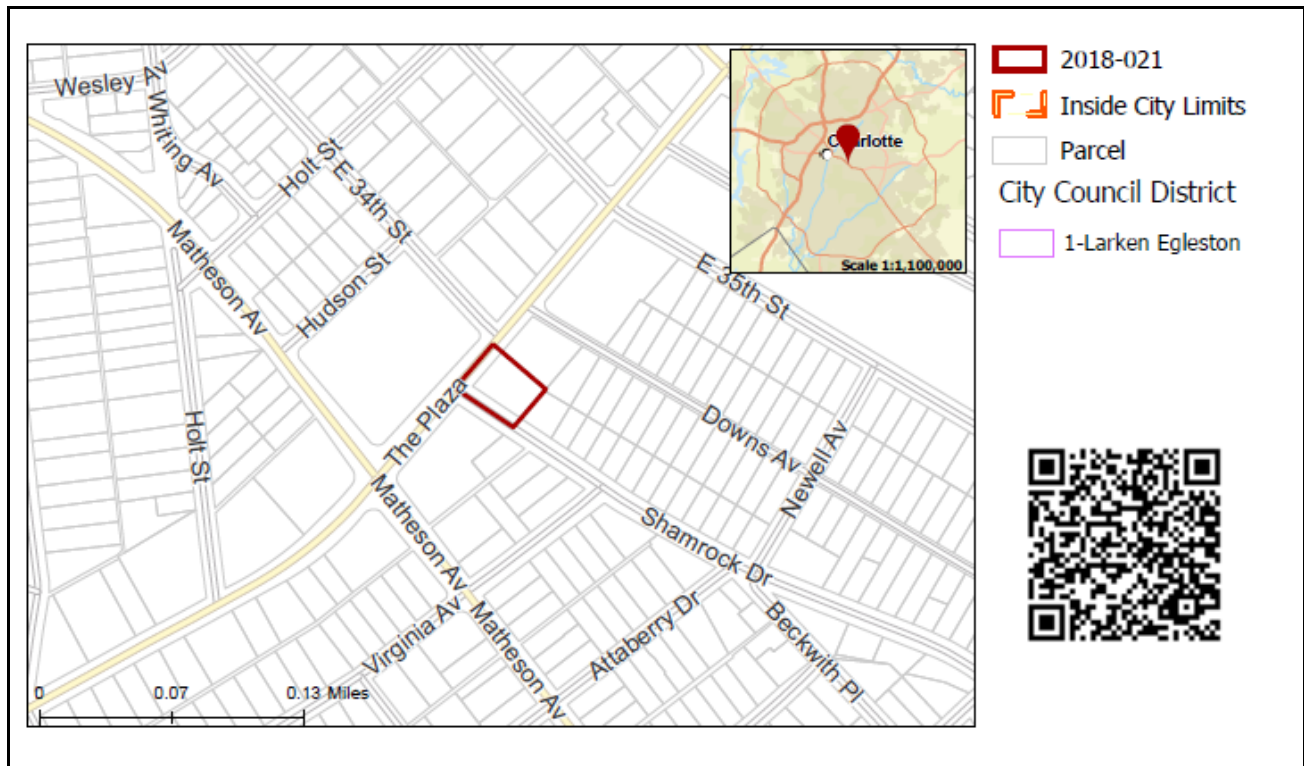


**REQUEST**

Current Zoning: B-1(CD) (neighborhood business, conditional)  
Proposed Zoning: B-1 (neighborhood business)

**LOCATION**

Approximately 0.37 acres located at the intersection of The Plaza and Shamrock Drive.  
(Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes to redevelop the existing site to allow all uses permitted in the B-1 (neighborhood business) district.

**PROPERTY OWNER**

Michael Melton

**PETITIONER**

Michael Melton

**AGENT/REPRESENTATIVE**

N/A

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this conventional petition.

Plan Consistency

The petition is consistent with the *Central District Plan* recommendation for retail uses as amended by rezoning petition 2008-28.

Rationale for Recommendation

- The site is currently developed with a retail use and was rezoned via Petition 2008-028 to allow an expansion of the use.
- The site is located on a section of The Plaza that is a commercial corridor with serves surrounding neighborhoods. With only a few exceptions, zoning along the street is primarily conventional.
- The retail and office uses allowed by B-1(neighborhood business) zoning could provide goods and services to the residents of the adjoining neighborhoods.

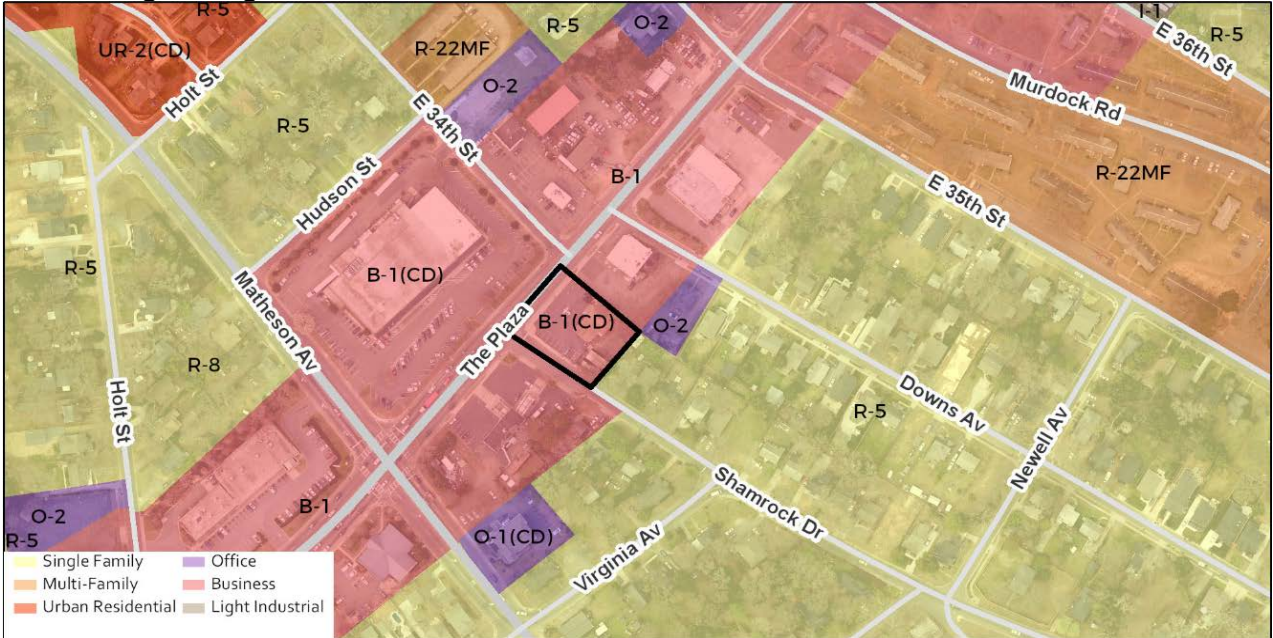
**PLANNING STAFF REVIEW**

**Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Uses permitted in the B-1 (neighborhood business) district by-right and under prescribed conditions include: barber and beauty shops, dry cleaning and laundry establishments, health institutions, indoor recreation, residential uses, and offices up to 100,000 square feet.

**Existing Zoning and Land Use**



- Petition 2008-28 rezoned the subject property to B-1(CD) (neighborhood business, conditional) for development of a new 3,000 square foot retail automotive shop.
- The subject property is developed with a retail use.
- Surrounding properties fronting The Plaza contain nonresidential uses in B-1 (neighborhood business) zoning. Adjacent properties are developed primarily with residential uses.



The subject property is developed with a retail use.





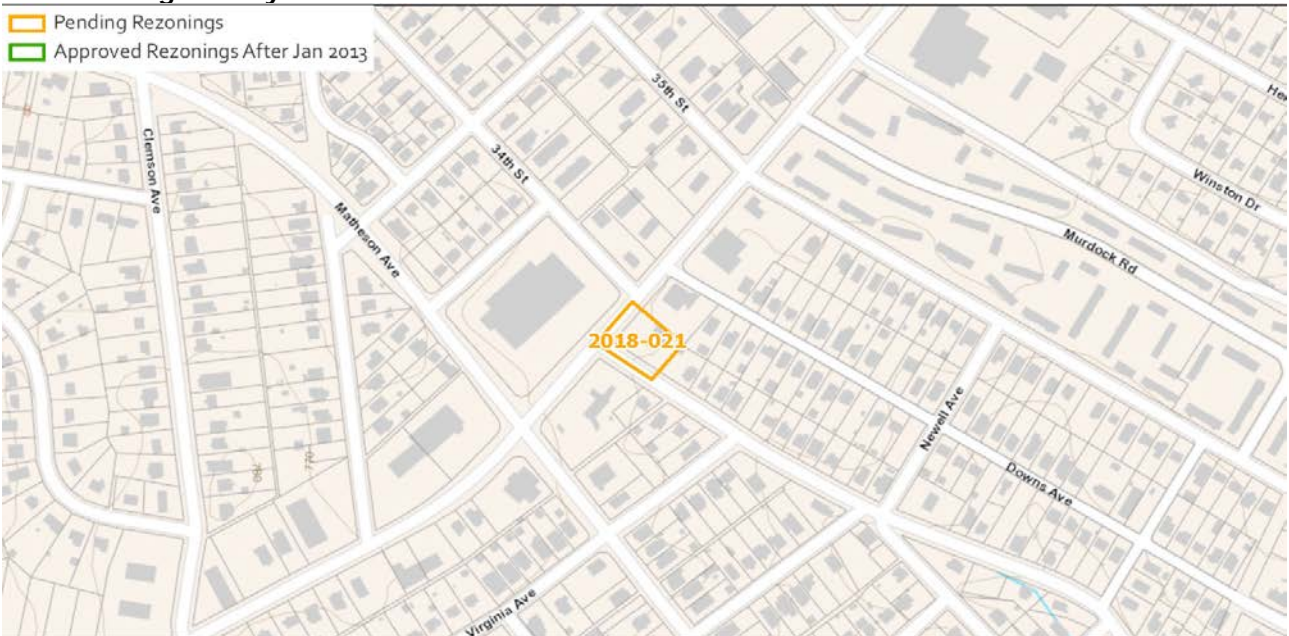
Properties to the east and south are single family homes.



Properties along The Plaza are developed with a mix of retail uses.

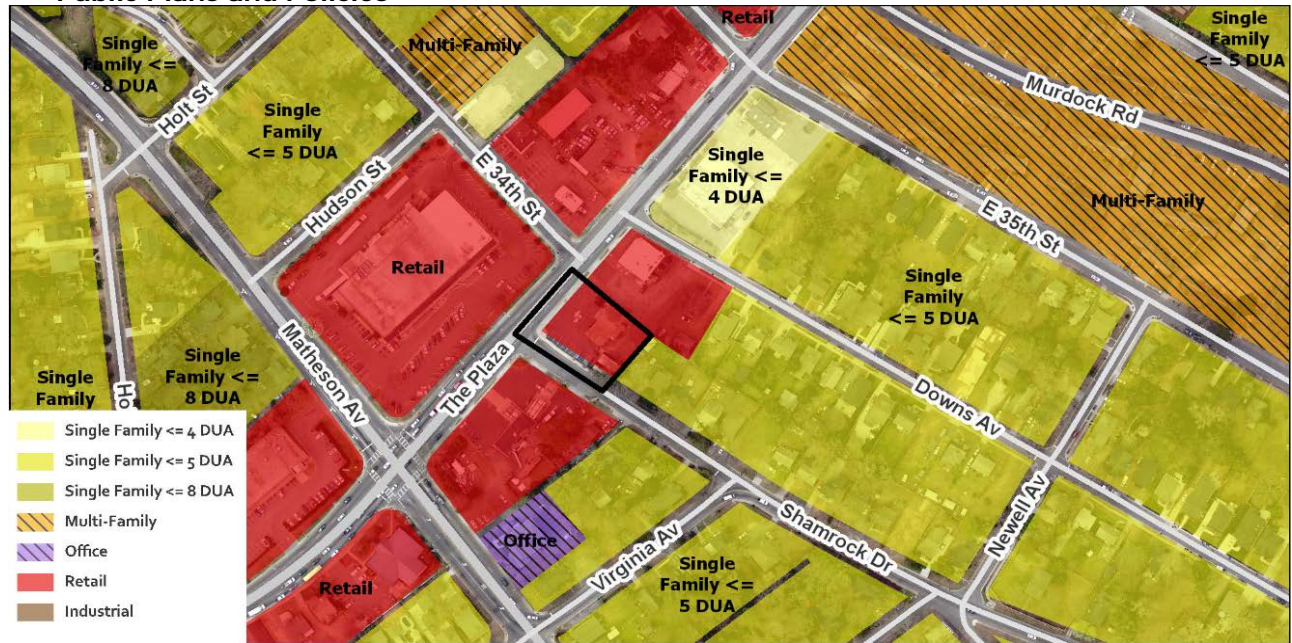
• **Rezoning History in Area**

-  Pending Rezonings
-  Approved Rezonings After Jan 2013



There have been no recent rezonings in the immediate area.

• **Public Plans and Policies**



- *Central District Plan* (1993) recommends retail uses as amended by Petition 2008-28.

• **TRANSPORTATION CONSIDERATIONS**

- This site is at the intersection of a major thoroughfare and major collector.
- **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 50 trips per day (based on 2,060 square foot retail tire store use).  
 Entitlement: 70 trips per day (based on 3,070 square foot automobile care center use).  
 Proposed Zoning: 800 trips per day (based on 3,700 square foot retail use).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 12-inch water distribution mains located along The Plaza and Shamrock Drive and via an existing six-inch water distribution main located along The Plaza. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along The Plaza.
- **Engineering and Property Management:**
  - **Arborist:** No trees can be removed from the right of way of any existing (Shamrock Drive and The Plaza) City maintained street without explicit permission from the City Arborist or his designee. The location of structures/driveways/other items illustrated on the site plan are conceptual in nature and do not confirm or imply authorization by the City to remove any City trees located in street right of way; City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right of way. No trees can be planted in the right of way of any existing or newly created City maintained street without explicit permission of the City Arborist's office.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** Site is in a Wedge and will be required to provide 15% tree save area based on 0.370 acres of gross acreage, which totals 0.055 acres of tree save. Tree save must contain existing healthy tree canopy, and must be 30 feet width minimum.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.

- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

- Application
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department 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:** Sonja Strayhorn Sanders (704) 336-8327