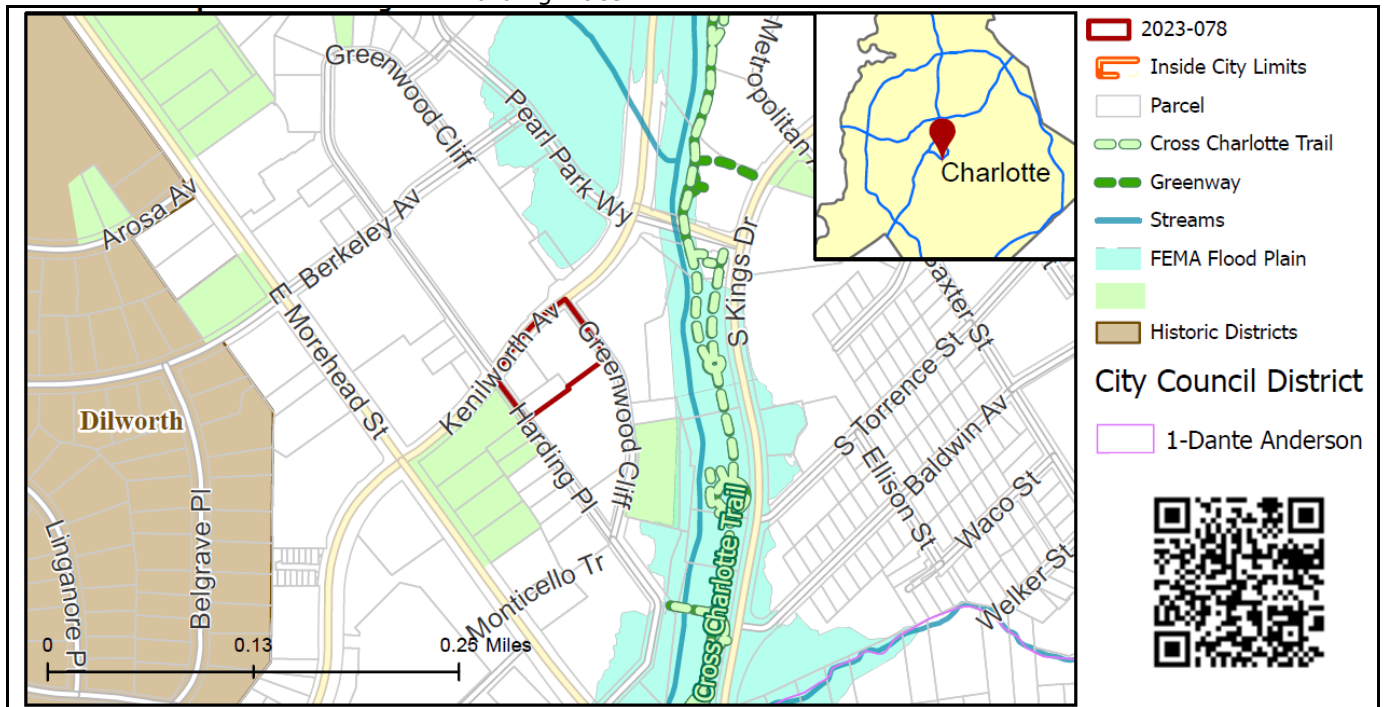


REQUEST

Current Zoning: NC (neighborhood Center)
Proposed Zoning: CAC-2 (community activity center, 2)

LOCATION

Approximately 1.26 acres located along the southeast side of Kenilworth Avenue, the southwest side Greenwood Cliff and the northeast side of Harding Place.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the CAC-2 zoning district on parcels developed with a bank and various offices.

PROPERTY OWNER

Harding Kenilworth Partners, LLC; West Morehead Ventures, LLC; The McAlpine Seagle Development Company, LLC

PETITIONER

Citisculpt, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

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

- Located along the densifying Kenilworth Avenue corridor, the petitioned area currently hosts single story structures with various banking and office uses among a substantial amount of surface parking. Rezoning this site to CAC-2 would help facilitate redevelopment that better utilizes the land and aligns with the scale of new development in the area.
- This rezoning would not interfere with sensitive land uses such as single family neighborhoods given its direct adjacency to a mix of commercial, office, and multi-family developments.

- The CAC-2 district maintains high design standards and encourages multi-modal transportation with a focus on bettering pedestrian environments.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

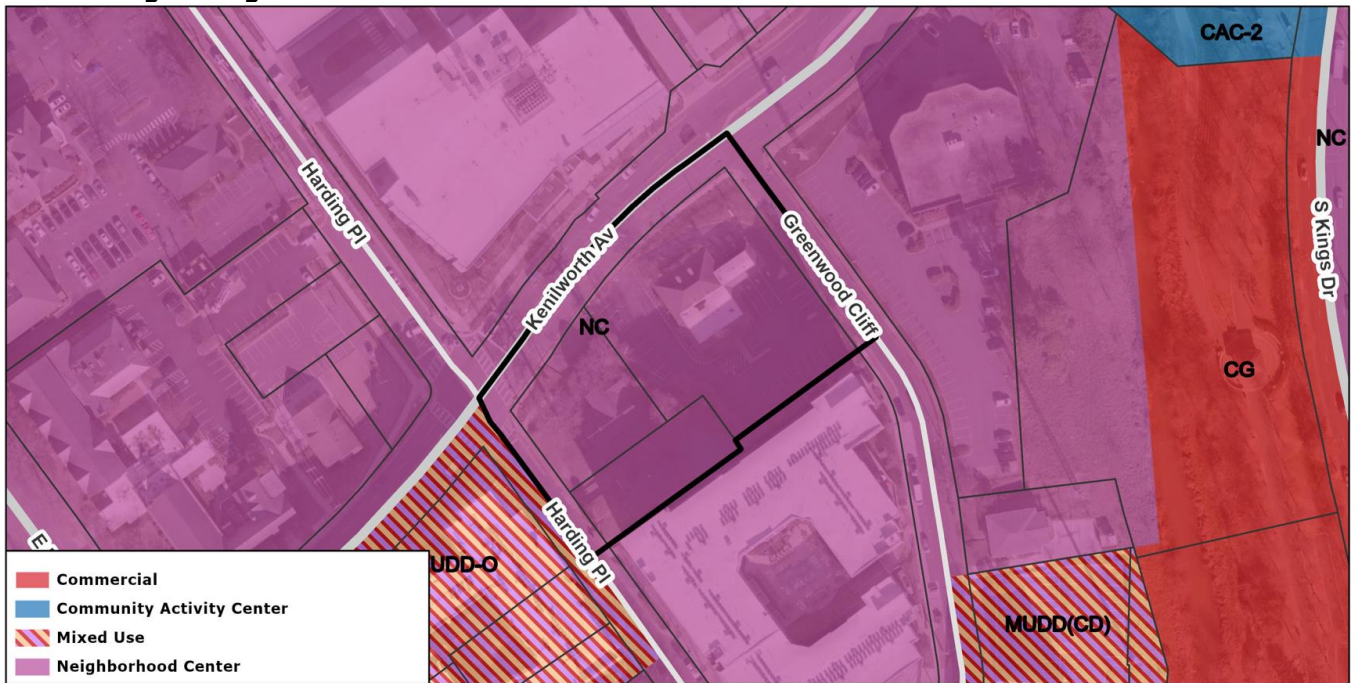
PLANNING STAFF REVIEW

• **Proposed Request Details**

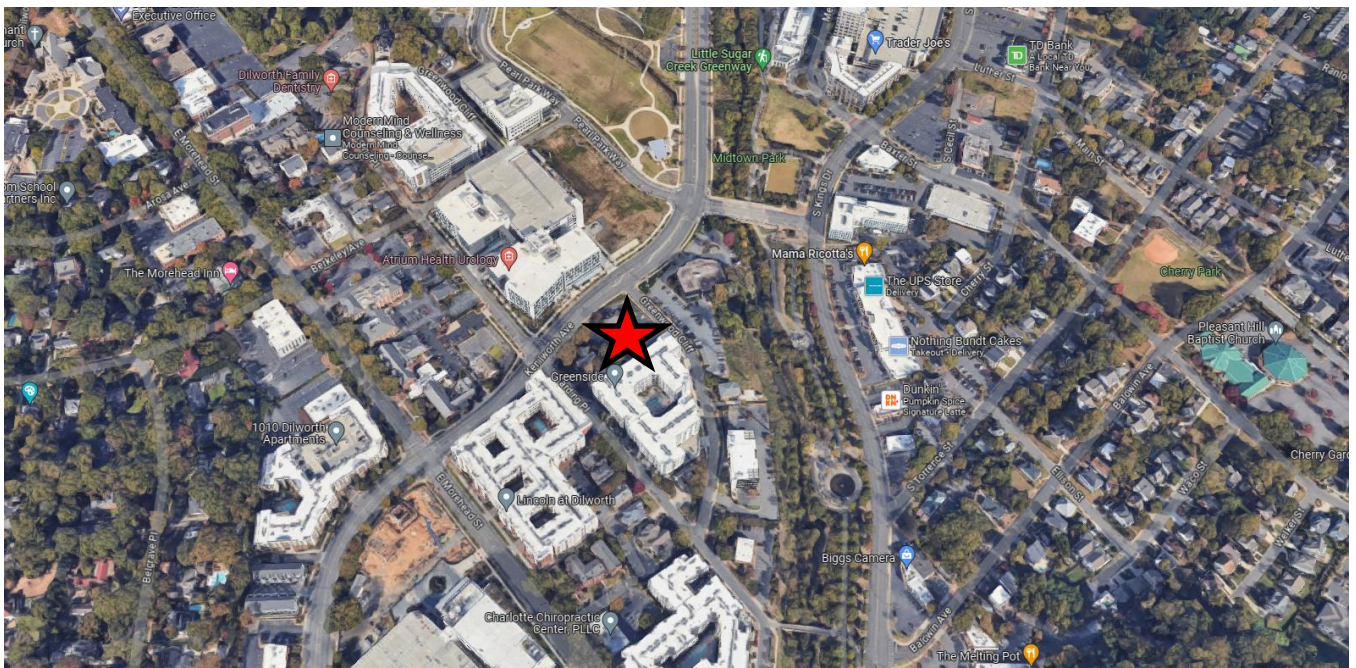
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses permitted by-right and under prescribed conditions in the CAC-2 zoning district.

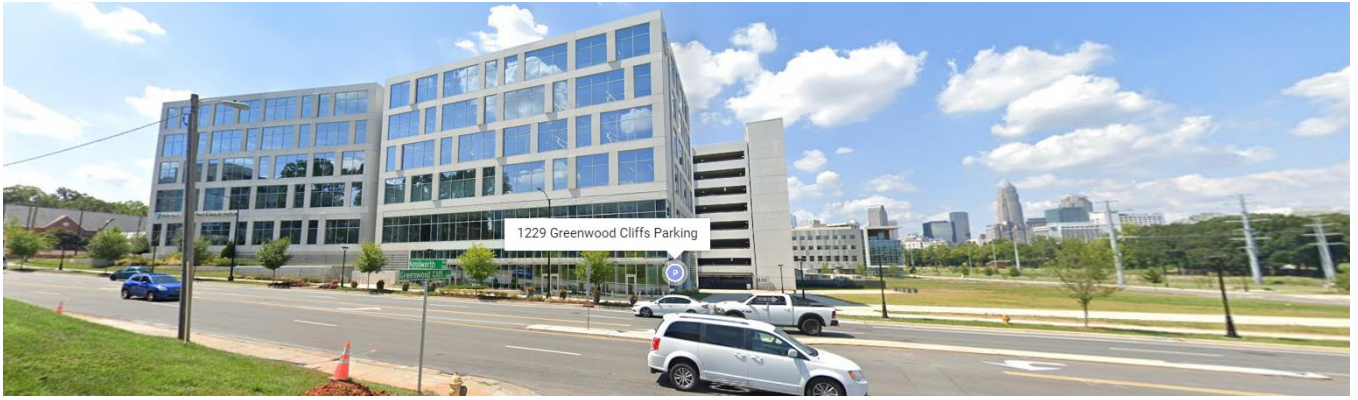
• **Existing Zoning**



- The site is currently zoned NC and is in an area with NC, CG, MUDD, and CAC-2 zoning.



- The subject site is denoted with a red star and is in an area with office, commercial, multi-family residential, and single family residential uses.



- North of the site are medical offices and a vacant parcel with a pending rezoning, 2022-079.



- East of the site are office uses.

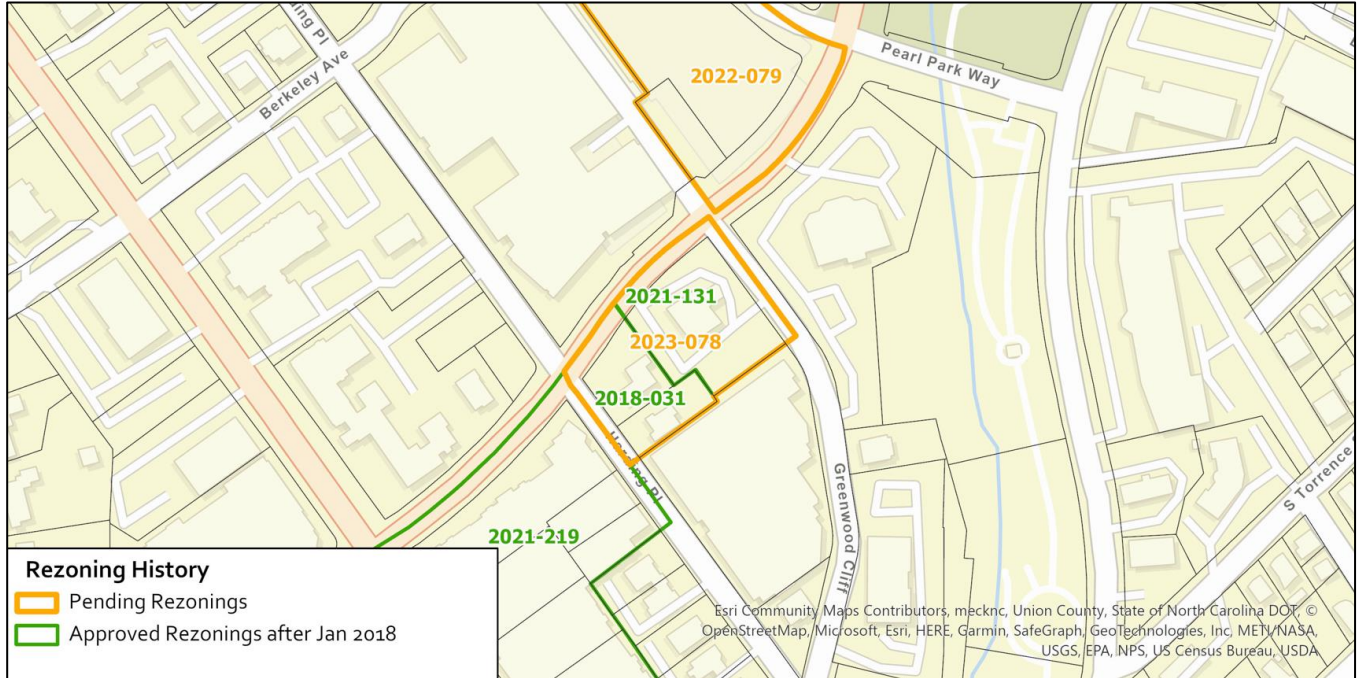


- South of the site are multi-family residential developments.



- West of the site are institutional uses including a church and daycare facility.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-031	Rezoned 0.49 acres from O-2 PED to MUDD-O PED.	Approved
2021-131	Rezoned 0.49 acres from MUDD-O PED to O-2 PED.	Approved
2021-219	Rezoned 2.65 acres from MUDD-O PED to MUDD-O PED SPA.	Approved
2022-079	Requesting to rezone 2.23 acres from NC and OFC to MUDD-O PED.	Pending

Public Plans and Policies



- The 2040 Policy Map (2022) calls for Community Activity Center.

TRANSPORTATION SUMMARY

- The site is located at the intersection of Harding Place, a City-maintained local street, and Kenilworth Avenue, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the

adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**
 - There are no active projects near the site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 465 trips per day (based on existing office and bank uses).
 - Entitlement: Too many uses to determine trip generation.
 - Proposed Zoning: Too many uses to determine trip generation.

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 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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Kenilworth Ave. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Kenilworth Ave. No outstanding issues.
- **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:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902