

REQUEST	Current Zoning: B-D (distributive business) Proposed Zoning: B-2(CD) (general business, conditional)
LOCATION	Approximately 1.9 acres located on the southwest corner at the intersection of East Independence Boulevard and Crownpoint Executive Drive. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to reuse an existing building to allow expansion of an abutting automotive sales and repair dealership.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The Private Client Group, LLC Land Growth, LLC Ian M. Bytne, Esq.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of requested technical revisions and the outstanding issue related to clarifying that the automobile sales and repair use on this site must be related to the adjacent automobile dealership.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Independence Boulevard Area Plan</i>, which recommends employment-based transit oriented development in this area. More specifically,</p> <ul style="list-style-type: none"> • The proposed automotive sales and repair use is not a transit supportive use. <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The <i>Independence Boulevard Area Plan</i> acknowledged that it would likely be decades before rapid transit in this corridor would be implemented, and the plan provided some “interim” guidance for development proposals. In particular, the “interim” guidance supports employment uses on the subject site, noting that the intensity, mix of uses and transit supportive design will likely occur gradually. • While bus rapid transit on Independence Boulevard was recommended at the time the <i>Independence Boulevard Area Plan</i> was developed, renewed transit planning in this corridor is currently underway through the <i>LYNX Silver Line/Southeast Corridor Transit Study</i> and is likely to result in an alternative alignment and station locations. • Once the <i>Southeast Corridor Transit Study</i> is completed, there may be a need to update the recommendations in the <i>Independence Boulevard Area Plan</i>. • In the interim, continued revitalization of the Independence Boulevard corridor will require the expansion of and reinvestment in existing businesses through the incremental reuse and redevelopment of existing buildings. This proposal allows the reuse of an existing building and expansion of an existing business.
---------------------------------	--

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - The rezoning of a property located in the City of Charlotte, adjacent to the corporate limits of the City of Charlotte and Town of Matthews, and abutting an existing automobile dealership located in the Town of Matthews.
 - Reuse of an existing building on the subject property, which is located within the City of

Charlotte, to allow expansion of the abutting automobile sales dealership located in the Town of Matthews.

- The subject site will be used for automotive sales and repair, including automotive repair garages, with associated office and interior storage of inventory, and overflow inventory parking.
- An interior driveway will connect this site to the existing automobile dealership.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with a vacant office building and zoned B-D (distributive business).
 - Surrounding properties located west of East Independence Boulevard, on either side of Crownpoint Executive Drive, and within the City of Charlotte are zoned I-1 (light industrial), B-1SCD (business shopping center) and CC (commercial center) and are developed with office, office/warehouse and retail uses.
 - To the southwest and east of East Independence Boulevard, and located within the Town of Matthews, are a number of automotive sales dealerships, retail uses, scattered single family, multi-family residential and undeveloped acreage in the Town of Matthews.
 - See "Rezoning Map" for existing City of Charlotte zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends employment-based transit oriented development in this area.
 - The petition supports the *General Development Policies-Environment* by reusing an existing building, thus providing reinvestment in this challenged corridor while also minimizing further environmental impacts.

TRANSPORTATION CONSIDERATIONS

- This site is located along Independence Boulevard which is proposed as a future expressway. This zoning proposal will slightly increase trip generation potential compared to its existing use.
 - **Vehicle Trip Generation:**
 - Current Zoning: 98 trips per day (office uses)
 - Proposed Zoning: 368 trips per day (automotive sales)
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** 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.
 - **Charlotte Water:** No comments received.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
-

OUTSTANDING ISSUES

Land Use

1. Add a note to the site plan clarifying that only automobile sales and repair uses directly associated with the abutting automotive sales dealership located in the Town of Matthews will be allowed.

REQUESTED TECHNICAL REVISIONS

1. Provide the correct existing building square footage.
 2. Provide a development summary specifying tax parcels, site acreage, existing and proposed zoning, and proposed uses for the parcels being rezoned.
 3. Provide correct headings for a conditional site plan and place notes under those headings.
 4. Add a site plan note confirming that the business owner knows that parking within the planting strip along Independence Boulevard is prohibited.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Transportation Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Urban Forestry Review

Planner: Sonja Strayhorn Sanders (704) 336-8327