

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: B-2 (general business)
<b>LOCATION</b>	Approximately 6.63 acres located at the southwest intersection of Tyvola Road and Westpark Drive and east of Interstate 77. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Scott Land Investments, LLC Scott Land Investments, LLC Collin Brown & Bailey Patrick
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Tyvola &amp; Archdale Transit Station Area Plan</i> recommendation for office, commercial, light industrial and warehouse uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The petition is to allow for all uses within the B-2 (general business) district.</li> <li>• 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 B-2 (general business), but does not permit uses such as automotive sales and repair, multi-family dwellings, hotels and motels, child care centers, and retail establishments over 25,000 square feet.</li> <li>• The location of the subject property is adjacent to the interchange for Interstate 77 in an area classified by the City's <i>Centers Corridors and Wedges Growth Framework</i> as an interchange area. This area is suitable for a wide range of retail/commercial uses as allowed in B-2 (general business) zoning.</li> </ul>
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**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.
- **Existing Zoning and Land Use**
  - The site is zoned I-2 (general industrial) with an existing auto dealership and associated repair shop.
  - Properties to the north, south and east are zoned I-2 (general industrial) with a mixture of light industrial, warehouse, office, retail and hotel uses. Further to the east is a site zoned MUDD (mixed use development) with a big box retail use. To the west is the Interstate 77 corridor.
  - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - Recent rezonings approved in the area include:
    - Petition 2016-081 rezoned property located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road from CC (commercial center) to MUDD-O (mixed use development, optional).
    - Petition 2016-003 rezoned property located on the east side of Nations Ford Road, north of Tyvola Road, and west of Interstate 77 from CC (commercial center) to CC SPA (commercial center, site plan amendment).

- **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.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- 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 Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation
  - Transportation Review