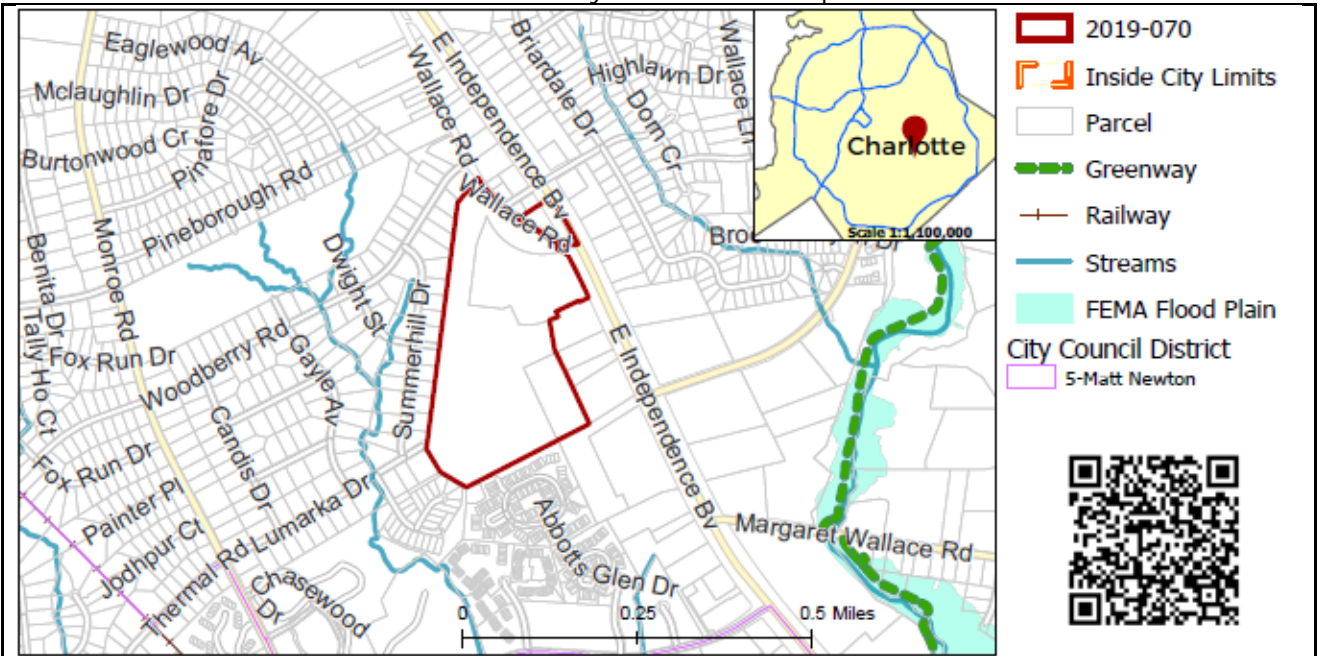


REQUEST

Current Zoning: B-2 (general business) and 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 42.41 acres located on Wallace Road between Woodberry Road and E. Independence Boulevard.



SUMMARY OF PETITION

The petition proposes to allow the expansion of automobile sales and service uses through the construction of new buildings and building expansions at an existing dealership on the Independence Boulevard corridor.

PROPERTY OWNER

RENC CH LLC

PETITIONER

RENC CH LLC

AGENT/REPRESENTATIVE

Greg Hartley, EMH&T

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Independence Boulevard Area Plan* recommendation for retail uses south of Wallace Road based on a prior rezoning, and with the recommendation for mixed office and retail uses north of Wallace Road.

Rationale for Recommendation

- The site plan for most of the property is a minor revision of that approved by rezoning petition 2016-141.
- The site plan also includes a small additional parcel north of existing Wallace Road, including an improved realignment of the road.

- The site is located along a major highway and commercial corridor. The proposed zoning would allow uses consistent with the existing uses and zoning in this area along Independence Boulevard.
- The conditional plan continues to preserve right-of-way across the site for the future LYNX Silver Line alignment where it transitions from Monroe Road to Independence Boulevard as well as rights-of-way for the Wallace Road South alignment, Independence Boulevard widening, and the proposed Sharon Forest Drive overpass.

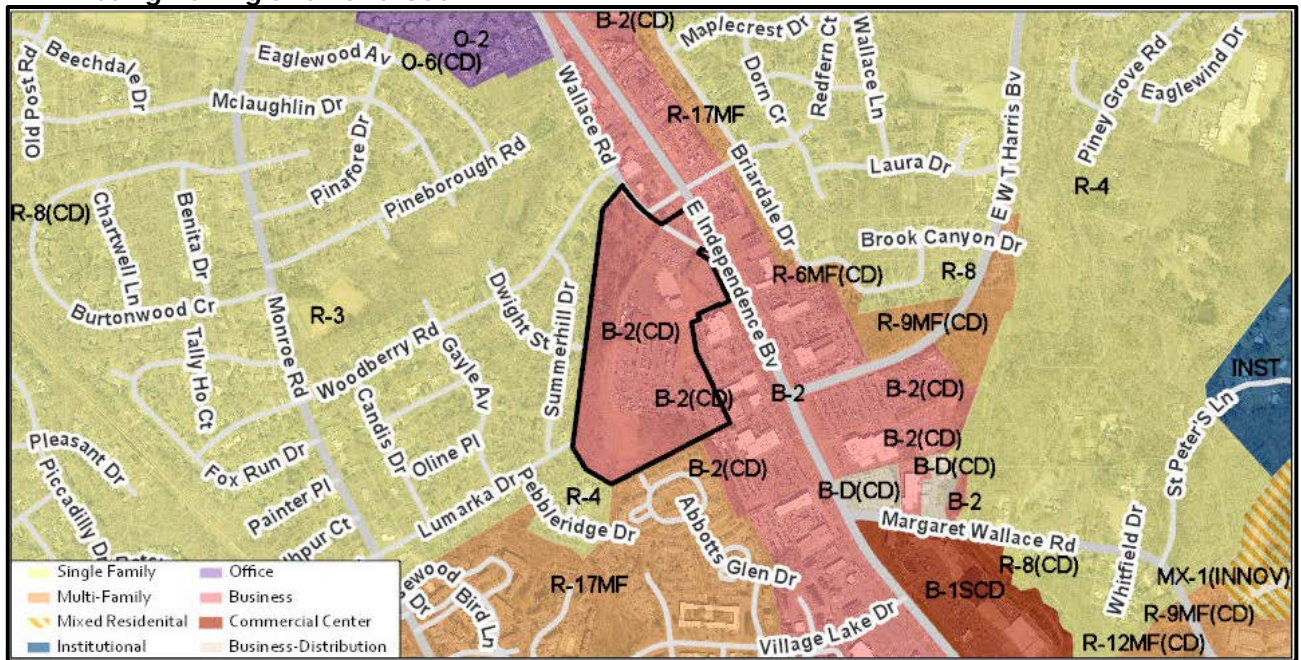
PLANNING STAFF REVIEW

• **Proposed Request Details**

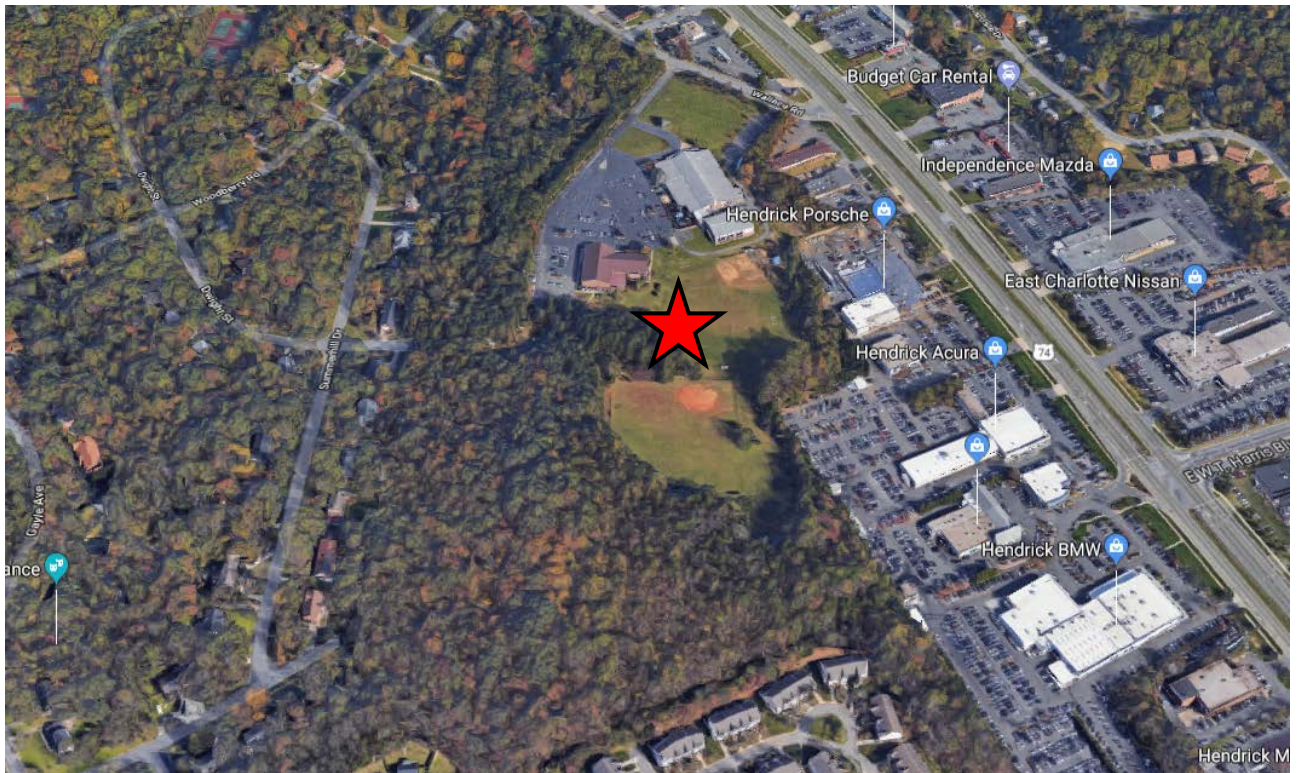
The site plan amendment contains the following changes:

- Increases the acreage by 0.92 acres by incorporating a portion of the Wallace Road right-of-way to be realigned and additional parcel of the north side of the existing alignment of Wallace Road.
- Increases the potential future building and expansion entitlement by 40,000 square feet.
- Modifies the site plan layout to accommodate NCDOT’s planned realignment of Wallace Road.
- Clarifies future building envelopes and expansion envelopes.
- Carries over previously approved development standards including buffer commitments and reservation of right-of-way for future Lynx Silver Line alignment.

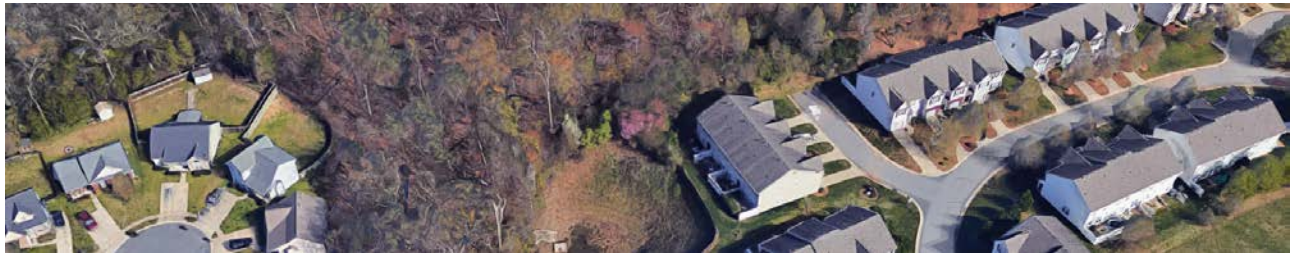
• **Existing Zoning and Land Use**



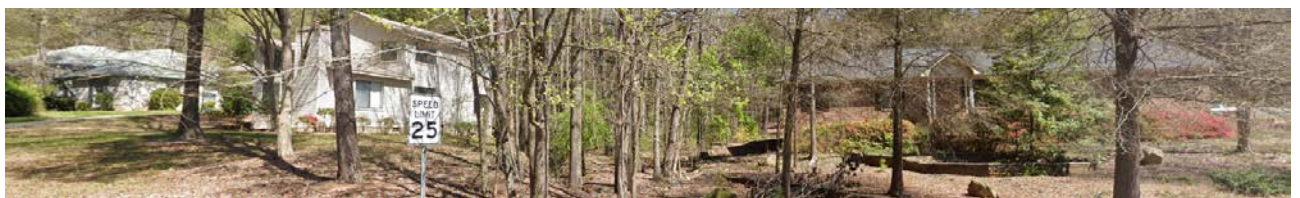
The site (shown above and indicated by red star below) is surrounded by a mixture of commercial uses along Independence Boulevard, single family residential west of the site off Monroe Road, multi-family residential south of the site along Village Lake Drive. The site is currently occupied with a mixture of institutional uses (private school), and automotive sales and vehicle storage.



General site location.



South of the site are single family homes and townhomes.



West of the site along Summerhill Drive are single family homes.

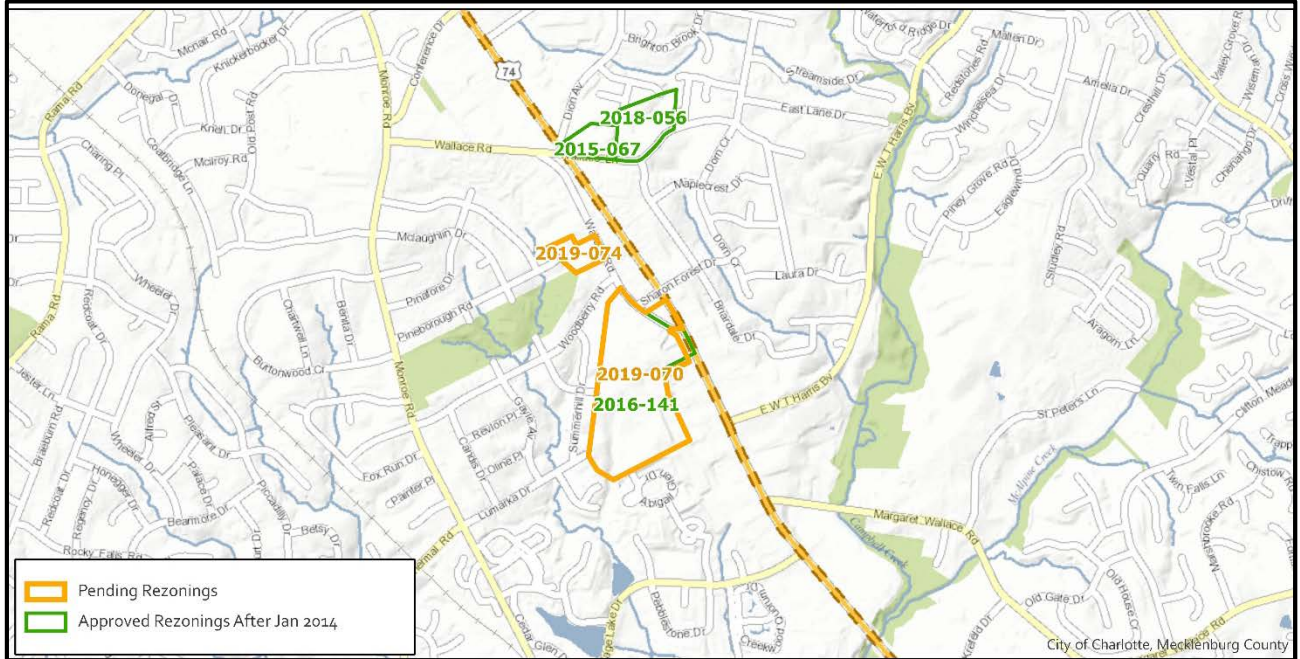


North of the site across Wallace Road is a mixture of office and retail uses.



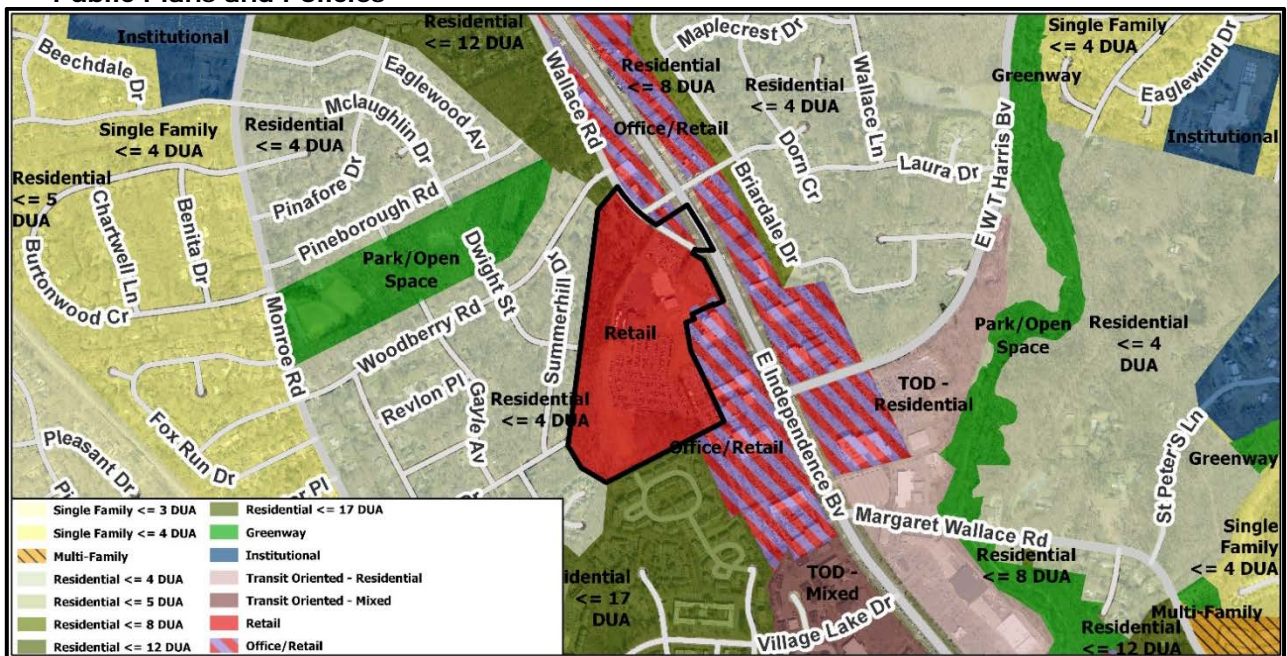
East of the site, along Independence Boulevard are automotive dealerships and retail uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-067	Rezoned 4.24 acre to BD(CD) SPA to allow expansion of an existing self-storage/ indoor warehousing facility.	Approved
2016-141	Rezoned the majority of the subject site to B-2(CD) to allow automotive sales and repair uses.	Approved
2018-056	Rezoned 9.3 acres to UR-2(CD) to allow a townhome community with up to 119 units.	Approved
2019-074	Proposes to rezone 4 acres to UR-2(CD) to allow multi-family residential community with up to 88 units.	Pending

• **Public Plans and Policies**



- The *Independence Blvd Area Plan* (2011) recommends retail for parcels south of Wallace Road based on a prior rezoning of the site approved by petition 2016-141; for the parcel north of Wallace Road, the plan recommends a mix of office/retail uses.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along major thoroughfare and local road. The petitioner has committed to reserving right of way for the Wallace Road Realignment as part of the NCDOT Independence Boulevard Widening project and the Independence Boulevard widening project. In addition, the site plan is dedicating land for the proposed CATS Silver Line alignment.
- See advisory comments at www.rezoning.org
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 290 trips per day (based on 8,490 square foot church, 24,010 square foot private school).
 - Entitlement: 1,670 trips per day (based on 60,000 square foot automobile sales).
 - Proposed Zoning: 2,780 trips per day (based on 100,000 square feet of automobile sales).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
 - **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
 - **Charlotte Fire Department:** See advisory comments at www.rezoning.org
 - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along East Independence Boulevard and an existing 8-inch water distribution main located along Wallace Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along East Independence Boulevard, an existing 8-inch gravity sewer main located along Wallace Road, and an existing 8-inch gravity sewer main located along Dwight Street. See advisory comments at www.rezoning.org
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
-

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311