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| REQUEST | Current Zoning: B-1, neighborhood business Proposed Zoning: B-2, general business |
| LOCATION | Approximately 3.69 acres located on the east side of Statesville Road between Cindy Lane and Nevin Road. |
| SUMMARY OF PETITION | The petition proposes to allow all uses permitted in the B-2 district. |
| PROPERTY OWNER | Kempo Corporation |
| PETITIONER | Kempo Corporation |
| AGENT/REPRESENTATIVE | Ben Barry |
| COMMUNITY MEETING | Meeting is not required. |
| STATEMENT OF CONSISTENCY | This petition is found to be consistent with the <i>Northeast District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Phipps). |

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| ZONING COMMITTEE ACTION | The Zoning Committee voted unanimously to recommend APPROVAL of this petition. |
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| VOTE | Motion/Second: Phipps/Zoutewelle Yeas: Allen, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle Nays: None Absent: Dodson Recused: None |
| ZONING COMMITTEE DISCUSSION | Staff presented this conventional rezoning petition to the Zoning Committee. A Committee member questioned if there was a need for use limitations on the site. Staff responded that the proposed zoning designation was consistent with the land use recommendation and with surrounding B-2 and I-1(CD) zoning located along lots fronting Statesville Road, which is a major thoroughfare. |
| 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

- **Background**
 - The site was rezoned from R-9 and B-2 to B-1 via rezoning petition 1986-15. There is no associated site plan with this conventional rezoning petition.
- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.

- **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends retail land uses for this and other parcels fronting Statesville Road in this vicinity.
 - This petition is consistent with the *Northeast 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 comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

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