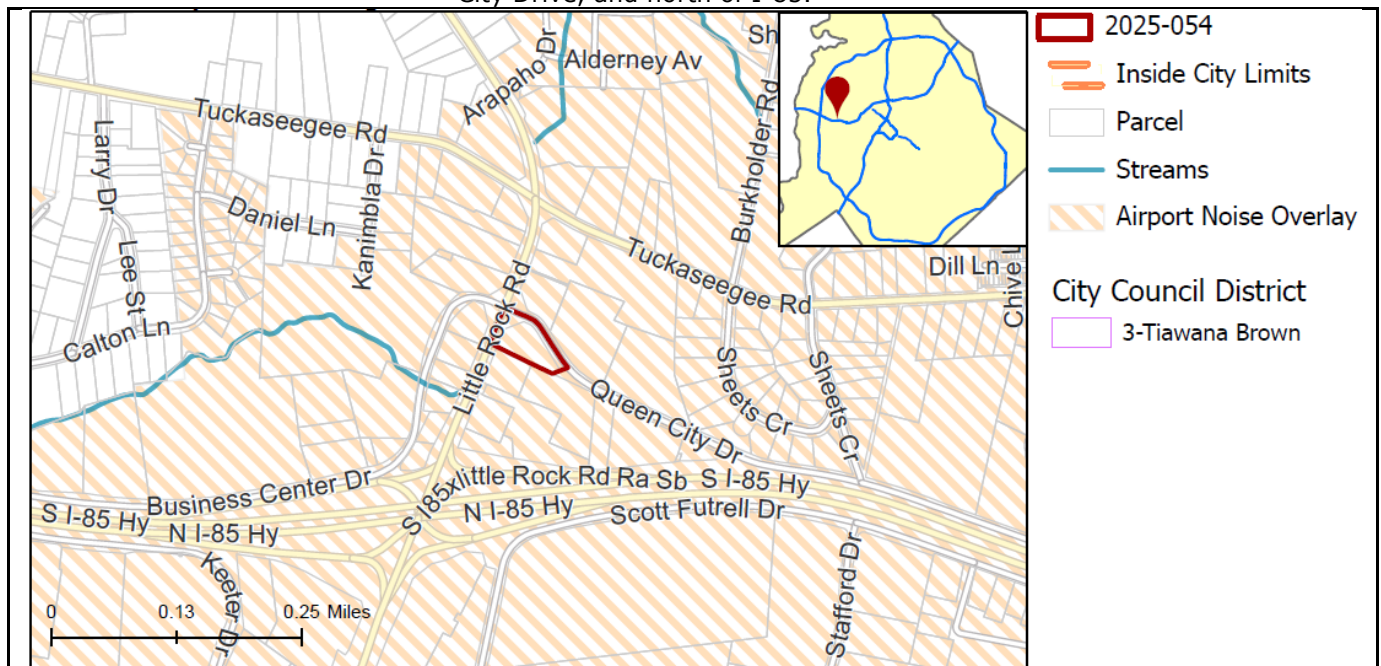


## REQUEST

Current Zoning: N1-A (ANDO) (Neighborhood 1-A, Airport Noise Disclosure Overlay)  
Proposed Zoning: CG(ANDO) (General Commercial, Airport Noise Disclosure Overlay)

## LOCATION

Approximately 1.08 acres located east of Little Rock Road, south of Queen City Drive, and north of I-85.



## SUMMARY OF PETITION

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

## PROPERTY OWNER

Bisbikis Property Group

## PETITIONER

Bisbikis Property Group

## AGENT/REPRESENTATIVE

Walter Fields; Walter Fields Group, Inc.

## 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 Commercial Place Type.

### Rationale for Recommendation

- The site is located at the intersection of Little Rock Road and Queen City Drive, near Interstate 85, in an area dominated by auto-oriented commercial uses (gas stations, restaurants, hotels, strip retail). The requested rezoning from Neighborhood 1-A to General Commercial aligns the property's entitlements with the established surrounding development pattern.
- Rezoning to General Commercial eliminates residential entitlements on a parcel that may be undesirable for housing due to its high-intensity commercial corridor environment.

- The site's proximity to transportation, including direct frontage on a major arterial (Little Rock Road) and a major collector (Queen City Drive), as well as immediate access to an I-85 interchange, makes it well suited for the commercial uses allowed in the CG district. The location's access and visibility can be leveraged by commercial development in a way that may not be feasible or appropriate for residential uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

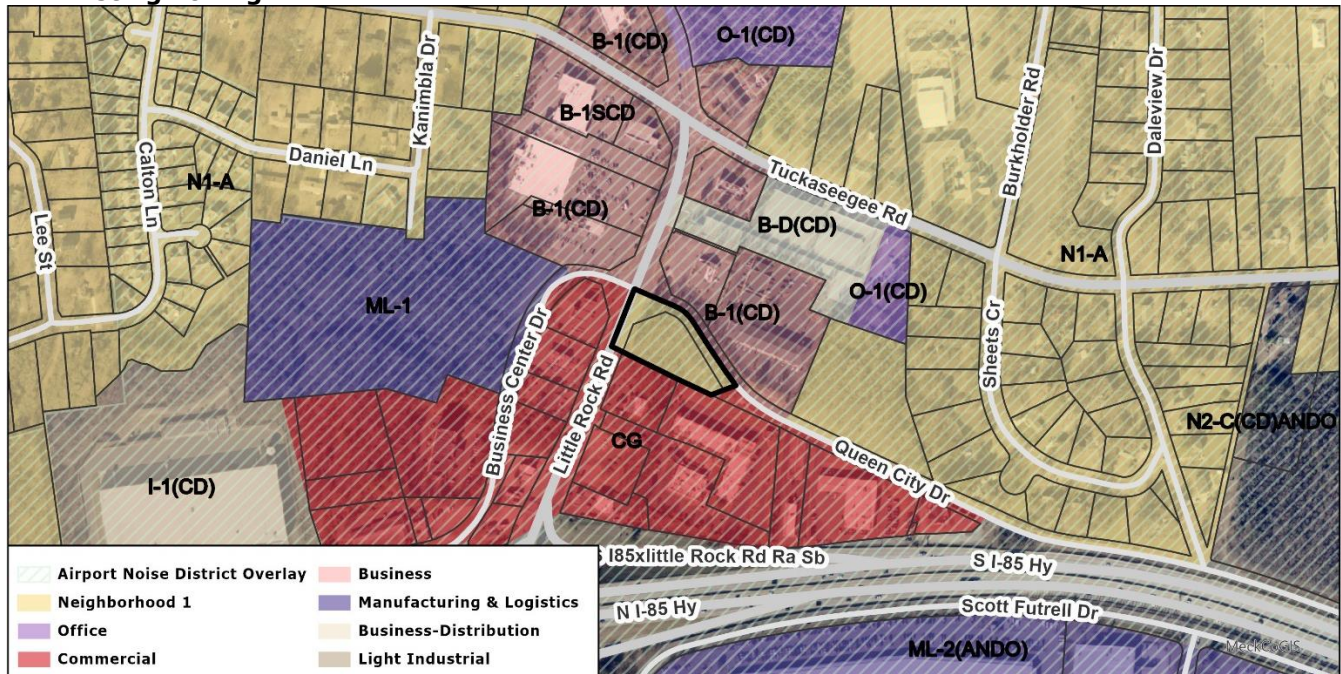
## PLANNING STAFF REVIEW

### Proposed Request Details

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

- The petition proposes all uses permitted by-right and under prescribed conditions in the CG zoning district.

### Existing Zoning



- The subject site is zoned N1-A (Neighborhood 1-A) and located at the intersection of Little Rock Road and Queen City Drive within the Airport Noise District Overlay. The surrounding area includes B-1(CD) and B-D(CD) districts to the north, N1-A residential to the east, ML-2(AND-O) industrial uses south of I-85, and ML-1 and I-1(CD) industrial uses to the west.





The subject site is located at the southeast quadrant of the intersection of Tuckaseegee Road (running east-west) and Boyer Street/Burnette Center Drive (running north-south). This area is characterized by a mix of auto-oriented commercial services, hospitality, and low-density residential.



The site is currently vacant.





North of the site shows a large commercial node with auto-oriented retail uses. This area serves as a local commercial hub within an otherwise transitional suburban context.



South of the site shows a highly auto-oriented environment along Little Rock Road, including a gas station, fast food restaurant, and other low-scale commercial buildings. The area is directly adjacent to an interstate overpass, reinforcing its function as a vehicular corridor rather than a pedestrian-focused setting.



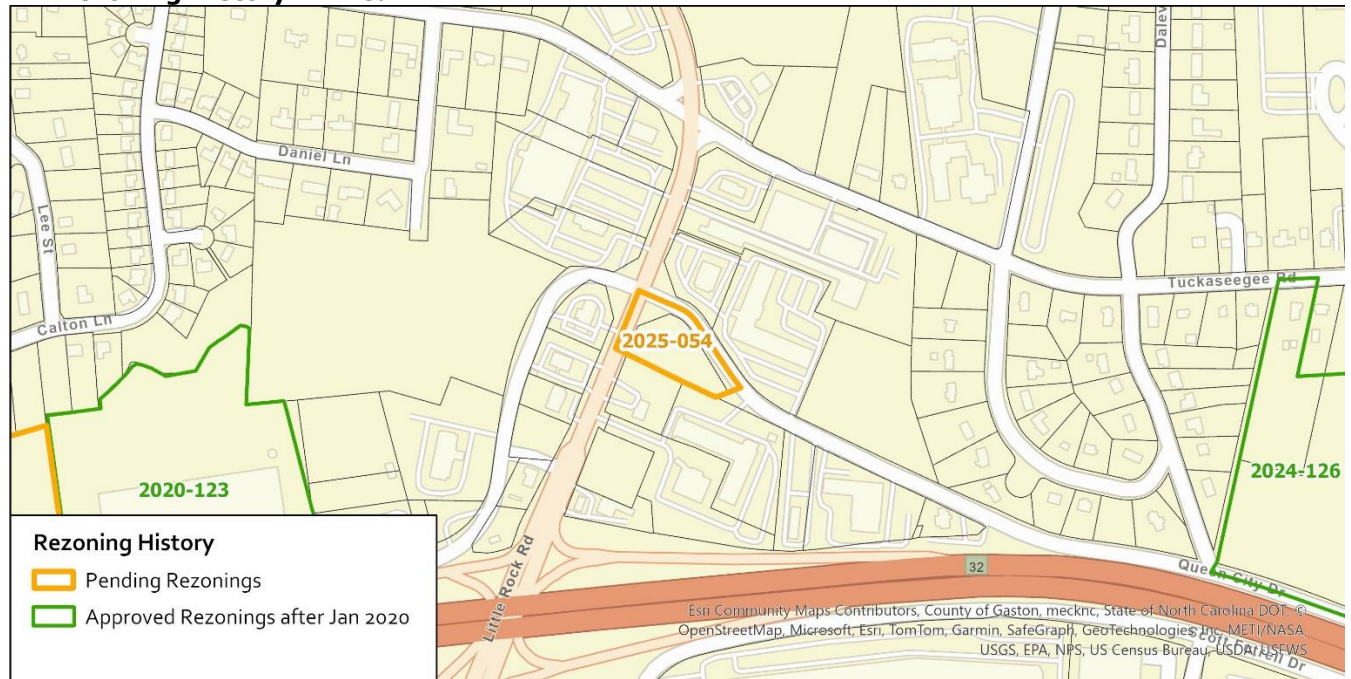


East of the site shows auto-oriented commercial development.



West of the site are various commercial uses.

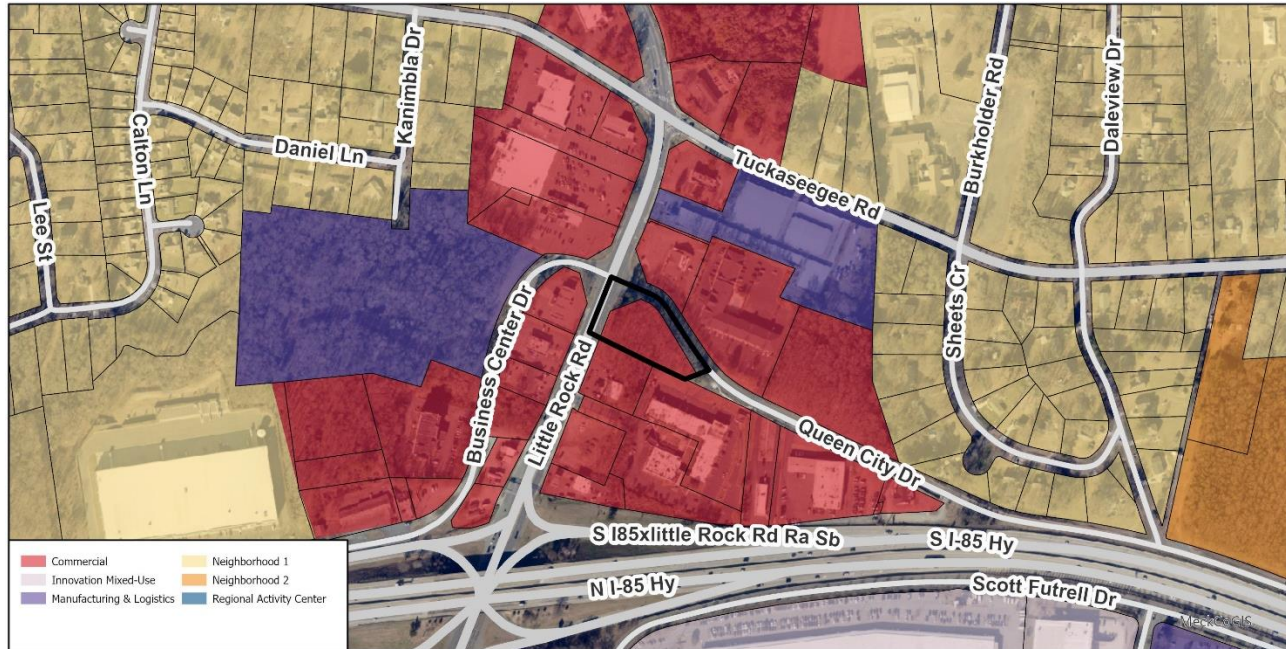
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-123	Rezoned 13.22 acres from R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie Protected Area), B-2 AIR LLWPA (General Business, Airport Noise Overlay, Lower Lake Wylie Protected Area) to I-1(CD) AIR LLWPA (Light Industrial, Conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area) for 175,000 square foot building that would be devoted to office, warehouse, distribution and other light industrial uses and outside storage	Approved
2024-126	Rezoned 11.53 acres from MUDD-O ANDO (Mixed Use Development, Optional), N2-B (Neighborhood 2-B) (Airport Noise Disclosure Overlay), N1-A(Neighborhood 1-A) to N2-C(CD) (Neighborhood 2-C, Conditional) for 306 multi-family stacked residential units.	Approved



- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is adjacent to Little Rock Road, a State-maintained major arterial, south of Queen City Drive, a State-maintained major collector. 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:**

- No active projects near the site

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on Vacant Lot).

Entitlement: 30 trips per day (based on N1-A).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **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 8-inch water distribution main along Little Rock Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Little Rock Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.

- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163