on the site.
 - The petition is consistent with the draft *Independence Boulevard Area Plan* and the *East District Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools
- Mecklenburg County Land Use and Environmental Services Agency Review

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