

REQUEST	Text Amendment to Table 9.101 and Sections 9.803 and 9.1103 of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to add conference centers, convention centers and halls, exhibit halls, merchandise marts, and similar uses to the list of uses allowed under prescribed conditions to the B-2 (general business) and I-1 (light industrial) zoning districts.
PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> goals and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 6-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Walker/Labovitz
	Yeas: Dodson, Eschert, Labovitz, Low, Ryan and Walker
	Nays: None
	Absent: Allen
	Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented an overview of the text amendment. There were no questions.
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**
 - Conference centers, convention centers and halls, exhibit halls, merchandise marts, and similar uses are allowed by-right in the MUDD (mixed use development), UMUD (uptown mixed use) and TOD (transit oriented development) zoning districts.
 - This text amendment proposes to add conference centers, convention centers and halls, exhibit halls, merchandise marts, and similar uses to the B-2 (general business) and I-1 (light industrial) zoning districts, with prescribed conditions.
 - The purpose of this text amendment is to revise some of the regulations to meet changing market conditions for these types of uses.
 - This text amendment will accommodate facilities such as the Metrolina Tradeshow Expo Marketplace and Events, and the Park Expo and Conference Center:
 - The Metrolina Tradeshow Expo Marketplace and Events has a variety of uses, activities and events, such as bead and jewelry shows; collectibles and antiques shows and sales; bicycle camps for disabled individuals; clothing consignment sales; food vendor sales; gun and knife shows; contests and tournaments; auctions; coin, stamp and postcard shows; championship fights; fairs; toy and hobby shows; and business meetings.

- The Park Expo and Conference Center also has a variety of uses, activities and events, such as a media studio, meeting space, and exhibition space, health and wellness events; consignment sales; home shows; gift shows; gun shows; and church events.
 - **Proposed Request Details**
 - The text amendment contains the following provisions:
 - Adds “conference centers, convention centers and halls, exhibit halls, merchandise marts, and similar uses” as a new use allowed in the B-2 (general business) and I-1 (light industrial) zoning districts, with the following prescribed conditions:
 - B-2 (general business) and I-1 (light industrial) prescribed conditions:
 - Minimum lot size: 25 acres
 - Primary vehicle access not permitted via residential local streets (Class VI) or residential collectors (Class V).
 - The use shall front onto a minor (Class IV) or major (Class III) thoroughfare, a limited access arterial (Class II), or a freeway or expressway (Class I).
 - Vehicle parking requirements: Minimum of one parking space per 250 square feet.
 - Bicycle parking:
 - Long-term bicycle parking: Minimum of two spaces or 1 per 10,000 square feet, whichever is greater.
 - Short term bicycle parking: Five percent of auto parking.
 - B-2 additional prescribed condition:
 - No outdoor activities, storage or uses (excluding accessory parking) shall be permitted.
 - All uses shall be located within an enclosed building(s).
 - I-1 additional prescribed condition:
 - Outdoor activities and uses shall be located at least 100 feet from a residential use or zoning district.
 - **Public Plans and Policies**
 - This petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goals to 1) create a vibrant economy, with a greater mix of commercial and civic uses; and 2) to provide a range of choices for entertainment and employment opportunities.
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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.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.
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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 Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Sandra Montgomery (704) 336-5722