

<b>REQUEST</b>	Current Zoning: R-MH (manufactured housing), B-2 (general business), and I-1(CD) (light industrial, conditional) Proposed Zoning: B-2(CD) (general business, conditional)
<b>LOCATION</b>	Approximately 2.8 acres located on the west side of Old Statesville Road and at the end of Burch Shire Road near the intersection of Holly Vista Avenue and Burch Shire Road. (Council District 2 – Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes to expand an existing truck cab detailing business and bring all properties associated with the business into one zoning category.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Katarzyna Dec Katarzyna Dec Wilber Associates
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of the requested technical revisions.</p> <p><u>Plan Consistency</u></p> <ul style="list-style-type: none"> <li>The petition is consistent with the <i>Northeast District Plan</i>, which recommends office/industrial on the acreage zoned R-MH (single family, manufactured housing) and B-2 (general business), and light industrial on the portion zoned I-1(CD) (light industrial, conditional), as amended by rezoning petition 2001-056.</li> </ul> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>The site is located in an area along Old Statesville Road that houses a concentration of uses that are related to motor vehicle service and sales.</li> <li>The proposed rezoning will allow the expansion of an existing truck cab detailing business.</li> <li>The request will bring all properties associated with the business under one zoning district.</li> <li>A 38-foot wide buffer is being provided along the western property lines adjacent to residential zoning, which is greater than the 20-foot Type “B” buffer provided with the approval of rezoning petition 2001-056.</li> </ul>
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**PLANNING STAFF REVIEW**

- Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

  - Allows continued operation and expansion of an existing business involving cleaning and detailing tractor cabs (not trailers).
  - Provides additional parking for cabs, which will be temporary, with no parking of trailers.
  - Allows a future 2,400-square foot building in addition to the existing 2,400-square foot structure on the site. The new building will be located between the existing building and the adjoining property to the south along Old Statesville Road.
  - Provides a 38-foot Class “B” buffer along the western property line that abuts the unimproved portion of Burch Shire Road. This is an increase in width from the 20-foot wide Type “B” buffer currently required as per rezoning petition 2001-056.
- Existing Zoning and Land Use**

  - The majority of the subject site is currently developed with a 2,400-square foot commercial building with parking areas and is used as a truck cab detailing business; the remainder is vacant and undeveloped.
    - The rear portion of the subject site was part of rezoning petition 2001-056, which rezoned

approximately 1.6 acres from R-MH (single family, manufactured housing) to I-1(CD) (light industrial, conditional) in order to allow development on three (3) parcels with uses as permitted in the I-1(CD) (light industrial, conditional) district. The approved site plan prohibits uses that have outdoor sales and or storage of materials, automotive, truck and boat sales and repair, hotel and motels, manufactured housing sales/repair, drive in restaurants, and commercial kennels. This section of Old Statesville Road houses a concentration of uses that are related to motor vehicle service and sales. In addition, there are small businesses, single family homes and manufactured housing scattered in this area. The properties in the immediate vicinity and fronting the west side of Old Statesville Road are zoned B-2 (general business), B-2(CD) (general business, conditional), and I-1(CD) (light industrial, conditional).

- East of the site across Old Statesville Road is the Norfolk Southern rail line and vacant lots and undeveloped acreage zoned I-1 (light industrial).
  - To the rear of the property are single family homes, manufactured housing and vacant land zoned R-MH (manufactured housing).
  - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
    - There have been no recent rezonings in the immediate area.
  - **Public Plans and Policies**
    - The *Northeast District Plan* (1996) recommends office/industrial for the portion of the rezoning site zoned R-MH (single family, manufactured housing) and B-2 (general business), and light industrial on the rear portion zoned I-1(CD) (light industrial, conditional), as amended by rezoning petition 2001-056.
    - The petition supports the *General Development Policies - Environment* by accommodating an expansion of an existing business on an underutilized site in a built up area, and by not increasing the impervious surface. The temporary parking areas will be earth lots and not asphalt or concrete.

#### TRANSPORTATION CONSIDERATIONS

- All streetscape and access conditions are unchanged under this proposal and since the rezoning will not increase traffic, CDOT has no concerns with this petition.
- **Vehicle Trip Generation:** There is no change in trip generation due to this being a parking lot expansion.

#### 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 comments received.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte-Mecklenburg Utilities:** No issues.
- **Engineering and Property Management:** See outstanding issues, note 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

#### REQUESTED TECHNICAL REVISIONS

1. Clarify that the use will be for a truck cab detailing business.
2. Label widths of existing sidewalk and planting strip along Old Statesville Road.
3. Identify proposed buffer along Burch Shire Road frontage as 38' Class B buffer.
4. Remove note "Internal parking trees and buffer trees to count toward tree save trees." Required internal trees and buffer required trees cannot count for required tree save tree count. Provide site plan on 24' x 36' sheet.
5. Note existing property to the north is zoned I-1(CD).
6. Under Site Data, only list tax parcel numbers and acres.
7. Under Site Data, note maximum building height and number of stories.
8. Remove notes on site plan within rezoning boundary, and only show existing conditions and proposed improvements (i.e. building footprints, parking areas, buffer, and screening).

9. Modify the label "front yard setback" along Old Statesville Road and the unimproved portion of Burch Shire Road to read "setback." Remove "setback" from side yard and rear yard labels on site plan.
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**Attachments Online at [www.rezoning.org](http://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-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

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