

REQUEST	Current Zoning: R-3 (single family residential), UR-2(CD) urban residential, conditional), B-2 (general business), B-2(CD) (general business, conditional) Proposed Zoning: B-2(CD) (general business, conditional) and B-2(CD) SPA (general business, conditional, site plan amendment)
LOCATION	Approximately 41.5 acres located on the south side of Wallace Road between Woodberry Road and East Independence Boulevard. (Council District 5 - Autry)
SUMMARY OF PETITION	The petition proposes to redevelop an existing religious institution and single family residences abutting the Woodberry Forest subdivision as automobile dealership expansion with up to 60,000 square feet of building area and a large display/parking area.
PROPERTY OWNER	Hassan Radmanesh, Nahid Radmanesh, Carolina Evangelistic Association, and Hendrick Automotive Group
PETITIONER	RENC CH, LLC
AGENT/REPRESENTATIVE	Jeff Brown/Keith MacVean, Moore & Van Allen PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 35

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.</p> <p><u>Plan Consistency</u> The portion of the site fronting East Independence Boulevard is consistent with the <i>Independence Boulevard Area Plan</i>, which recommends a mix of office and retail uses. The remainder of the site is inconsistent with the <i>Independence Boulevard Area Plan's</i> recommendation for institutional uses and residential uses up to 12 units per acre for the majority of the site along Wallace Road.</p> <p>The petition reserves right-of-way for the extension of Wallace Road and the Silver Line transit facility as recommended in the adopted area plan.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject property fronts Independence Boulevard and the majority of the frontage is developed with automotive dealerships. • The remainder of the property is located between the existing dealerships and the proposed alignment of the proposed light rail along the Independence Boulevard Corridor (i.e. LYNX Silver Line). • Due to the location between the commercial uses on Independence Boulevard and the future LYNX Silver Line, the area is no longer conducive for residential uses as shown in the <i>Independence Boulevard Area Plan</i>. • Although a portion of the proposal is inconsistent with the area plan, the proposed building and parking expansion will support the continued viability of existing business on Independence Boulevard. • In addition, the proposal will support future development of the LYNX Silver Line by reserving and dedicating right-of-way for the transit alignment.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Proposes expansion of existing automotive dealerships, including sales and service of motor

vehicles and display/parking areas. Building and parking envelopes are specified on the site plan with the proposed buildings generally along Independence Boulevard and the proposed display/parking area between the buildings and the proposed right-of-way for the proposed light rail along the Independence Boulevard Corridor (i.e. Silver Line).

- Maximum 50,000 square feet for new buildings.
- Maximum 10,000 square-foot addition to existing buildings on the site.
- Maximum building height of 30 feet.
- No outdoor public address speakers shall be placed within the rezoning area.
- Existing religious institution and accessory private school will remain until the facilities are ceased to be used by Garr Church.
- Reservation of right-of-way for the extension of Wallace Road as recommended in the *Independence Boulevard Area Plan*.
- Reservation of right-of-way for the proposed Silver Line light rail extension located near the west property boundary and adjacent to the abutting R-3 (single family residential) zoning to the west of the site. The area of the reservation will remain undeveloped if not used for rail line.
- A 60-foot wide "Class B" buffer will be provided along the western property line between the Woodberry Forest Subdivision and the Silver Line Extension reserved right-of-way.
- **Existing Zoning and Land Use**
 - Petition 2011-010 rezoned a 3.7-acre portion of the subject property to B-2(CD) (general business, conditional) to allow vehicle storage and portions of two building additions for automotive car dealerships.
 - Petition 2001-047 rezoned 9.06 acres of the subject property to UR-2(CD) (urban residential, conditional) to allow up to 55 townhome/condominium units, 47 of which must be for-sale. This has not been developed.
 - The subject property is developed with two single family detached dwellings, a religious institution and associated private school, a portion of an automotive dealership warehouse building, and parking of vehicles associated with the automotive dealership.
 - Surrounding parcels fronting either side of East Independence Boulevard are zoned B-2 (general business) and developed with a number of automotive dealerships, interspersed with retail uses and a few eating/drinking/entertainment establishments. One lot contains warehousing within an enclosed building and is zoned B-D(CD) (distributive business, conditional).
 - Adjacent properties west of Wallace Road and East Independence Boulevard are zoned R-3 and R-4 (single family residential) and R-17MF (multi-family residential), and contain single family attached and detached dwellings, and 30-acre Mason Wallace community park. Two lots zoned B-2(CD) (general business, conditional) contain buildings and vehicles associated with abutting automotive dealerships.
 - Properties located east of East Independence Boulevard contain single family detached dwellings in R-4 (single family residential), R-6MF(CD) (multi-family residential, conditional), and R-17MF (multi-family residential) districts, with the exception of three lots zoned B-2(CD) (general business, conditional), two of which are extensions of abutting automotive dealerships and one that contains a commercial automotive repair facility.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2011-010 rezoned a total of 8.8 acres to B-2(CD) (general business, conditional). Approximately 3.7 acres of that rezoning are contained in the current rezoning as mentioned above. The remaining 5.13 acres permitted a car wash addition, vehicle parking and a portion of a future building expansion associated with an automotive dealership.
- **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends institutional uses for a majority of the property (approximately 27 acres), residential uses up to 12 units per acre for the parcel along Wallace Road, and a mix of office and retail uses along Independence Boulevard.
 - The plan recommends a street connection between Wallace Road and Village Lake Drive, providing alternative access to Independence Boulevard and potentially encouraging future orientation away from Independence Boulevard over time.
- **TRANSPORTATION CONSIDERATIONS**
 - This site is adjacent to Independence Boulevard, a freeway, and to Wallace Road, a minor collector. The current site plan commits to dedication of right-of-way for the proposed LYNX CATS Silver Line Project and the Wallace Road Extension Project. Additionally, the proposed site generates fewer trips per day compared to what could be built under current entitlements for the site.
 - See Transportation Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1,570 trips per day (based on 38,370 square feet of automotive dealership use, 24,010 square feet for a private school, 3,296 square feet for religious institution, and two single family detached dwellings).

Entitlement: 6,690 trips per day (based on 47 townhomes, 10,000 square feet of automotive dealership use, 81 single family dwellings and 65,700 square feet of retail uses).

Proposed Zoning: 1,950 trips per day (based on 60,000 square feet of automotive dealership uses).

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:** Charlotte Water has water system availability via an existing 12-inch water distribution main located along East Independence Boulevard and an existing eight-inch water distribution main along Wallace Road. Sewer is available via an existing eight-inch gravity sewer mains located along Wallace Road and East Independence Boulevard.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUESTransportation

1. The petitioner should revise the site plan to shift the proposed parking lot access drive on Wallace Road away from Independence Boulevard to approximately the location of the existing driveway access for Charlotte United Christian Academy.
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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
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Transportation Review

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