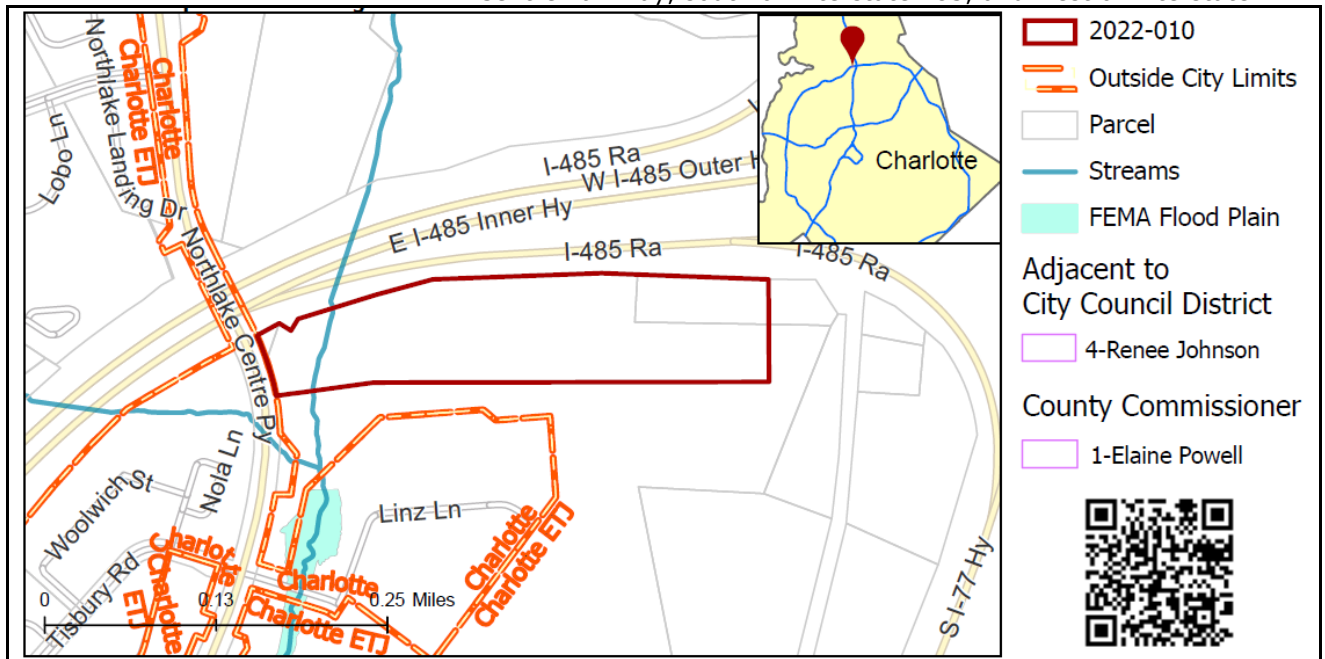


REQUEST

Current Zoning: BP and R-3 (business park, single family residential)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 16.65 acres located on the east side of Northlake Centre Parkway, south of Interstate 485, and west of Interstate 77.



SUMMARY OF PETITION

The petition proposes to allow the vacant parcels to be developed with an automotive sales, repairs, and rentals facility.

PROPERTY OWNER

Metrolina Properties Limited Partnership

PETITIONER

MAGLC, LLC

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw & Hinson, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map (2022)* recommendation for Regional Activity Center on this site.

Rationale for Recommendation

- The rezoning site is currently vacant and bound by the south side of I-485, the east side of Northlake Centre Parkway, and just west of I-77. Developing and vacant parcels surround the rezoning boundary. These neighboring existing and planned uses make the site an appropriate location for an auto-centric commercial business, as it is fairly removed from pedestrian-oriented environments that would otherwise be incompatible with the proposed development.
- The Commercial Place Type accommodates retail, services, hospitality, and dining in areas that are readily accessible by car such as near interstates. Comparatively, the existing place type

recommendation for Regional Activity Center is intended for high-density mixed-use areas that encourage pedestrian-oriented and transit-friendly development patterns. The Commercial Place Type better aligns with the petition's proposal, but also the area generally given that it is situated between major transportation corridors.

- The majority of the site is currently zoned business park, which allows for a number of industrial and potentially noxious uses. The rezoning to B-2(CD) limits the proposed development to auto sales, repairs, and rentals at a total of 78,000 square feet of developable gross floor area.
- The petition commits to convey a perpetual greenway and storm water easement to Mecklenburg County Parks and Recreation on the western portion of the rezoning site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022), from Regional Activity Center to Commercial for the site.

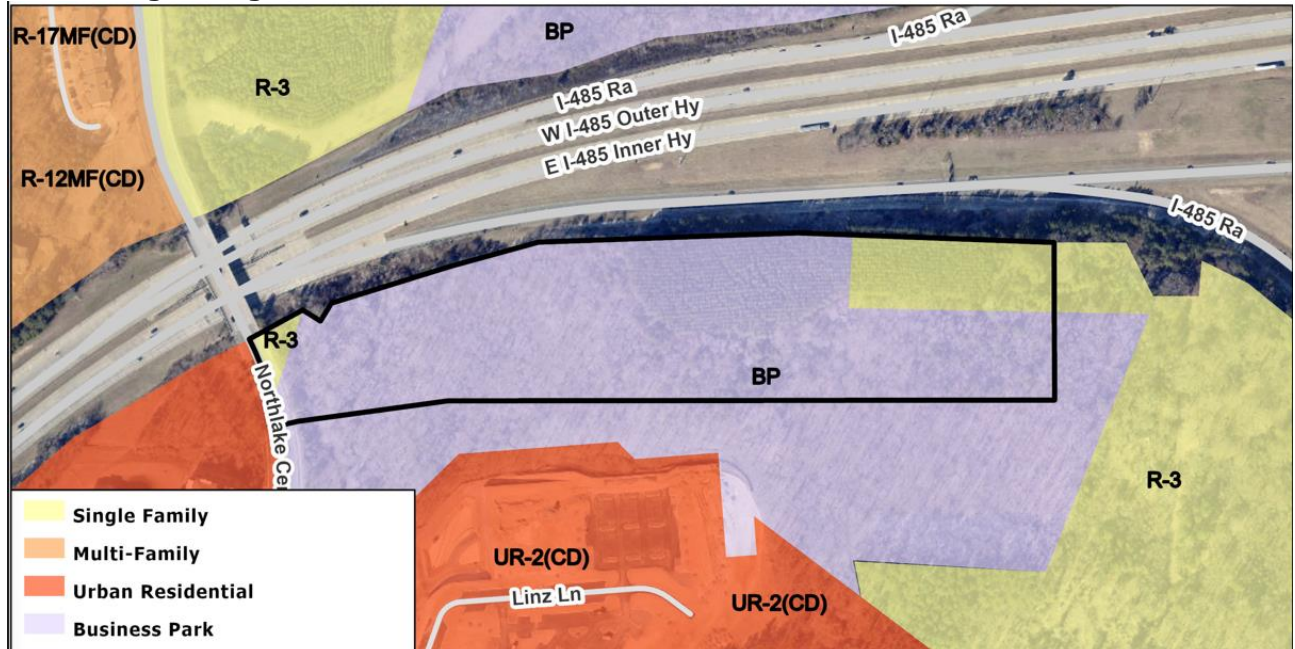
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Permits a maximum of 78,000 square feet to be developed with auto sales, repair, and rental uses and any incidental or accessory uses permitted in the B-2 zoning district.
- Prohibits the sale and repair of tractor-trucks on the site.
- Limits the maximum number of principal buildings to four. The site plan depicts three building envelopes for a car dealership and service center and one accessory structure building envelope. Accessory buildings and structures may include a car wash.
- Allows for an enhanced vehicle display area with landscaping and one-way drive access to be located between the public street along the southern boundary and building envelopes B and C.
- Commits to architectural standards as governed by the Ordinance.
- Commits to a 75' Class B buffer reduced by 25% to a total of 56.25' with a fence along the site's eastern boundary.
- Conveys a perpetual greenway and storm water easement to MCPR near the site's western boundary within the tree save area, as depicted on the site plan.
- Includes the following transportation provisions:
 - Installation of an 8' planting strip and 8' sidewalk along the site's southern boundary and along Northlake Centre Parkway.
 - Provides access via a future public street along the southern rezoning boundary.
 - Commits to complete a technical traffic memorandum to be approved by CDOT prior to the permitting of the proposed full access street connection to Northlake Centre Parkway. Also commits to provide a conceptual drawing to show feasibility of turn lane improvements and street connections.
 - Will dedicate and convey to the City or NCDOT via fee simple conveyance all rights-of-way prior to the site's first certificate of occupancy being issued.

- **Existing Zoning and Land Use**



- Most of the site is zoned BP, with some small portions of the rezoning area currently zoned R-3. The surrounding land uses include largely vacant lots with future plans for development in the parcels south of the site. There are some multi-family residential developments west of the site.



- The subject site is denoted with a red star.



- North of the site is I-485 and vacant parcels.



- East of the site is I-77 and vacant parcels.

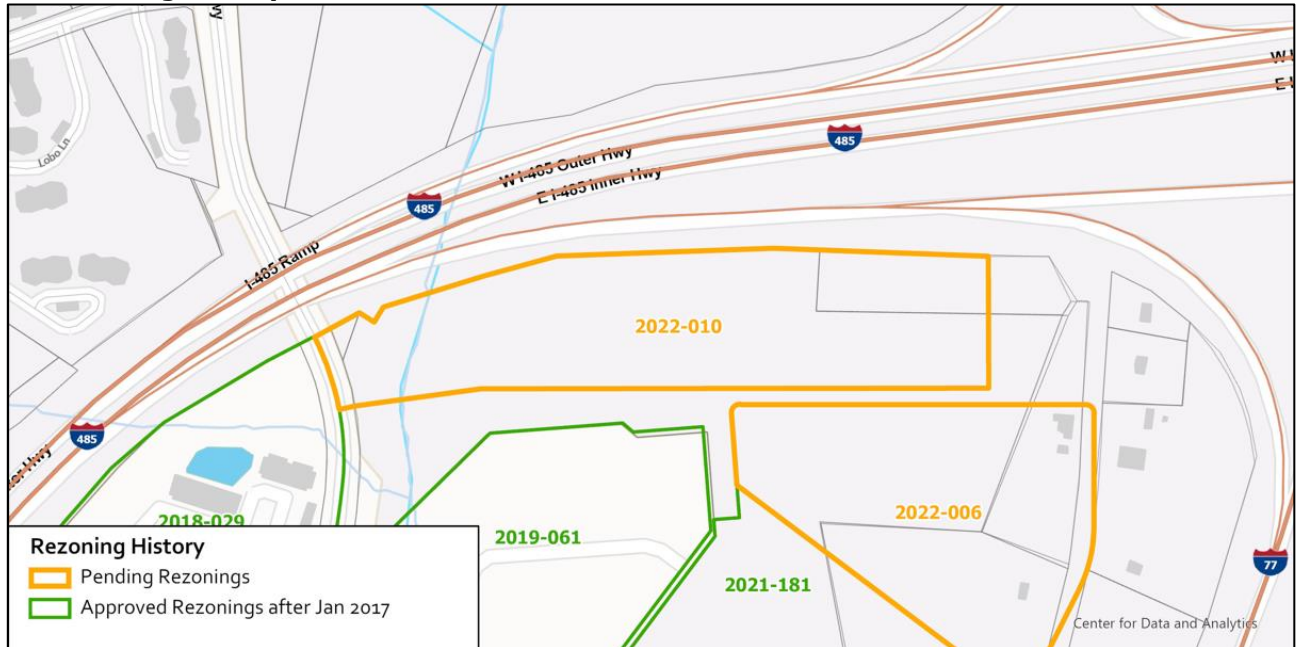


- South of the site is an area that was recently rezoned for a multi-family development as petition 2019-061. Petition area 2022-006 is also south of the site and proposes multi-family residential uses.



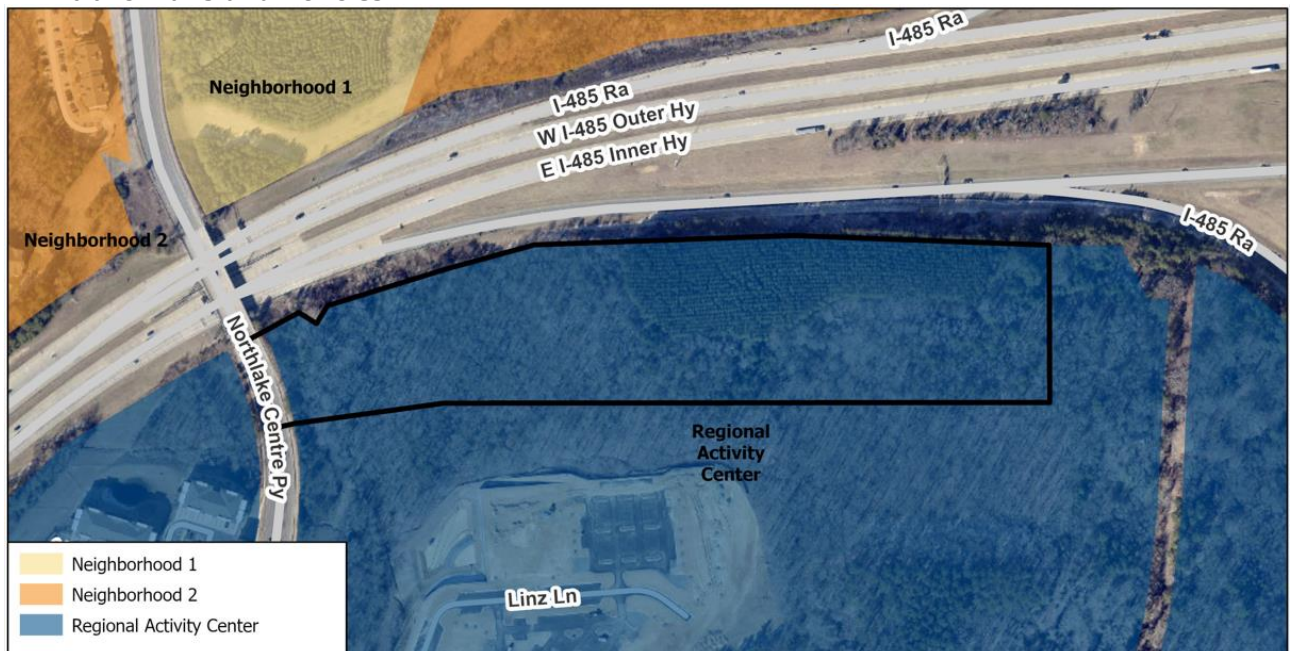
- West of the site is an existing multi-family residential development.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-029	Rezoned 15.78 acres from R-3 and BP to UR-2(CD).	Approved
2019-061	Rezoned 14.55 acres from BP to UR-2(CD).	Approved
2021-181	Rezoning 17.83 from BP and R-3 to UR-2(CD).	Approved
2022-006	Rezoning 18.88 acres from BP and R-3 to UR-2(CD).	Pending

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Regional Activity Center for the site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Northlake Centre Parkway, a city-maintained minor thoroughfare. A Traffic Impact Study (TIS) is not needed for this site due to the site generating less than 2,500 daily trips, however CDOT will require a Technical Traffic Memorandum to be completed prior to the permitting approval of the full access location on Northlake Centre Parkway. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to committing to the installation of the proposed public streets and dimensioning and labeling the required roadway improvements.
- **Active Projects:**
 - RZP 2022-006 adjacent to site location
- **Transportation Considerations**
 - See Outstanding Issues, Note
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 0 trips per day (the site is vacant).
Entitlement: 7,260 trips per day (based on 166,500 square feet of BP permitted uses).
Proposed Zoning: 2,205 trips per day (based on 78,000 square feet of auto sales and repairs).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Label and dimension curb and gutter from the centerline for each road on the site plan.
2. Adjust callout for street installation commitments to include both public roads and remove "by others" from the proposed public roadways shown on the site plan.
3. Show and label on the site plan the commitment to a sidewalk and planting strip along Northlake Centre Parkway frontage.
4. Revise site plan and conditional notes to commit to dedicate 38.5' of ROW from the road centerline of the public street.
5. Revise site plan to show street stubs within the existing ROW for future development.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org





Planner: Holly Cramer (704) 353-1902






Goals Relevant to Rezoning Determinations

Rezoning Petition # 2022-010

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	N/A
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>