

REQUEST	Current Zoning: B-D (distributive business) Proposed Zoning: B-2(CD) (general business, conditional)
LOCATION	Approximately 1.9 acres located on the southwest corner at the intersection of East Independence Boulevard and Crownpoint Executive Drive. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to reuse an existing building to allow expansion of an abutting automotive sales and repair dealership.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The Private Client Group, LLC Land Growth, LLC Ian M. Bytne, Esq.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: None
STATEMENT OF CONSISTENCY	<p>This petition is found to be inconsistent with the <i>Independence Boulevard Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends employment-based transit oriented development in this area; and • The proposed automotive sales and repair use is not a transit supportive use. <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 <i>Independence Boulevard Area Plan</i> acknowledged that it would likely be decades before rapid transit in this corridor would be implemented, and the plan provided some "interim" guidance for development proposals. In particular, the "interim" guidance supports employment uses on the subject site, noting that the intensity, mix of uses and transit supportive design will likely occur gradually; and • Once the Southeast Corridor Transit Study, which is currently underway, is completed, there may be a need to update the recommendations in the <i>Independence Boulevard Area Plan</i>; and • In the interim, continued revitalization of the Independence Boulevard corridor will require the expansion of and reinvestment in existing businesses through the incremental reuse and redevelopment of existing buildings. This proposal allows the reuse of an existing building and expansion of an existing business. <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Eschert).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Added a note to the site plan clarifying that only automobile sales and repair uses directly associated with the abutting automotive sales dealership located in the Town of Matthews will be allowed. 2. Provided the correct existing building square footage as 3,984 square feet. 3. Provided a development summary specifying tax parcels, site acreage, existing and proposed zoning, and proposed uses for the parcels being rezoned. 4. Provided correct headings for a conditional site plan and
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placed notes under those headings.

5. Added a site plan note confirming that the business owner knows that parking within the planting strip along Independence Boulevard is prohibited.

VOTE	Motion/Second:	Labovitz/Eschert
	Yeas:	Lathrop, Dodson, Eschert, Labovitz, Nelson, Sullivan, and Wiggins
	Nays:	None
	Absent:	None
	Recused:	None

ZONING COMMITTEE DISCUSSION Staff provided an overview of the petition and noted that there are no outstanding issues. There was no additional 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**
The site plan accompanying this petition contains the following provisions:
 - The rezoning of a property located in the City of Charlotte, adjacent to the corporate limits of the City of Charlotte and Town of Matthews, and abutting an existing automobile dealership located in the Town of Matthews.
 - Reuse of an existing building on the subject property, which is located within the City of Charlotte, to allow expansion of the abutting automobile sales dealership located in the Town of Matthews.
 - The subject site will be used for automotive sales and repair, including automotive repair garages, with associated office and interior storage of inventory, and overflow inventory parking.
 - An interior driveway will connect this site to the existing automobile dealership.
- **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends employment-based transit oriented development in this area.
 - The Independence Boulevard Area Plan acknowledged that it would likely be decades before rapid transit in this corridor would be implemented, and the plan provided some “interim” guidance for development proposals. In particular, the “interim” guidance supports employment uses on the subject site, noting that the intensity, mix of uses and transit supportive design will likely occur gradually.
 - The petition supports the *General Development Policies-Environment* by reusing an existing building, thus providing reinvestment in this challenged corridor while also minimizing further environmental impacts.

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 issues.
- **Charlotte-Mecklenburg Schools:** No issues.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No comments received.

- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Urban Forestry:** No issues.

OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Transportation Review
 - Charlotte Fire Department 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
 - Urban Forestry Review

Planner: Sonja Strayhorn Sanders (704) 336-8327