

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: B-2 (general business)
LOCATION	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)
SUMMARY OF PETITION	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.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Luna Loco LLC Domenic Polzella, Jr. N/A

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Northlake Area Plan</i> recommendation for a mix of office, industrial, and warehouse distribution land uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is located between property zoned I-1 and B-1(CD). To the rear of the site are single family homes zoned R-9PUD (planned unit development, residential). • 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 from locating adjacent to single family residential uses. • 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.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition, 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 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
- **Existing Zoning and Land Use**
 - The subject property is zoned I-1 (light industrial) and is currently developed with buildings associated with a banquet hall that includes an outdoor wedding garden area.
 - To the north are vacant land and industrial warehousing operations zoned I-1 (light industrial).
 - East of the site is a single family residential neighborhood zoned R-9PUD (planned unit

- development, residential).
- To the south is a charter school zoned B-1(CD) (neighborhood business, conditional), B-2(CD) (general business, conditional), and O-1(CD) (office, conditional).
- West of the site is a warehouse, vacant land, and a single family residence zoned I-2 (general industrial).
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Approval of rezoning petition 2014-026 rezoned approximately 2.94 acres located on the east side of Bob Beatty Road, north of the intersection at Reames Road and Old Statesville Road, from B-2(CD) (general business, conditional), O-1(CD) (office, conditional), and B-1 (neighborhood business) to B-2(CD) SPA (general business, conditional, site plan amendment), O-1(CD) SPA (office, conditional, site plan amendment), and B-1(CD) (neighborhood business, conditional) to allow the reuse of buildings within the historic Croft Community to accommodate the expansion of an existing school.
- **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 6 DUA if the property were to be redeveloped for residential uses in the future.
 - The proposed rezoning from I-1 to B-2 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.
 - **Vehicle Trip Generation:** 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.

Attachments Online at www.rezoning.org

- Application
- 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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