

REQUEST Current Zoning: I-2 (general industrial)
Proposed Zoning: B-2 (general business)

LOCATION Approximately 6.63 acres located at the southwest intersection of Tyvola Road and Westpark Drive and east of Interstate 77. (Council District 3 - Mayfield)

SUMMARY OF PETITION The petition proposes to allow all uses in the B-2 (general business) district on a site currently developed with an auto dealership and associated repair shop, and located next to Interstate 77 on the western edge of the Tyvola Transit Station area.

PROPERTY OWNER Scott Land Investments, LLC
PETITIONER Scott Land Investments, LLC
AGENT/REPRESENTATIVE Collin Brown & Bailey Patrick

COMMUNITY MEETING Meeting is not required.

STATEMENT OF CONSISTENCY

- The Zoning Committee found this petition to be consistent with the *Tyvola & Archdale Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends office, commercial, light industrial and warehouse uses.
- Therefore, 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:
 - The petition is to allow for all uses within the B-2 (general business) district; and
 - The subject and adjacent properties generally consist of a mix of uses allowed and appropriate in the B-2 (general business) district. The current I-2 (general industrial) zoning allows many of the same uses as a B-2 (general business), but does not permit uses such as automotive sales and repair, multi-family dwellings, hotels and motels, childcare centers, and retail establishments over 25,000 square feet; and
 - The location of the subject property is adjacent to the interchange for Interstate 77 in an area classified by the City's *Centers Corridors and Wedges Growth Framework* as an interchange area. This area is suitable for a wide range of retail/commercial uses as allowed in the B-2 (general business) zoning;

By a 6-0 vote of the Zoning Committee (motion by Lathrop seconded by Fryday).

ZONING COMMITTEE ACTION The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

VOTE

Motion/Second: Spencer / Majeed
Yeas: Fryday, Lathrop, Majeed, McClung, Spencer and Watkins
Nays: None
Absent: Wiggins
Recused: None

ZONING COMMITTEE DISCUSSION Staff provided a brief summary of petition and noted that this petition is consistent with the *Tyvola & Archdale Transit Station Area Plan* which recommends office, commercial, light industrial and warehouse uses. There was no further discussion.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the B-2 (general business) zoning district. Uses allowed in the B-2 (general business) district include: office, restaurants, retail, auto sales and repair, and hotels.
- **Public Plans and Policies**
 - The *Tyvola & Archdale Transit Station Area Plan* (2008) recommends the area for a mixture of office, commercial, warehouse, and industrial land uses either single use or mixed use, generally in keeping with its location in proximity to Interstate 77.
 - The site is located within an *Interchange Area* as defined in the *Centers Corridors and Wedges Growth Framework* and as such is likely an area suitable for a wide range of retail/commercial uses.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the signalized intersection of a major thoroughfare and a local street and adjacent to an Interstate 77 interchange. Using typical trip generation guidance for this zoning district, the number of daily trips could increase substantially if this site is converted to another use.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 1,370 trips per (based on 42,400 square feet of an auto dealership).
 - Entitlement: Too many uses to determine trip generation.
 - Proposed Zoning: Too many uses to determine trip generation.

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:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has water system availability via an existing 12-inch water distribution main located along Tyvola Road and an existing eight-inch water distribution main located along Westpark Drive. Charlotte Water has sewer system availability for the rezoning boundary via an existing ten-inch gravity sewer main and an existing eight-inch gravity sewer main located within existing parcel.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right of way of West Park Drive and Tyvola Road without permission of the City Arborist's office.
 - **Erosion Control:** No issues
 - **Land Development:** No issues
 - **Storm Water Services:** No Issues
 - **Urban Forestry:** No Issues
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Department Comments

- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Michael Russell/John Kinley