

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 PETITIONER AGENT/REPRESENTATIVE	Park Ridge Seven, LLC York Development Group 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: <ul style="list-style-type: none"> • The plan recommends utility use for the site. <p>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:</p> <ul style="list-style-type: none"> • The site is located adjacent to a Charlotte Water facility and retail uses; and • Surrounding properties are zoned for business and industrial uses; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Dodson seconded by Wiggins).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
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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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