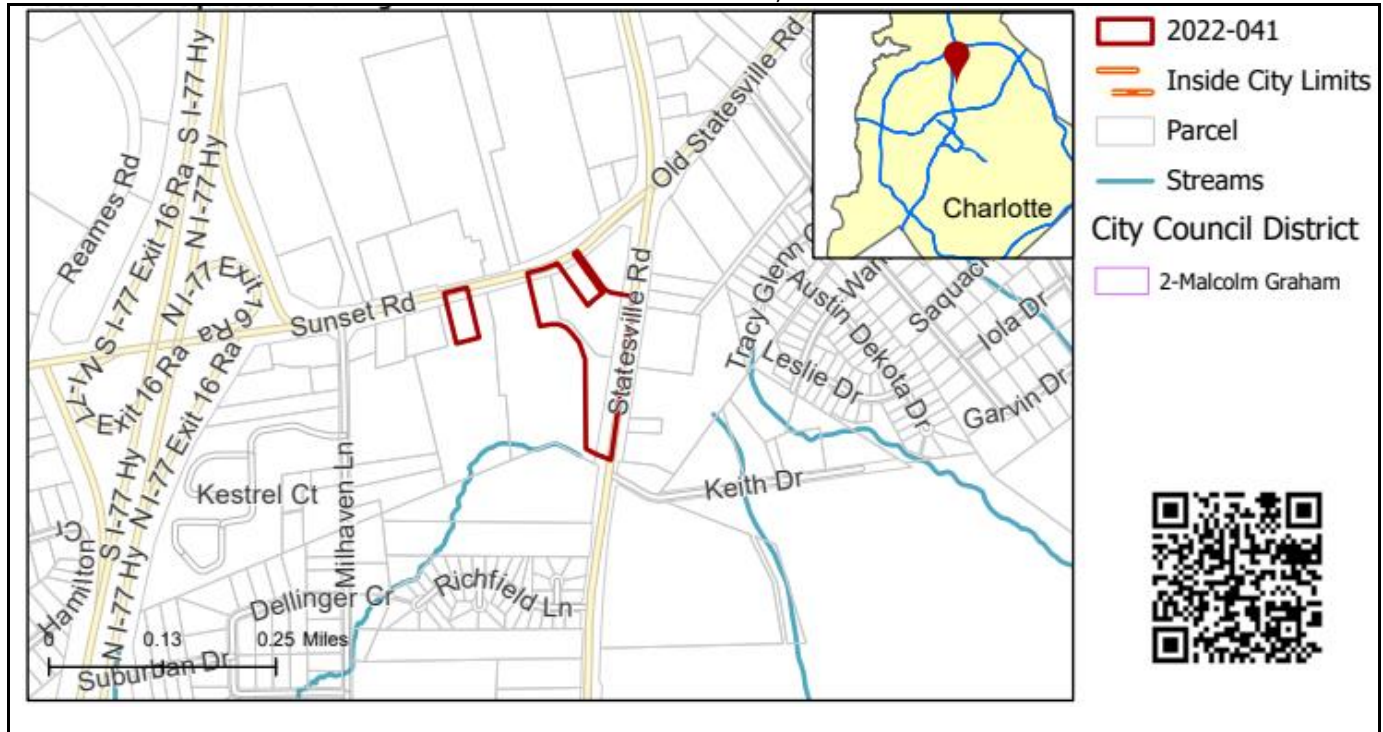


REQUEST

Current Zoning: CC (community center), B-1 (neighborhood business)
Proposed Zoning: B-2(CD) (general Business, conditional)

LOCATION

Approximately 5.0 acres located on the west side of Statesville Road and south side of Sunset Road, east of Interstate 77.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by right and under prescribed conditions in the B-2 zoning district.

PROPERTY OWNER

Bascom V. Belk, Jr.

PETITIONER

BVB Properties

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Commercial Place Type.

Rationale for Recommendation

- The petition's request for allowing B-2 uses maintains consistency and adds to the strong commercial uses along the corridor.
- These uses would be appropriate as the site is surrounded by industrial and commercial uses.
- The petition proposes street improvements along Statesville Road to include a southbound right turn lane.
- The petition also proposes street improvements to Sunset Road including an eastbound right turn lane as well as a median to restrict left turn movements.

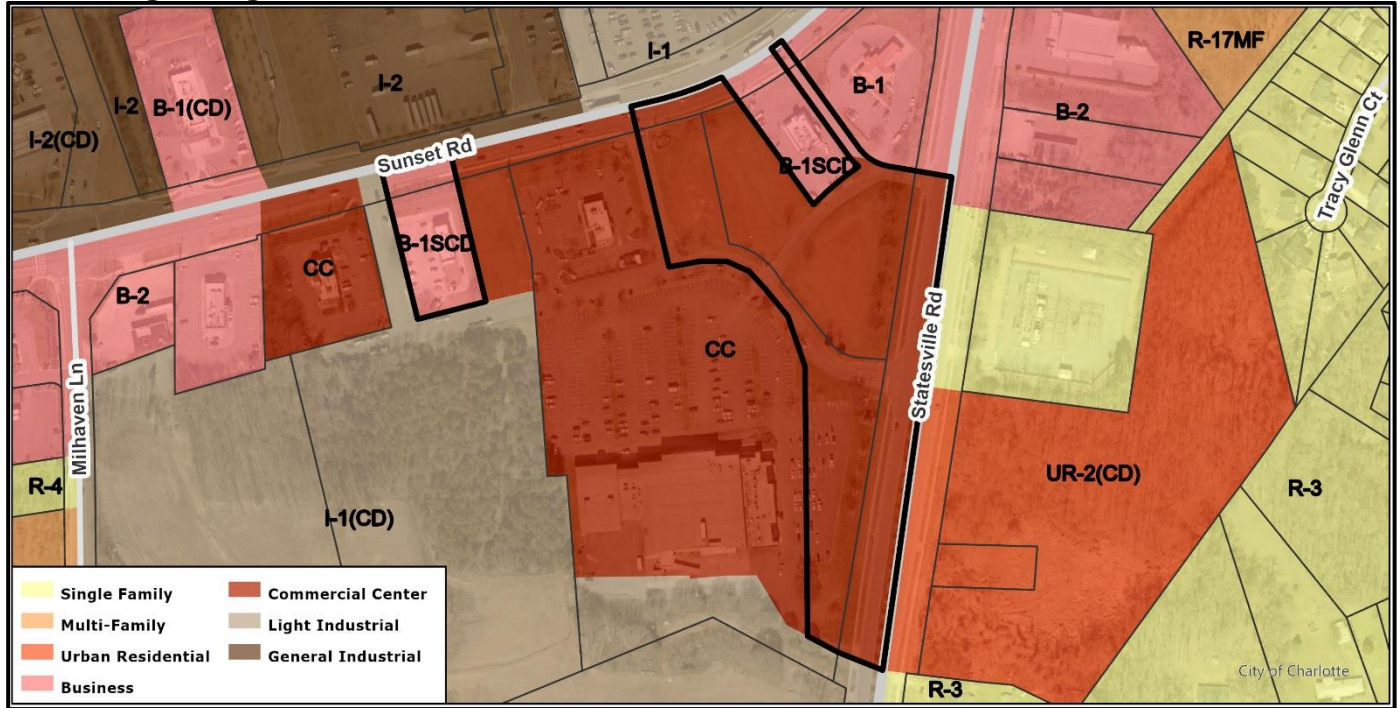
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes 3 southbound right turn lanes on Statesville Road.
- Proposes eastbound right turn lane on Sunset Road.
- Constructs a median along Sunset Road to restrict left turn movements by extending the existing pedestrian island to the west.
- Modifies pavement markings to reflect right in/right out turns.

Existing Zoning



- The surrounding land uses include fast-food outlets, a hotel, multi-family apartments, commercial and industrial uses.

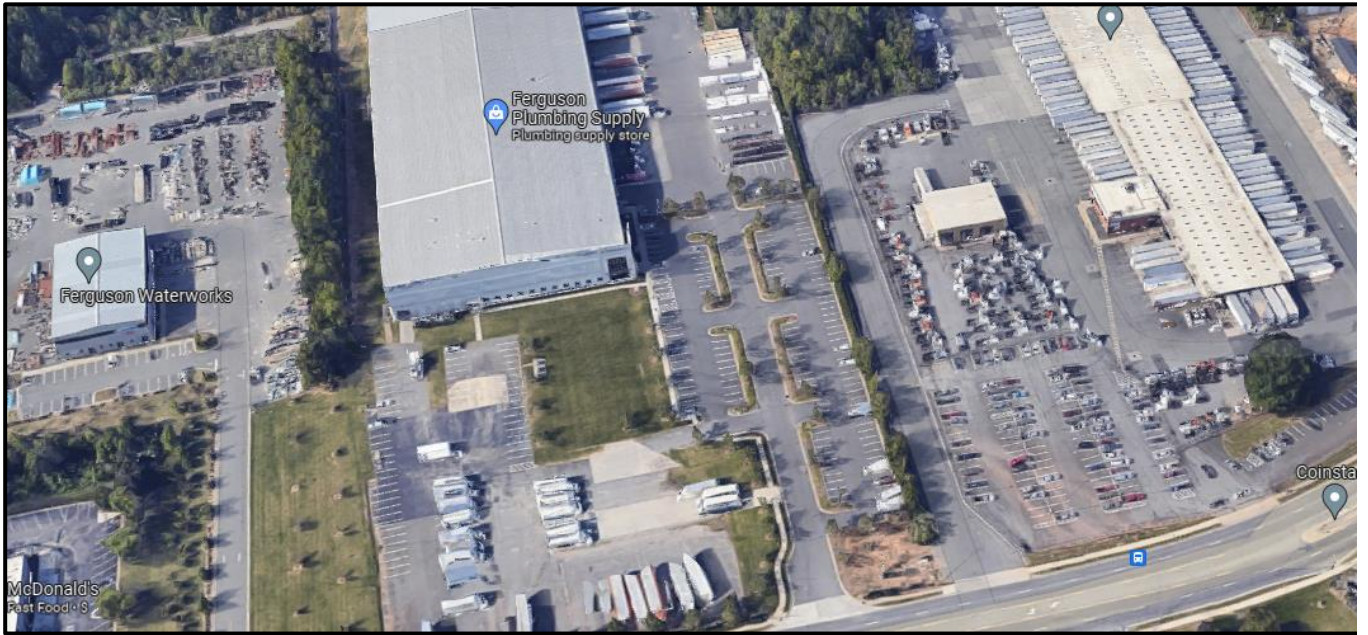
Existing Zoning	Translated Zoning	Recommended Place Type
CC (commercial center)	N/A due to conditional district	Commercial Place Type
B-1 (neighborhood business)	CG (general commercial)	Commercial Place Type



The site is denoted with a red star.

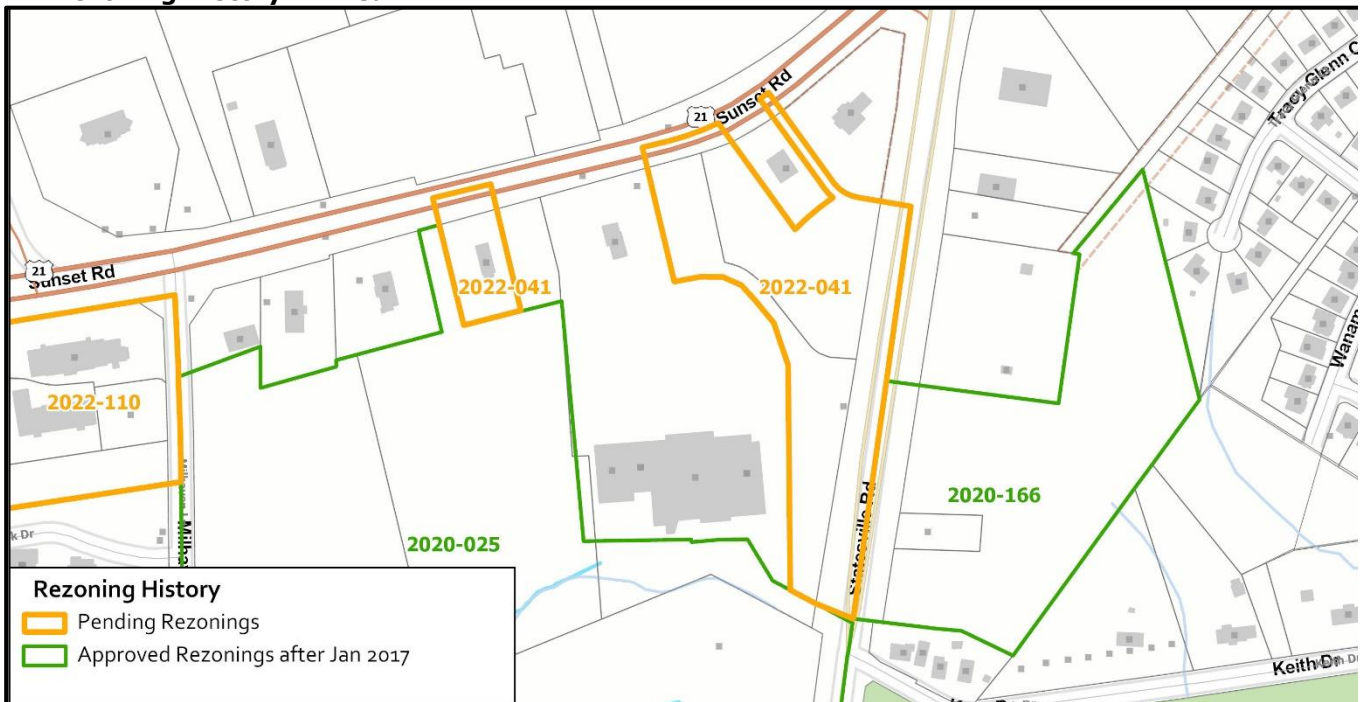


The properties to the west of the site along Sunset Road are developed with several fast-food properties.



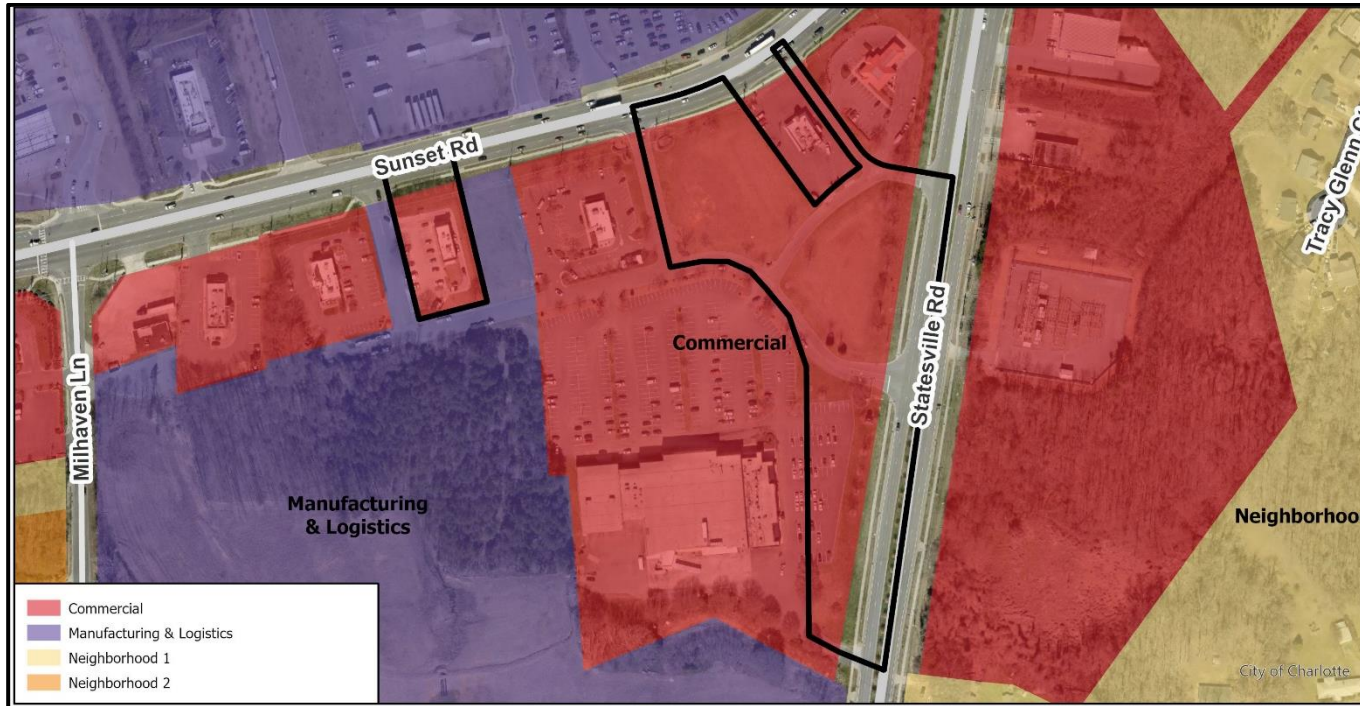
The properties to the north of the site across Sunset Road are developed with commercial and industrial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-025	Rezoned 26.32 acres to allow up to 450,000 square-feet of warehousing, warehouse distribution, manufacturing, and office uses.	Approved
2020-166	Rezoned 8.73 acres allows up to 156 multi-family dwelling units.	Approved
2022-110	Proposes to rezone 5.99 acres to allow the redevelopment of two motels for residential housing.	Pending

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Commercial Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located west of Statesville Road, a State-maintained major thoroughfare and south of Sunset Road, a State-maintained major thoroughfare. A Traffic Impact Study is required for the complete review of this petition due to the site generating more than 2,500 daily trips and/or triggering other City TIS requirements. In lieu of a TIS, the petitioner has committed to the access improvements identified by rezoning administrative approval amendment 2006-157AA. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network. All outstanding CDOT comment have been addressed.

- **Active Projects:**

- None

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 11,355 trips per day (based on 66,084 square-feet of retail uses, 2,842 square-feet of fast food with drive-thru, and 37,565 square-feet of a supermarket).

Entitlement: 2,630 trips per day (based on 56,830 square-feet of retail uses).

Proposed Zoning: 3,830 trips per day (based on 85,245 square-feet of retail uses).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.

- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 22 students, while development allowed with the proposed zoning may produce 22 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Statesville Road Elementary from 77% to 79%.
 - Ranson Middle remains at 106%.
 - West Charlotte High remains at 98%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Sunset Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Sunset Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **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.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225