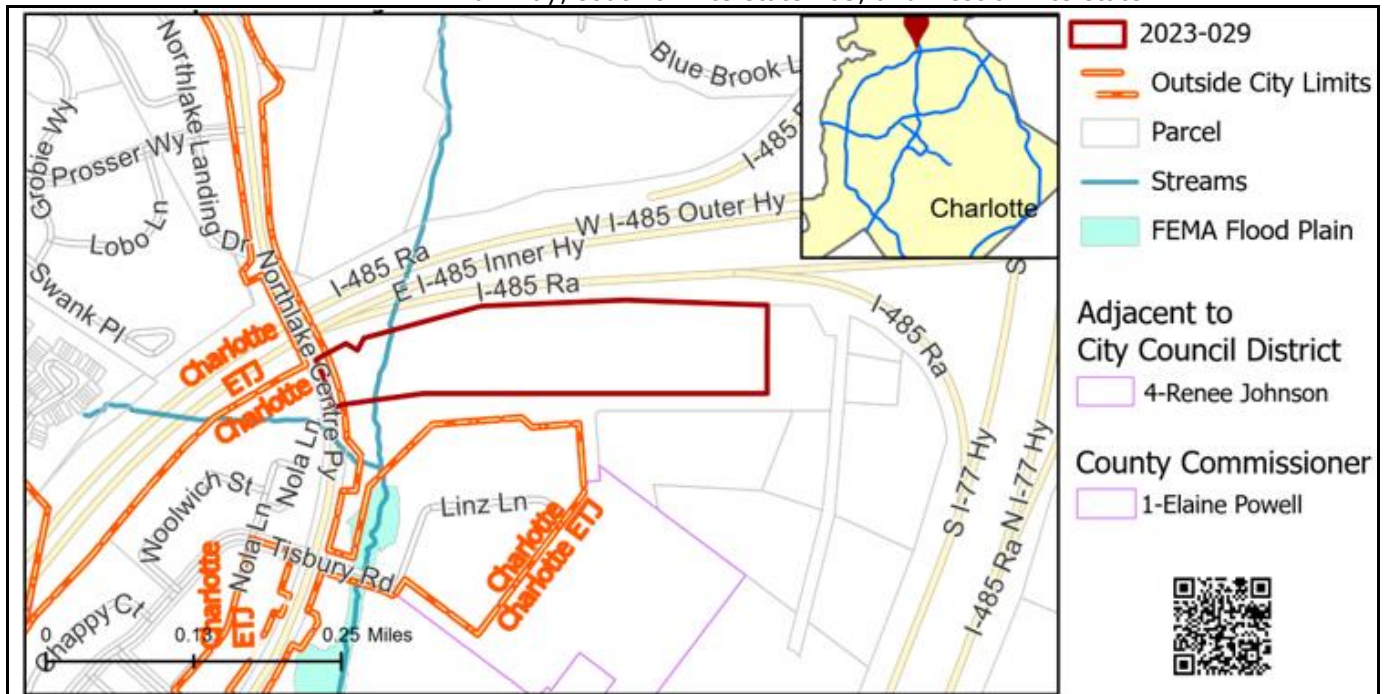


REQUEST

Current Zoning: B-2(CD) (general business, conditional)
Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

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 a site plan amendment to a previously approved rezoning plan to allow an increase in maximum gross floor area and to make modifications to the site layout. The approved plan allows the development of an automotive sales, repair, and rental uses.

**PROPERTY OWNER
PETITIONER**

MAGIC, LLC
MAGIC, 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: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition proposes to amend a previously approved plan (petition 2022-010).
- The petition proposes an increase in the maximum floor area from 78,000 square feet to 110,000 square feet, and minor modifications to the development envelopes.
- The petition retains the previously approved automotive sales, repair, and rental uses.

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

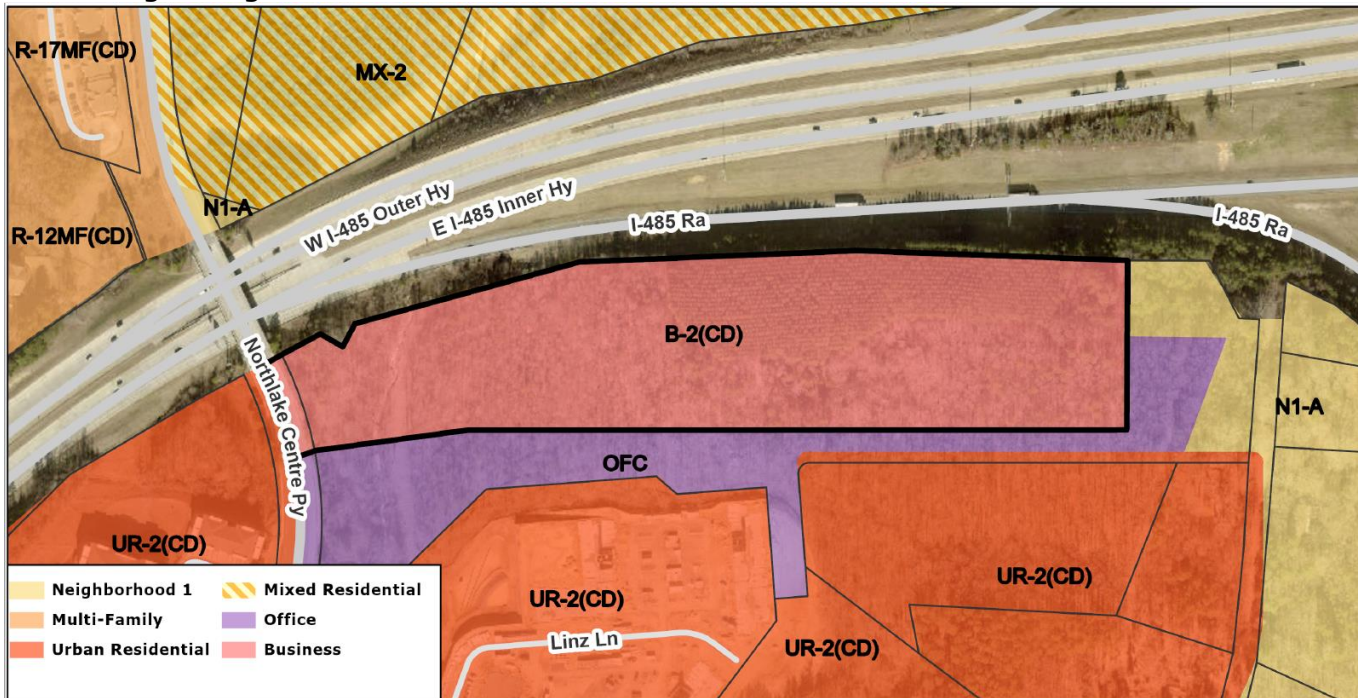
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Increase gross maximum floor area for automotive sales, repair, and rental uses from 78,000 square feet to 110,000 square feet.
- Minor modifications to Development Envelopes A, B, and C.
- Correct labeling to reflect 20-foot setback along portion of I-485 frontage.
- Correct labeling to note proposed 75-foot Class B buffer reduced by 25% to 56.25 feet with a fence or a wall.
- Adds note stating the right-of-way for the public street located along the southern boundary of the site was annexed into the City of Charlotte on June 26, 2023 by the Charlotte City Council.

• **Existing Zoning**



- The site is currently vacant, bounded by I-485 to the north and immediately surrounded by multi-family residential and vacant land in various districts.
- The site was previously rezoned via petition 2022-010 to allow up to 78,000 square feet of automotive sales, repair, and rental uses.



The site is currently vacant and surrounded by residential and non-residential uses and vacant land. The parcel is bordered to the north by I-485.



North are apartments and vacant land.



East are vacant land and the I-485/I-77 ramp.

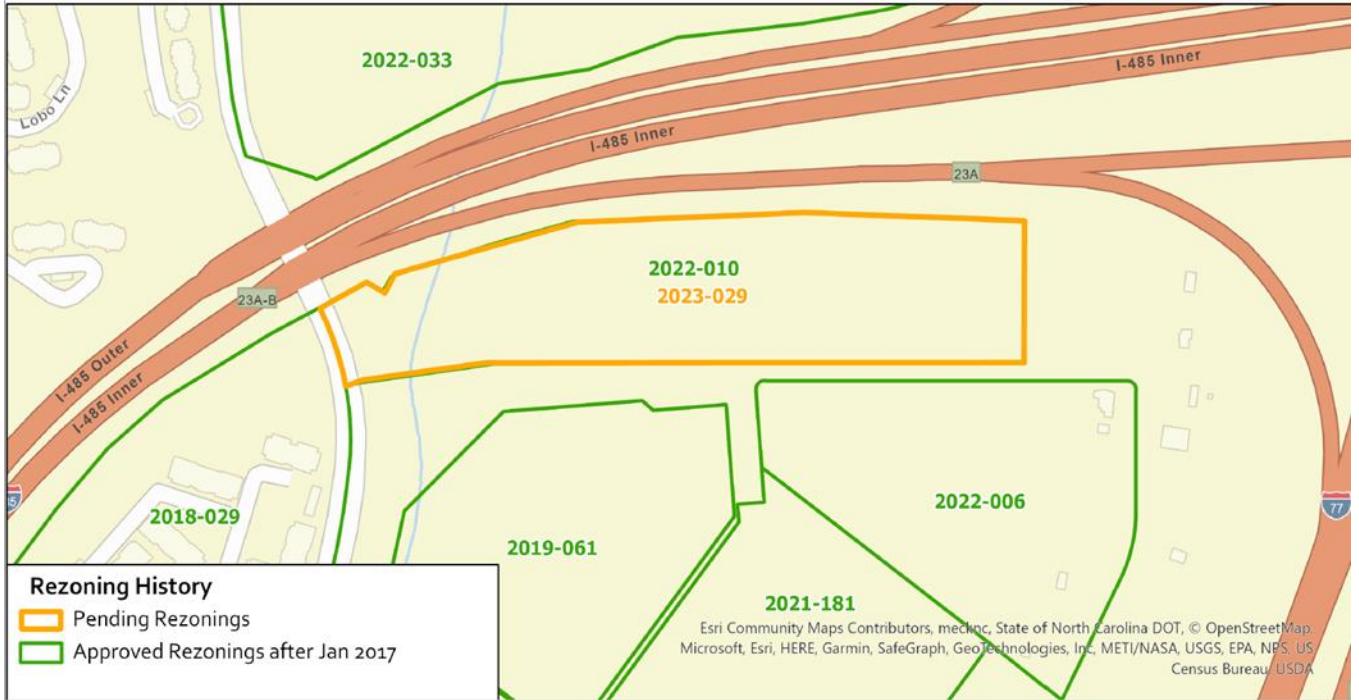


South are apartments, multi-family residential units under construction, vacant land, and Northlake Mall.



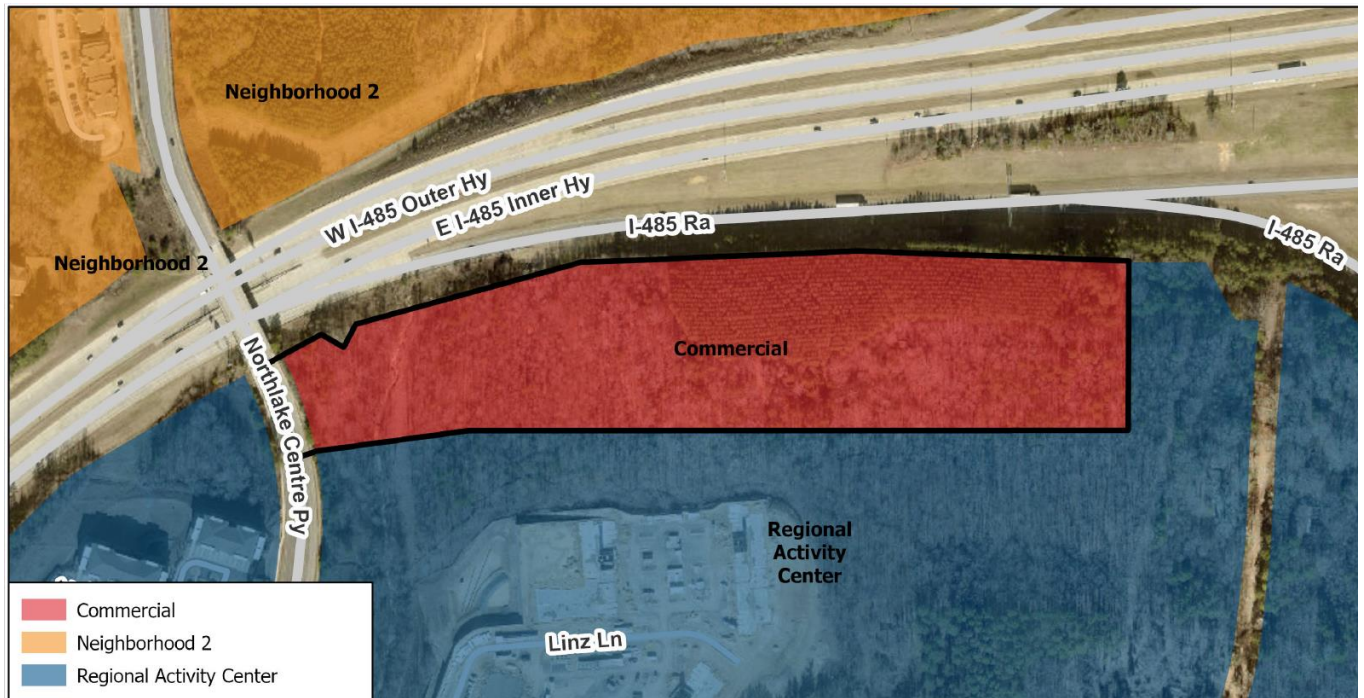
West are townhomes, apartments, low density residential, and vacant land.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-033	Rezoned 48.49 acres to MX-2 Innov to allow up to 353 attached and detached (duplex/quadrplex) units.	Approved
2022-006	Rezoned 14.30 acres to UR-2(CD) to allow up to 213 multi-family units.	Approved
2021-181	Rezoned 17.83 acres to UR-2(CD) to allow up to 336 multi-family units.	Approved
2019-061	Rezoned 15.55 acres to UR-2(CD) to allow up to 300 multi-family units.	Approved
2018-029	Rezoned 15.78 acres to UR-2(CD) to allow up to 300 multi-family units.	Approved

Public Plans and Policies



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

- **TRANSPORTATION SUMMARY**

This Petition is located adjacent to Northlake Centre Parkway, a city-maintained minor thoroughfare. An updated Traffic Memorandum is needed due to the increase in trip generation for the proposed project. CDOT will coordinate with the petitioner to update the previously approved TTM prior to permitting approval. The petitioner has committed to constructing any improvements as a result of the updated TTM. All CDOT comments have been addressed.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 2,205 trips per day (based on 78,000 square feet new auto sales).

Proposed Zoning: 3,125 trips per day (based on 110,000 square feet new auto sales).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Northlake Center Pkwy. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Northlake Center Pkwy. 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.

OUTSTANDING ISSUES

- None

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Claire Lyte-Graham (704) 336-3782