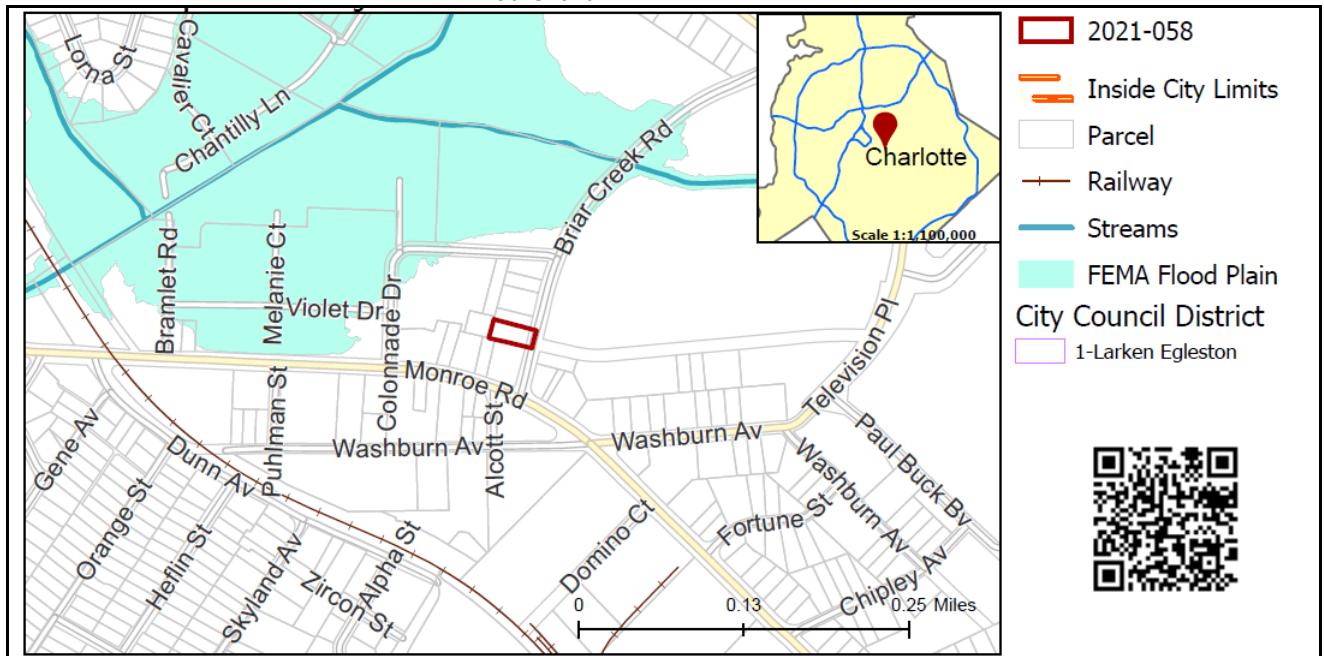


REQUEST

Current Zoning: O-2 (office)
Proposed Zoning: B-2 (general business)

LOCATION

Approximately 0.26 acres located on the west side of Briar Creek Road, northeast of Monroe Road, and west of Independence Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses in the B-2 (general business) district on a parcel that is currently vacant along Briar Creek Road.

PROPERTY OWNER

501 Briar Creek, LLC

PETITIONER

501 Briar Creek, LLC

AGENT/REPRESENTATIVE

John Carmichael

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Independence Boulevard Area Plan* (2011) recommendation for office and retail uses.

Rationale for Recommendation

- The site is adjacent to several parcels zoned as general and neighborhood business zoning districts.
- The uses allowed in the B-2 zoning district are compatible with the existing retail and office uses surrounding the site.
- The general business zoning district is appropriate for parcels adjacent to major thoroughfares.
- The B-2 zoning district allows for various office and retail uses.

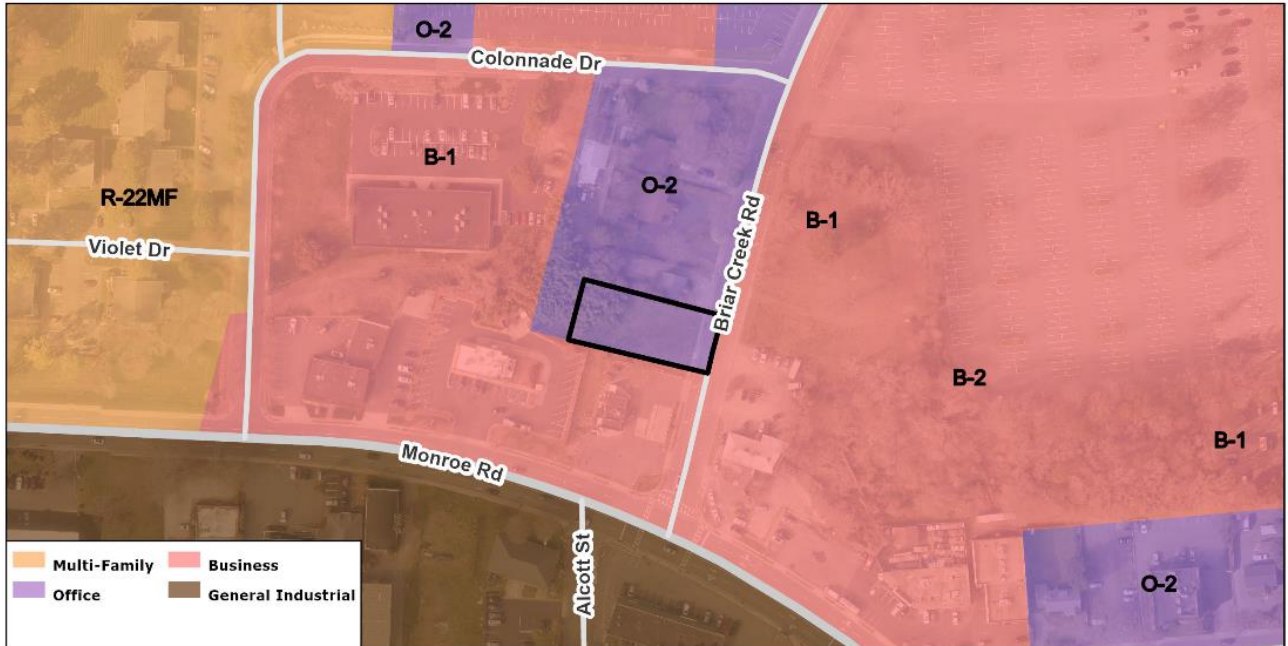
PLANNING STAFF REVIEW

- **Proposed Request Details**

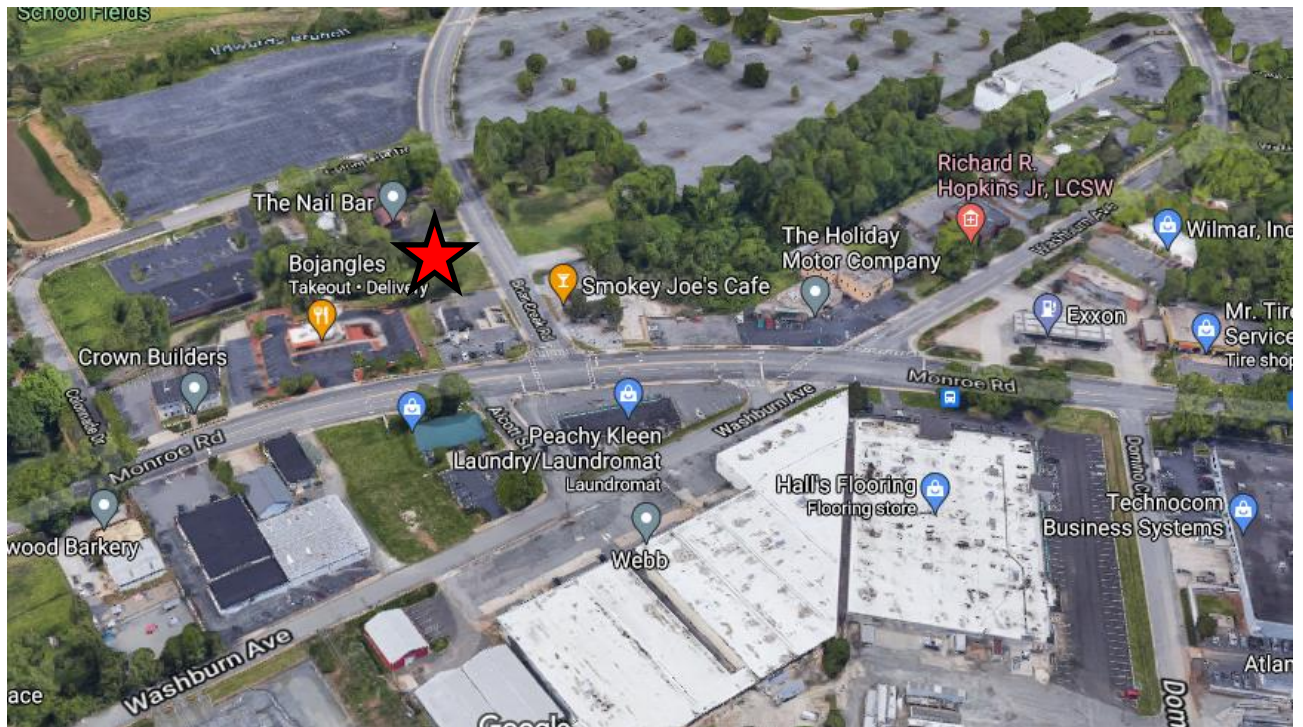
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the B-2 (general business) zoning district.

- **Existing Zoning and Land Use**



- There have been no recent rezonings of the site.



- The site (red star above) is in an area with retail, office, residential, and non-residential mixed uses.



- North of the site are offices that have been redeveloped from their former residential uses.



- East of the site is a vacant lot.

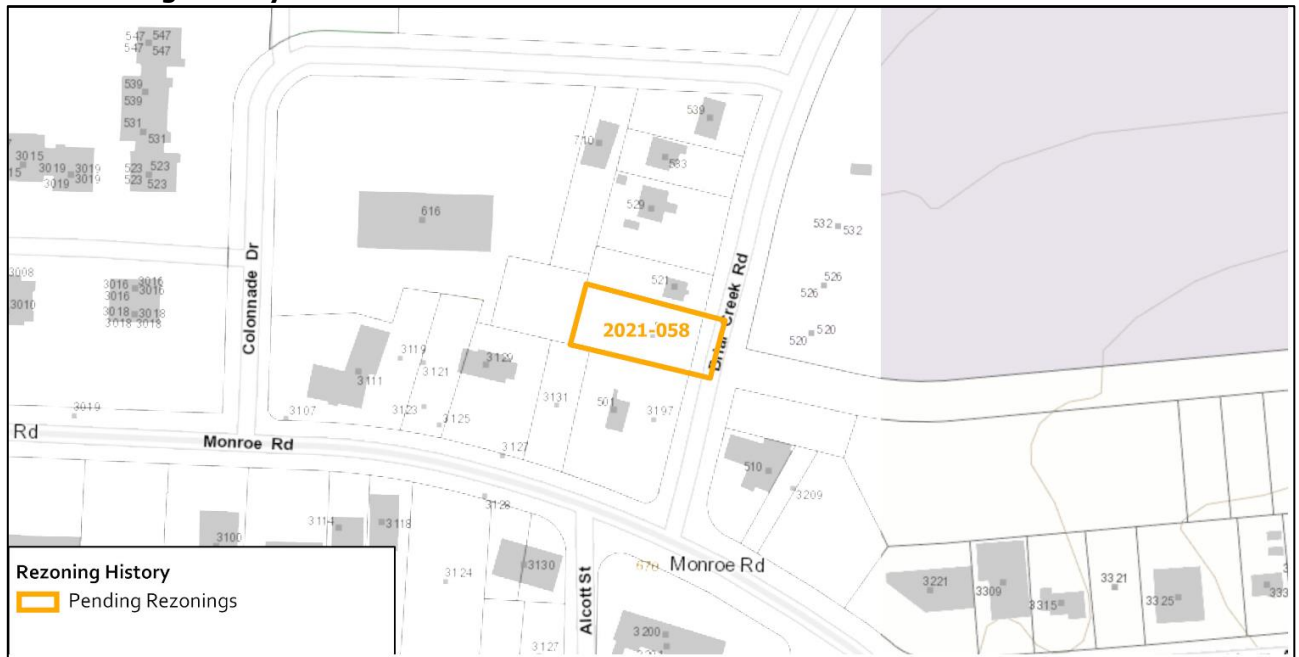


- South of the site are various retail uses.



- West of the site are office uses.

- **Rezoning History in Area**



- There are no active or approved rezonings in the area.

- **Public Plans and Policies**



- The *Independence Boulevard Area Plan* (2011) recommends office and retail uses for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained major thoroughfare (Briar Creek Road). The LYNX Silver Line Light Rail and Rail Trail is an active project that is currently in design near the site. Since this is a conventional rezoning request, full site plan review of ordinance requirements will occur during the land development permitting process. Chapter 19 of the City Code may apply and require the developer to provide street improvements for their frontage. Further advisory details are listed below.
- **Active Projects:**
 - LYNX Silver Line Light Rail (and Rail Trail)
 - In Design
 - <https://charlottenc.gov/cats/transit-planning/Pages/silver-line.aspx>
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on tax recprd).

Entitlement: 50 trips per day (3,900 estimated square feet of potential office uses).

Proposed Zoning: 665 trips per day (3,900 estimated square feet of general business uses).

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:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** No comments submitted.
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

- **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No comments submitted.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902