

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).
PROPERTY OWNER	Park Ridge Seven, LLC
PETITIONER	York Development Group
AGENT/REPRESENTATIVE	Doug Baumgartner
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>South District Plan</i>, based on information from the staff analysis and the public hearing, and because: - The plan recommends utility use for the site. However, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: - The site is located adjacent to a Charlotte Water facility and retail uses; and - Surrounding properties are zoned for business and industrial uses; By a 7-0 vote of the Zoning Committee (motion by Commissioner Dodson seconded by Wiggins).
ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
VOTE	Motion/Second: Eschert/Sullivan Yeas: Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan, Wiggins Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided a summary of the rezoning request. 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 with no associated site plan.
- 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*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- 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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