



Zoning Committee Recommendation

Rezoning Petition 2022-010

August 30, 2022

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.

(Council District 4 - Johnson)

PETITIONER

MAGLC, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends Regional Activity Center.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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 petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

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.

Motion/Second: Gaston / Welton
Yeas: Gaston, Gussman, Harvey, Welton
Nays: Samuel, Russel
Absent: Rhodes
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russel expressed discomfort with the petition developing a car dealership adjacent to future and existing residential areas. Commissioner Russel specifically noted concerns with traffic and lighting and how the site will interact with adjacent rezoning petition 2022-006. Staff responded that 2022-006 is being worked on by the developers in coordination with 2022-010.

Commissioner Welton asked if the new public street that would be along the site's southern frontage was to be constructed by this developer or someone else. Staff responded that in collaboration with CDOT, this petition modified their plans to commit to the construction of the new public road along the southern frontage.

Commissioner Welton also asked CDOT staff about the width of the public street and expressed concerns with lighting from this development encroaching on the future residential areas to the south. CDOT explained the road dimensions being proposed in the site plan.

Chairman Gussman commented that although this petition is not necessarily pedestrian-oriented, it is proposing pedestrian

connections that would be a marked improvement over the existing infrastructure.

There was no further discussion of this petition.

MINORITY OPINION

This development provides no benefits to the existing and future residential projects around this site. This is a good location for the Regional Activity Center Place Type because of its proximity to the mall. And although the site is bound by I-485 and I-77, there is no direct access to the interstates that would negate the application of Regional Activity Center here. This site should be built out with uses that are compatible with the surrounding existing and planned development.

PLANNER

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