

<b>REQUEST</b>	Text Amendment to Table 9.101 and Sections 9.803 and 9.1103 of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	The petition proposes to add conference centers, convention centers and halls, exhibit halls, merchandise marts, and similar uses as uses allowed under prescribed conditions in the B-2 (general business) and I-1 (light industrial) zoning districts.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with adopted policies.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.

**PLANNING STAFF REVIEW**

- **Background**
  - The Metrolina Tradeshow Expo Marketplace and Events is composed of 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 is composed of a variety of uses, activities and events, such as gun shows; health and wellness events; consignment sales; home shows; gift shows; and church events. The Park also has a media studio, meeting space, and exhibition space.
  - 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 relax some of the regulations to meet changing market conditions for these types of uses.
- **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: Two minimum 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 shall be permitted.
  - I-1 additional prescribed condition:
    - Outdoor activities and uses shall be located at least 100 feet from the side, rear and front property lines.
  - **Public Plans and Policies**
    - This petition is consistent with adopted policy.
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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.
    - **Vehicle Trip Generation:** Not applicable.
    - **Connectivity:** Not applicable.
  - **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.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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