
REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: B-2, general business
LOCATION	Approximately 3.69 acres located on the east side of Statesville Road between Cindy Lane and Nevin Road.
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the B-2 district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Northeast District Plan</i> , which recommends retail uses for the subject property.
PROPERTY OWNER	Kempo Corporation
PETITIONER	Kempo Corporation
AGENT/REPRESENTATIVE	Ben Barry
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - The site was rezoned from R-9 and B-2 to B-1 via rezoning petition 1986-15. There is no associated site plan with this conventional rezoning petition.
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - The subject property is developed with a single family dwelling and a warehouse. Properties along both sides of Statesville Road are zoned B-1, B-2, or I-1(CD) and developed with residential, business, or warehouse uses. Other properties to the north, east, south and west are zoned R-4 and developed with single family dwellings or are vacant.
- **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
- **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends retail land uses for this and other parcels fronting Statesville Road in this vicinity.
 - This petition is consistent with the *Northeast District Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**

Current Zoning: 83 trips per day.
Proposed Zoning: 140 trips per day.
 - **Connectivity:** No issues.

- **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

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