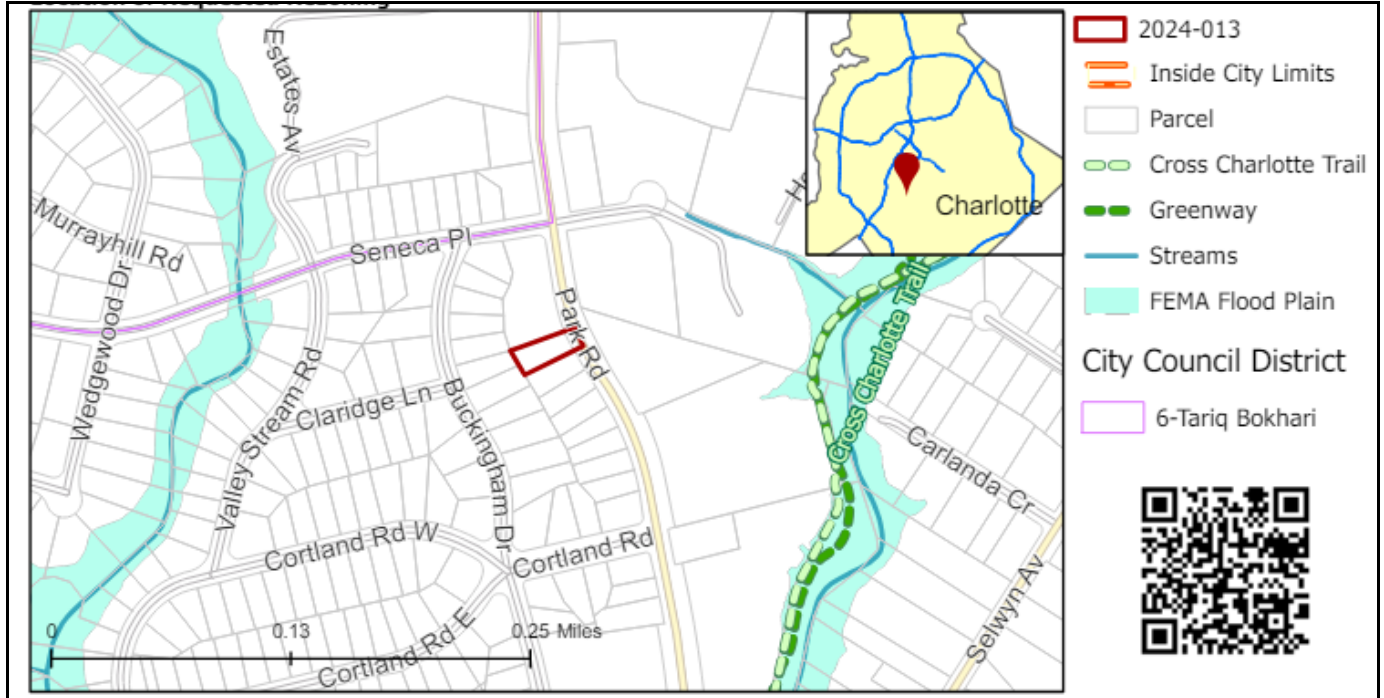


REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: CAC-1 (Community Activity Center-1)

LOCATION

Approximately 0.24 acres located on the west side of Park Road, south of Seneca Place and north of Cortland Road.



SUMMARY OF PETITION

The petition proposes all uses permitted by right and under prescribed conditions in the CAC-1 (Community Activity Center – 1) zoning district.

PROPERTY OWNER

Above and Beyond Students, Inc.

PETITIONER

Above and Beyond Students, Inc.

AGENT/REPRESENTATIVE

Don Williams

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.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center

Rationale for Recommendation

- CAC-1 zones are intended for those areas that are transitioning away from automobile-centric orientation toward a more walkable, well-connected, moderate intensity, mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses.
- The area surrounding the subject site includes a mix of office, residential structures, many of which have been converted to office and residential support uses, and multi-dwelling development.
- The development standards of the CAC-1 district allow for greater flexibility in design and site elements, such as parking amount and

location, while accommodating multiple modes of transportation including walking, bicycling, and automobile.

- CAC-1 zoning district is appropriate as it would align the site’s zoning with the site’s existing Community Activity Center Place Type which is the predominate Place Type along both sides of Park Road.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

• **Background**

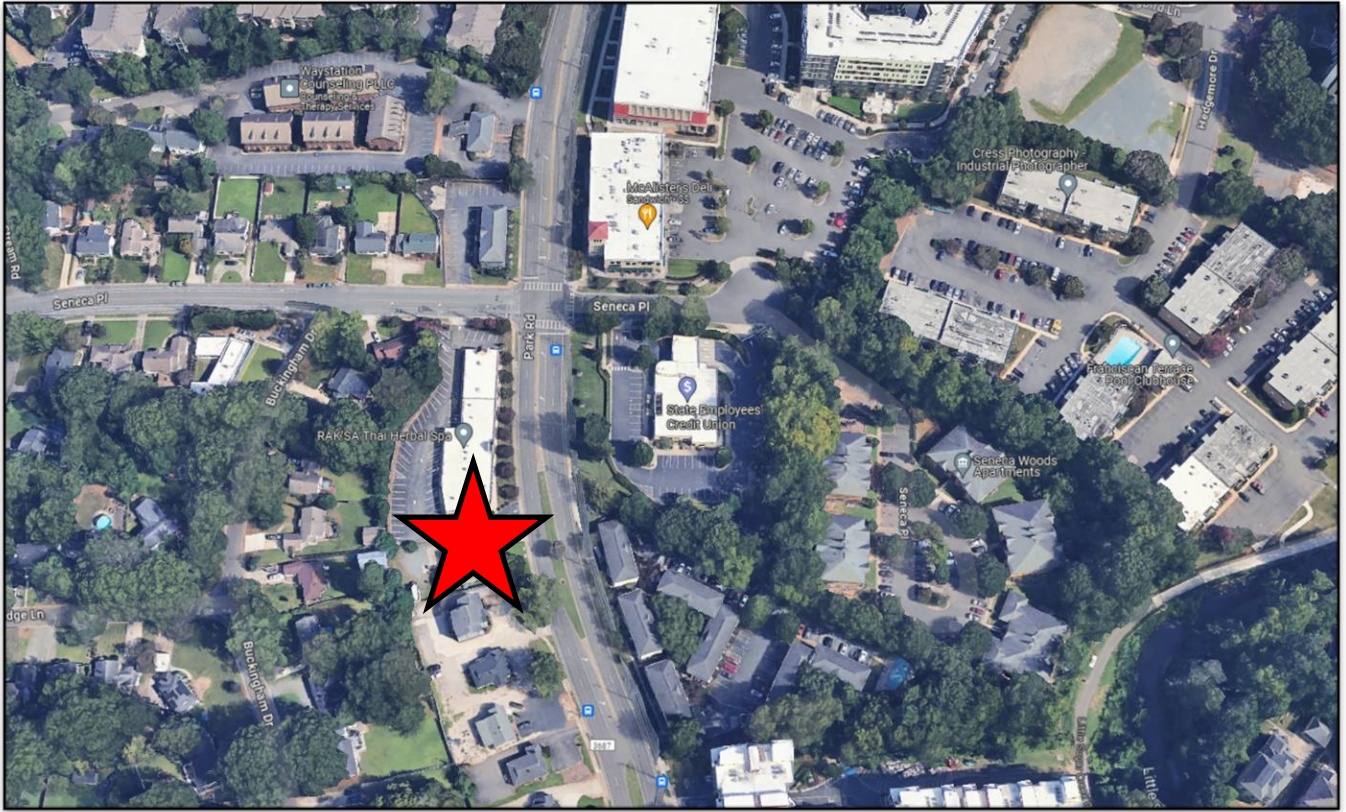
This is a conventional rezoning petition with no associated site plan.

- Allow all uses permitted by right and under prescribed conditions in the CAC-1 (community activity center-1) zoning district.

• **Existing Zoning**



- The surrounding zoning consists of Office Flex Campus (OFC) to the north and south of the site; N2-B to the east across Park Road, and N1-C to the west.



The site is surrounded by a mix of uses, such as, offices, commercial/private businesses, single family homes, restaurants, and apartments.



On the west side of Park Road, the site is currently occupied by a business.



North of the site is the intersection of Seneca Pl and Park Road which is primarily developed with commercial and office uses.

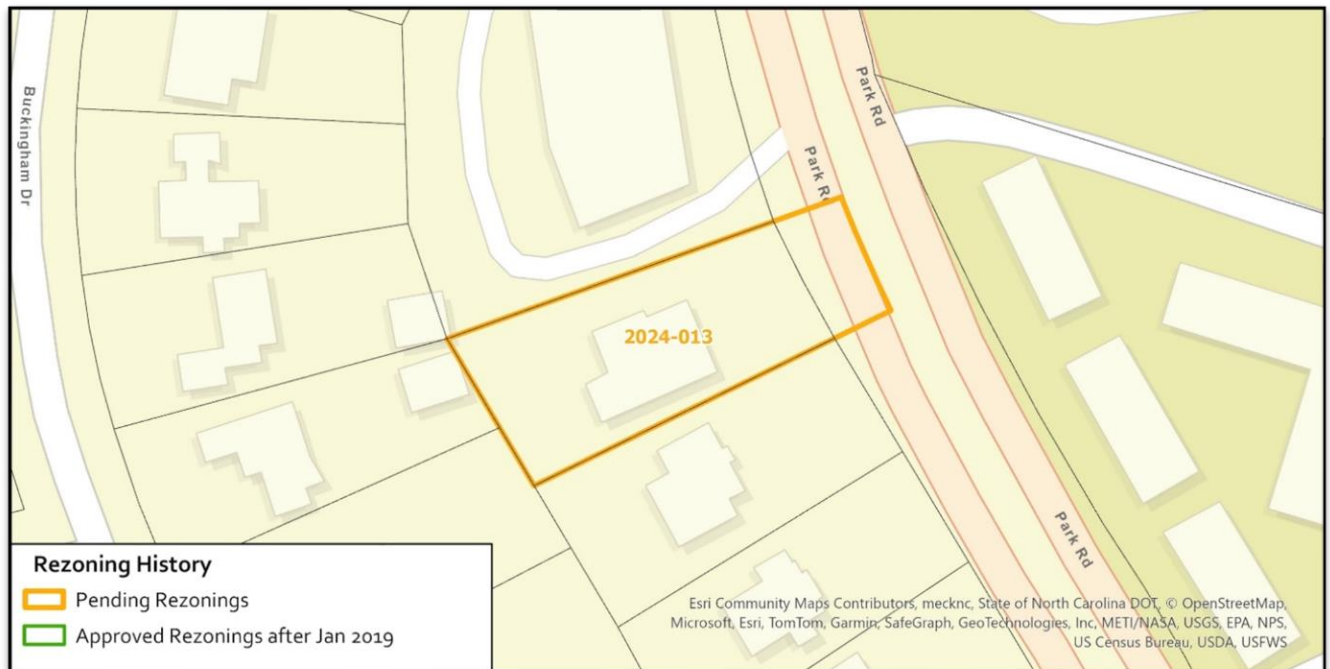


East of the site are multi-family dwellings.



The property to the south along Park Road is developed with apartments and a shopping plaza.

- **Rezoning History in Area**



- There have been no recent rezonings in this area.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Park Road, a City-maintained major arterial, south of Seneca Place, a City-maintained major collector. The petition is located in the Park Road / Woodlawn Road Activity Center outside of Route 4, within the Park Woodlawn Area Plan.

• **Active Projects:**

- No active projects near the site

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 40 trips per day (based on General Office Building).

Entitlement: 65 trips per day (based on Office).

Proposed Zoning: Too many trips per day to determine (based on CAC-1).

DEPARTMENT COMMENTS

- **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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - Pinewood Elementary is at 113% utilization
 - Alexander Graham Middle is at 100% utilization
 - Myers Park High is at 119% utilization.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org

- **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:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163