

<b>REQUEST</b>	Current Zoning: I-1 (light industrial) Proposed Zoning: B-2 (general business)
<b>LOCATION</b>	Approximately 7.0 acres located on the east side of Bob Beatty Road, north of Reames Road, and east of Old Statesville Road. (Council District 4 - Phipps)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the B-2 (general business) zoning district on a site currently developed with a banquet hall.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Luna Loco LLC Domenic Polzella, Jr. N/A
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be inconsistent with the <i>Northlake Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends a mix of office, industrial, and warehouse distribution land uses.</li> </ul> </li> <li>• However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The subject site is located between property zoned I-1 (light industrial) and B-1(CD) (neighborhood business, conditional). To the rear of the site are single family homes zoned R-9PUD (planned unit development, residential); and</li> <li>• Rezoning the site from I-1 (light industrial) to B-2 (general business) will eliminate the potential of having a variety of types of incompatible light industrial uses locating adjacent to single family residential uses; and</li> <li>• Office and retail uses allowed in the B-2 (general business) district are also permitted in the I-1 (light industrial) district. Such uses are compatible with the business zoning to the south of the subject property along Bob Beatty Road;</li> </ul> </li> </ul> <p>By a 7-0 vote of the Zoning Committee (motion by Dodson seconded by Wiggins).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Labovitz / Majeed Yeas: Dodson, Eschert, Labovitz, Lathrop, Majeed, Sullivan, and Wiggins Nays: None Absent: None Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this conventional rezoning request to the Zoning Committee. Staff noted that this petition is inconsistent with the <i>Northlake Area Plan</i> . There was no discussion of this petition.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

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(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

## PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition, and all the standards, regulations and uses in the proposed B-2 (general business) zoning district will apply. The B-2 (general business) district is designed to create and protect business areas for the retailing of merchandise, the provision of professional and business services and, in some cases, wholesaling services to serve a large population. Uses that are allowed by-right in the B-2 district that are not allowed by-right in the I-1 (light industrial) district include:

1. Residential uses, including group homes
2. Health institutions
3. Elementary, secondary schools
4. Universities
5. Vocational Schools
6. Equipment rental and leasing
7. Sales of fencing materials, retail
8. Financial institutions, up to 300,000 vs. 70,000 in I-1
9. Funeral homes and embalming
10. Jewelers, wholesale
11. Neighborhood food and beverage services
12. Nurseries and greenhouses
13. Tire recapping and retreading

- **Public Plans and Policies**

- The *Northlake Area Plan* (2008) recommends a mix of office, industrial, and warehouse distribution land uses for this site. The plan also called for consideration of residential up to six units per acre if the property were to be redeveloped for residential uses in the future.
- The proposed rezoning from I-1 (light industrial) to B-2 (general business) is inconsistent with the office/warehouse land use recommendation as per the *Northlake Area Plan*, however compatible with the surrounding single family residential and business zoning.

- **TRANSPORTATION CONSIDERATIONS**

- A wide variety of uses are allowed under both the existing and proposed zoning. CDOT will review the engineered site plan during the permitting process.

## 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:** The development allowed under the existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce 24 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 24 students. The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
    - Croft Community Elementary from 85% to 86%
    - Alexander Middle from 74% to 75%
    - North Mecklenburg High from 98% to 99%.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

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