
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 approved site plan to permit an increase in allowable square footage of automobile storage area serving several different dealerships.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issue. The request is consistent with the <i>East District Plan</i> and the draft <i>Independence Boulevard Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Hendrick Automotive Group Hendrick Automotive Group Greg Hartley/EMHT
MEETING	Meeting is required and has been held. Report available online.

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 the 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 to not cause glare or impair the vision of motorists.
 - Existing ball field used by adjacent church allowed to remain as shown on the site plan. No expansion of field may occur and, if abandoned, area will be landscaped to meet the requirements of Section 12.302 of the Zoning Ordinance.
 - **Existing Zoning and Land Use**
 - The subject site is developed as an inventory storage area associated with various automobile dealerships. An existing ball field associated with a nearby church encroaches into a small portion of the property. The site is surrounded by a mix of residential, commercial, retail, undeveloped, and religious activities on properties zoned R-3, R-17MF, B-2, and B-D(CD).
 - **Rezoning History in Area**
 - There have been no recent rezoning in the immediate area.
 - **Public Plans and Policies**
 - The draft *Independence Boulevard Area Plan* recommends office/retail and institutional uses for the subject property. The institutional recommendation supports the existing outdoor ball field located on the subject property; however, the majority of the property is recommended for office/retail uses.
 - The *East District Plan* (1990) recommends retail on the site.
 - The request is consistent with the *East District Plan* and the draft *Independence Boulevard Area Plan*.
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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.
 - **Vehicle Trip Generation:** The proposed square footage is minimal and therefore the increase in daily trips will not cause a substantial traffic impact on the surrounding thoroughfare system.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
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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

- The petitioner should:
 1. Show the double row of Leyland Cypress or Eastern Red Cedar provided on the approved site plan.
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Attachments Online at www.rezoning.org

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

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