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<b>REQUEST</b>	Current Zoning: R-5, single family, B-2, general business, and I-2, general industrial Proposed Zoning: B-2(CD), business general, conditional
<b>LOCATION</b>	Approximately 1.02 acres located on the southeast corner of the intersection at East Sugar Creek Road and Atmore Street.
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone the property in order to accommodate an automobile dealership.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding site plan issues. Although the request is not consistent with the residential land use recommendation on a portion of the site, it is consistent with the retail and industrial land use recommendation on the remainder of the site per the <i>Central District Plan</i> . In addition, the existing residential structure will remain/be reused and required buffers will be provided abutting residential uses and zoning.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Krzysztof & Dorata Broszkiewicz Krzysztof Broszkiewicz Robert Brandon
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The use of the existing 1,012 square foot residential building.
- Proposed building expansions totaling 9,000 square feet.
- 20-foot Class "B" buffer with a wooden fence.
- 13-foot planting strip and 6-foot sidewalk along East Sugar Creek.
- 8-foot planting strip and 6-foot sidewalk along Atmore Street.
- Sales lot enclosed with a decorative fence along East Sugar Creek Road and Atmore Street.
- Detached lighting limited to 20 feet in height.

- **Existing Zoning and Land Use**

- The subject site is currently zoned R-5, B-2, and I-2. A portion is developed with a single-family structure and the remainder is vacant. The surrounding properties are zoned R-5, B-2, I-1 and I-2 and developed with various commercial and residential structures.

- **Rezoning History in Area**

- There have been no recent rezonings in the immediate area.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends retail, and industrial uses for the portion of the site zoned B-2 and I-2 and residential uses at up to five dwelling units per acre for the remaining, parcel.
  - This petition is inconsistent with the residential land use recommendation on a portion of the site but consistent with the business and industrial land use recommendation on the remainder of the site per the *Central District 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 Solid Waste Services:** No issues.
  - **Charlotte Department of Transportation:** Petitioner should dedicate 40 feet of right-of-way from centerline of Sugar Creek along site frontage, in addition to a two-foot easement behind the sidewalk. In addition, the petitioner should remove the proposed driveway near East Sugar Creek Road as only one driveway will be permitted to access the site on Atmore Street.
    - **Vehicle Trip Generation:**
      - Current Zoning: 10 trips per day.
      - Proposed Zoning: 40 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **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*.
  - This site meets minimum ordinance standards.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Dedicate 40 feet of right-of-way along West Sugar Creek Road.
    2. Provide detail of the decorative fence.
    3. Remove parking spaces shown on site plan and add a note that required parking shall be per tr Zoning Ordinance.
    4. Add a note that future expansions will be residential in character, with pitched roofs and glass wind
    5. Amend acreage on site plan to reflect 1.02 acres.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

**Planner:** Solomon Fortune (704) 336-8326