
REQUEST	Current Zoning: R-4, single family residential, R-17MF, multi-family, and R-22MF, multi-family residential Proposed Zoning: B-2(CD), general business, conditional
LOCATION	Approximately 9.8 acres located on the east side of South Boulevard at the intersection of South Boulevard and Hill Road.
SUMMARY OF PETITION	The petition proposes expansion of an existing automotive sales facility onto abutting property to allow additional buildings and parking areas.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is not consistent with the <i>Arrowood Transit Station Area Plan</i> . However, the existing automotive service uses on two sides impacts the suitability of the site for multi-family uses until the area begins to transition to transit oriented development.
PROPERTY OWNER	KLH Acquisition Company, LLC
PETITIONER	Keith Hawthorne Automotive
AGENT/REPRESENTATIVE	Jeff Brown and Keith MacVean, King and Spaulding, LLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of six principal structures.
- Access to the site from South Boulevard through the existing automotive sales facility.
- No access from Woodstock Drive will be permitted.
- A 75-foot undisturbed Class B buffer provided abutting residential uses to the north and east.
- A 56.25 foot Class B buffer with a fence will be provided abutting residential uses to the east and a portion of the south.
- Existing parking area located on a portion of tax parcel 17320216 is grandfathered and no buffer is required. However, a six-foot tall wooden fence will be provided in this area.
- Proposed buildings will be compatible with existing buildings by use of similar building materials, architectural style and treatment.
- Any additional outdoor speakers provided will be directed toward South Boulevard as opposed to the abutting residential.

- **Existing Zoning and Land Use**

- The majority of the subject property is vacant except for a portion that is developed with a parking lot for the abutting automotive sales lot. Adjacent parcels fronting South Boulevard are zoned B-2 and developed with commercial uses including an existing automotive sales facility. Properties to the north, east and south are zoned R-4, R-5, R-8(CD), and R-17MF and developed with single family and multi-family uses or are vacant.

- **Rezoning History in Area**

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

- **Public Plans and Policies**

- The *Arrowood Transit Station Area Plan* (2009) recommends residential uses up to 22 dwelling units per acre. The plan also has a provision to allow existing commercial and industrial property along South Boulevard occupied with on-going businesses to retain the existing zoning and continue as-of-right operations until they are proposed for redevelopment.
 - This petition is inconsistent with the *Arrowood Transit Station Area Plan*.
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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 issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 830 trips per day.
Proposed Zoning: 1,675 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.
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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. Amend Note 1(e) to either delete the last sentence or specify a maximum number of accessory buildings and structures.
 2. Amend Sheet RZ-1 to clearly delineate the existing parking area that constitutes the grandfathered portion of the site.
 3. Amend the legend to reference a Class B buffer without reference to width or provide a separate hatching for the 56.25 foot Class B buffer.
 4. Relocate the 56.25 foot measurement from the grandfathered portion of the site to the portion with a buffer is required.
 5. Remove reference to a required buffer on the portion of the site that is grandfathered. State that only a fence will be provided.
 6. Show and label possible location of storm water detention.
 7. Amend Note 6(d) to state that outdoor speakers, if provided will be directed toward South Boulevard and will not be directed toward the abutting residential uses.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- 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 Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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