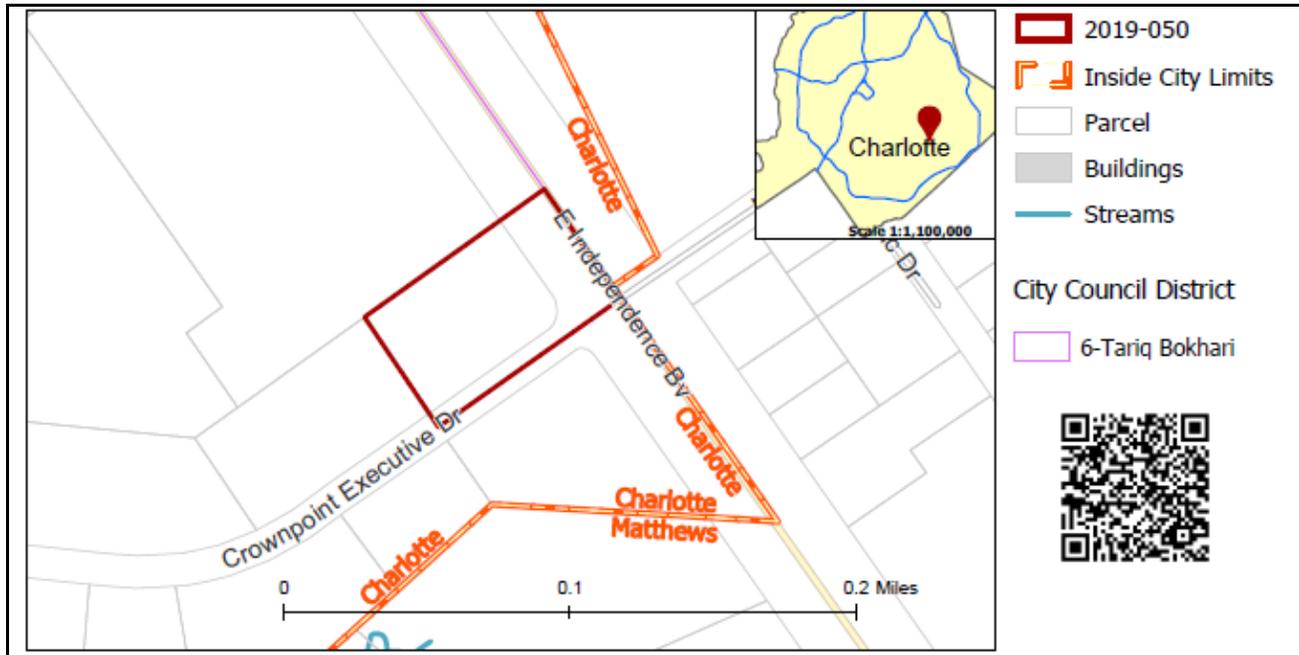


REQUEST

Current Zoning: B-D (distributive business)
Proposed Zoning: B-2 (general business)

LOCATION

Approximately 1.45 acres located at the intersection of E. Independence Boulevard and Crownpoint Executive Drive



SUMMARY OF PETITION

The petition proposes to allow all uses in the B-2 district.

PROPERTY OWNER

Bank of Hope

PETITIONER

Land Growth, LLC

AGENT/REPRESENTATIVE

Christopher P. Raab, Esq.

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Independence Blvd. Area Plan* recommendation for transit oriented development – employment.

Rationale for Recommendation

- The area plan recommends TOD development based on the former proposed alignment for the Lynx Silver Line. The transit alignment was revised and is now proposed for the Monroe Road corridor for this section of the transit line.
- The area plan recommends retail, office and industrial/warehouse/distribution uses along the Independence Boulevard corridor outside of TOD areas.
- 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 approval of this petition will revise the adopted future land use as specified by the *Independence Blvd Area Plan*, from transit oriented development – employment use to retail use for the site.

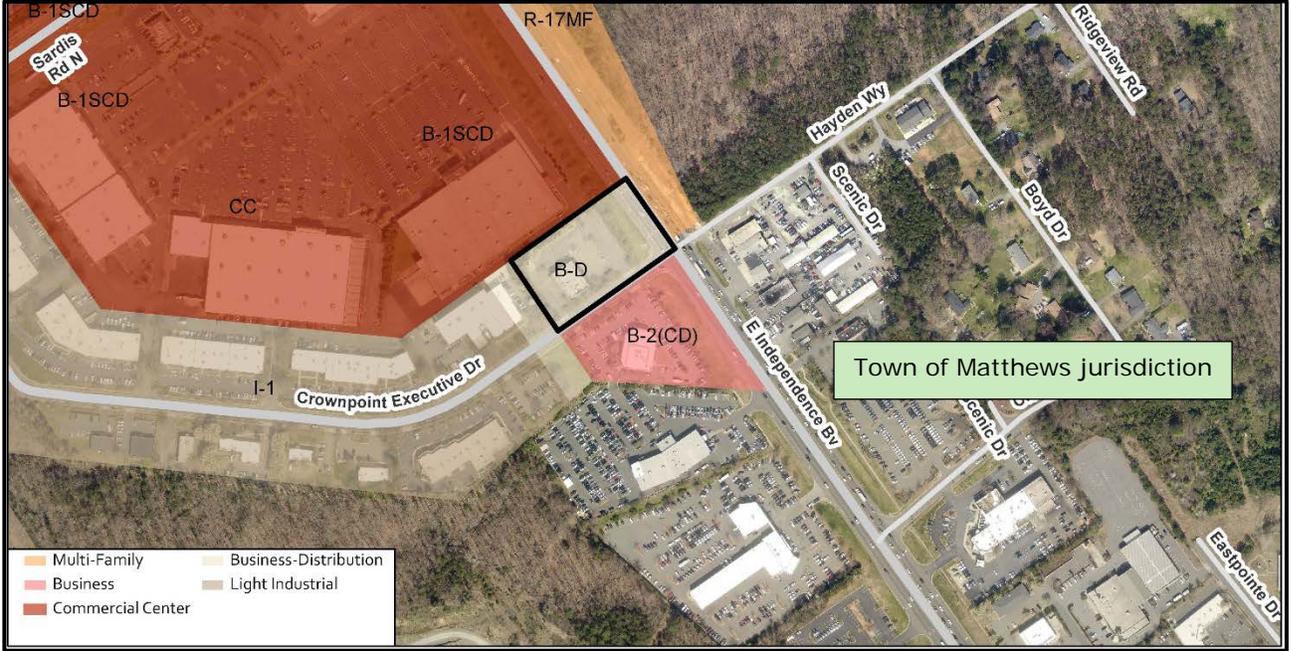
PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- Petition seeks to allow all uses in the B-2 zoning district, which include retail, office, and other general business uses.

• **Existing Zoning and Land Use**



The site is developed with a vacant building last used for a restaurant. The surrounding area is developed with retail, restaurant, office, light industrial and automotive sales and service uses along Independence Boulevard and Crownpoint Executive Drive.



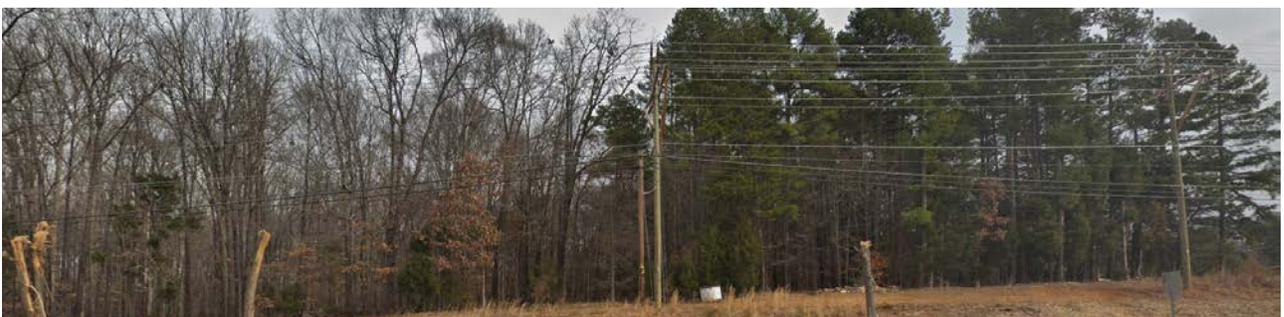
Property north of the site is developed with the Crown Point Plaza shopping center with retail and restaurant uses.



West of the site, along Crownpoint Executive Drive is an office/ business use.



South of the site, across Crownpoint Executive Drive, is an automotive dealership.



East of the site, across Independence Boulevard, is vacant land in both Charlotte and Matthews jurisdiction.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-098	Rezoned 1.9 acres from B-D to B-2(CD) to allow office space and automobile storage for the abutting dealership.	Approved

• **Public Plans and Policies**



- The *Independence Blvd Area Plan* (2011) recommends transit oriented development – employment uses for the subject site.
- The Southeast Corridor Transit Study shifted the proposed alignment of the LYNX Silver Line in this area from the Independence Boulevard corridor to the Monroe Road corridor.

- **TRANSPORTATION CONSIDERATIONS**

- The site is at the intersection of Independence Boulevard & Crownpoint Executive Drive. A bus stop with a bench for CATS route 17 is located on Crownpoint Executive Drive. There is existing curb and gutter and approximately 4-foot planting strip and 4-foot sidewalk on Crownpoint Executive Drive. NCDOT project U-2509 will widen Independence Boulevard, implement managed lanes, construct an interchange at Sardis Road, and provide additional street connectivity near the site. The project will eliminate access to Crownpoint Executive Drive. CDOT will work with the petitioner during permitting to reserve right-of-way for the Independence Boulevard widening and to implement required streetscape upgrades along both streets.
- No outstanding issues.
- **Vehicle Trip Generation:**
Current Zoning:
 - Existing Use: 0 trips per day (based on vacant 7,440 square foot building).
 - Entitlement: 620 trips per day (based on 7,440 square foot restaurant).Proposed Zoning: 2130 trips per day (based on 21,750 retail use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined. See advisory comments at www.rezoning.org
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Crownpoint Executive Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Crownpoint Executive Drive. No outstanding issues.
- **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:** See advisory comments at www.rezoning.org
- **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