

July 20, 2015

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| REQUEST | Current Zoning: B-1 (neighborhood business) Proposed Zoning: B-2 (general business) |
| LOCATION | Approximately 2.88 acres located on the south side of Park Road between Carolina Place Parkway and Kingfisher Drive abutting Interstate 485. (Council District 7 - Driggs) |
| SUMMARY OF PETITION | The petition proposes to allow all uses in the B-2 (general business district) |
| STAFF RECOMMENDATION | Staff recommends approval of this petition. The petition is inconsistent with the <i>South District Plan</i> ; however, the site's location and adjacency to municipal service and retail uses in business and industrial zoning make it appropriate for uses permitted in the B-2 (general business) district. |
| PROPERTY OWNER | Park Ridge Seven, LLC |
| PETITIONER | York Development Group |
| AGENT/REPRESENTATIVE | Doug Baumgartner |
| COMMUNITY MEETING | Meeting is not required. |

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The site is currently undeveloped. The property to the north is zoned B-2(CD) (general business, conditional) and developed with a retail use (Sam's Club). Interstate 485 lies to the east with R-8 (single family residential) zoning and single family homes on the opposite side of the interstate. The property to the south is zoned I-2 (heavy industrial) with municipal service uses. Property to the west is within the City of Pineville's jurisdiction and developed with retail uses.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends utility use for the site reflecting the adjacent waste water treatment plant.
 - The petition is inconsistent with the *South District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Engineering and Property Management:** No issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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