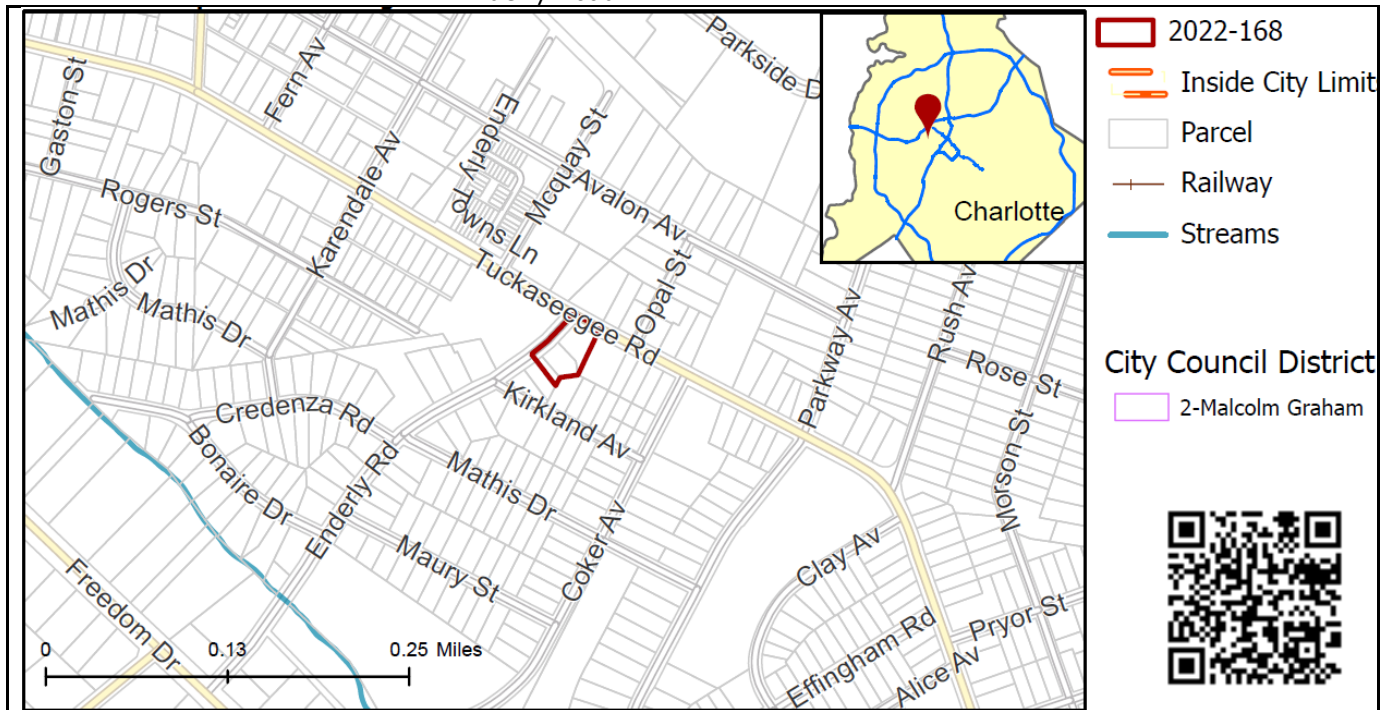


REQUEST

Current Zoning: N1-C (Neighborhood 1), MUDD-O (Mixed Use Development District – Optional)
Proposed Zoning: MUDD-O (Mixed Use Development District - Optional) and MUDD-O (Mixed Use Development District – Optional) SPA

LOCATION

Approximately 0.55 acres located south of Tuckaseegee Road and east of Enderly Road.



SUMMARY OF PETITION

The petition proposes to allow expansion of a parking area to support uses permitted in the MUDD district in the adaptive reuse of a building in the Enderly Park neighborhood.

PROPERTY OWNER

TD Enderly LLC

PETITIONER

TD Enderly LLC

AGENT/REPRESENTATIVE

Nick Armstrong

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- A portion of the property was already rezoned to MUDD-O. The petition would allow expansion of the parking area to support the business and allow more customers to park on site.
- Neighborhood Center would be a more appropriate place type for the southeastern corner of Tuckaseegee Road and Enderly Road given the existing commercial building on a portion of the property.

- The petition would improve the streetscape along the Enderly Road frontage by implementing an 8' planting strip and 6' sidewalk.
- The petition would support a small neighborhood business.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood Center Place Type for the site.

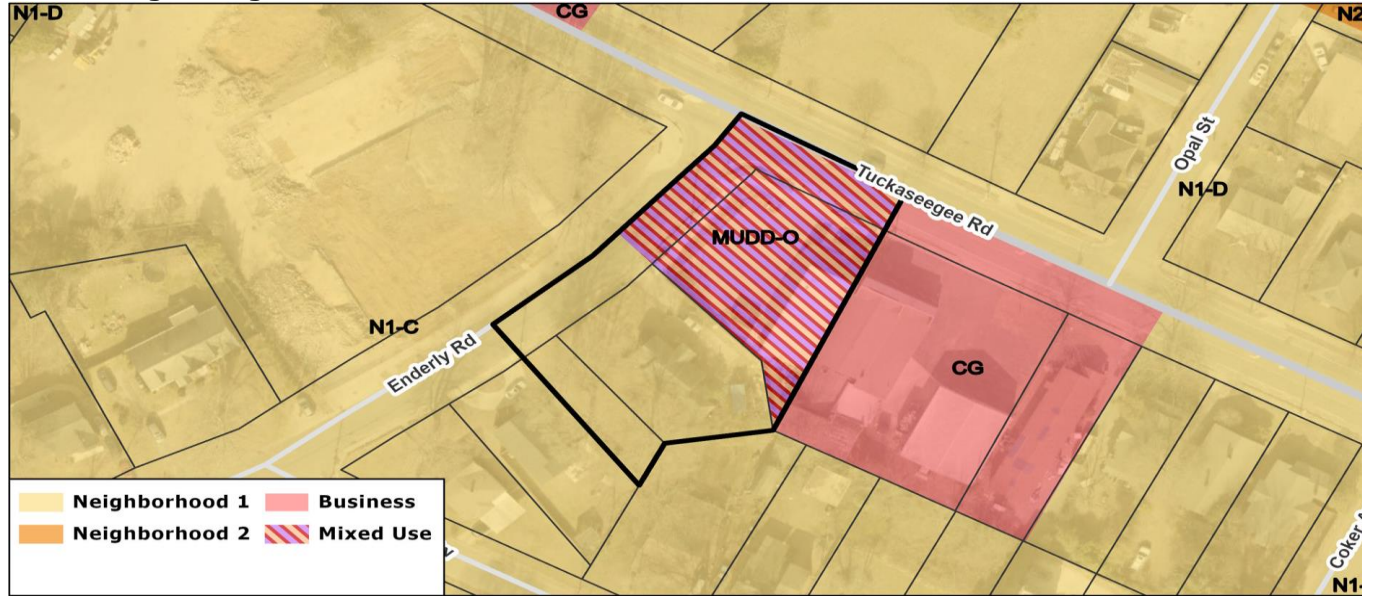
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows for all uses permitted in the MUDD district with the exception of:
 - Animal crematorium
 - Automotive service stations
 - Bus & train terminals
 - Adult establishments
 - Bus passenger stations
 - Colleges, universities, commercial schools, and schools providing adult training
 - Dormitories
 - Equipment rental and leasing within an enclosed building
 - Hotels and motels
 - Dental, medical, and optical laboratories
 - Laboratories within an enclosed building for applied and basic research
 - Warehousing within an enclosed building for self storage facility
- Requests the following optional provisions:
 - Parking and maneuvering will be allowed between the building, Tuckaseegee Road, and Enderly Road.
 - The development shall not be required to comply with Section 9.8506(2)(a) of the Charlotte Zoning Ordinance regulating building street walls.
 - Any changes to the existing building shall not increase the degree of nonconformity.
- Proposes to demolish a duplex constructed in 1926 and identified as historically significant by the Charlotte-Mecklenburg Historic Landmarks Commission.
- Expands parking area from previously approved petition 2019-142 to include a driveway from Enderly Road.
- Implements an 8' planting strip and 6' sidewalk along both Tuckaseegee Road and Enderly Road.
- Provides a 6' privacy fence to buffer against adjacent residential use.
- Provides a 2,740 square foot area perpendicular to Enderly Road as a buffer against adjacent residential use. *A modified Class C buffer will be installed in this area to include shrubs on both sides of the fence as well as two large maturing trees and three small maturing trees on the project side of the fence.*

• Existing Zoning



- The site is split zoned between N1-C and MUDD-O. The MUDD-O portion was rezoned in 2020. The majority of the surrounding properties are zoned either N1-C or N1-D with two parcels adjacent to the MUDD-O zoned parcel zoned CG.



The site is surrounded by a mix of uses including single family residential, commercial, institutional, and multifamily residential.



Street view of the site showing the newly upfitted building in gray and historic brick duplex behind new fencing.



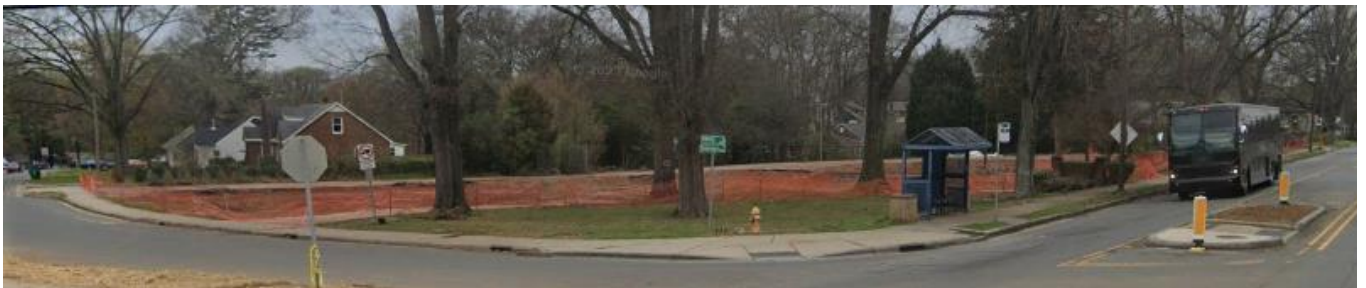
Street view of single family residential and commercial uses to the north of the site across Tuckaseegee Road.



Street view of commercial and single family residential uses to the east of the site along Tuckaseegee Road.

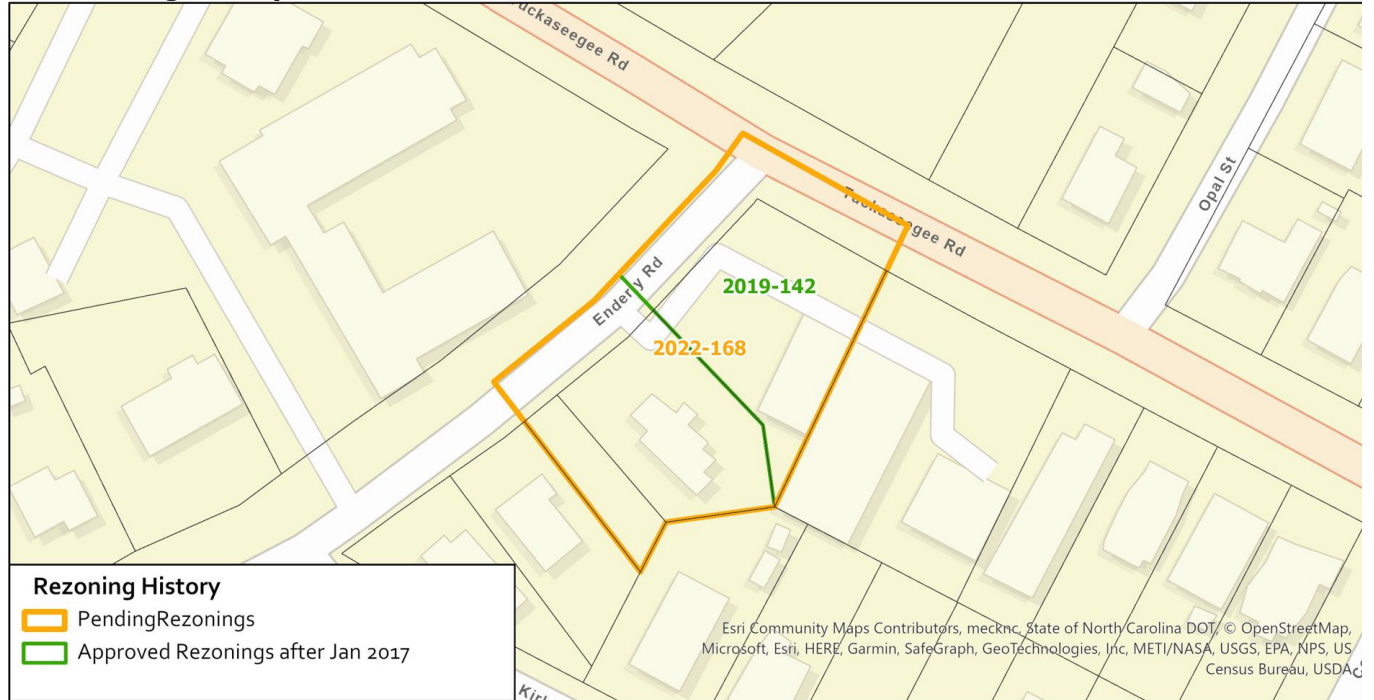


Street view of single family residential uses along to the south of the site along Enderly Road.



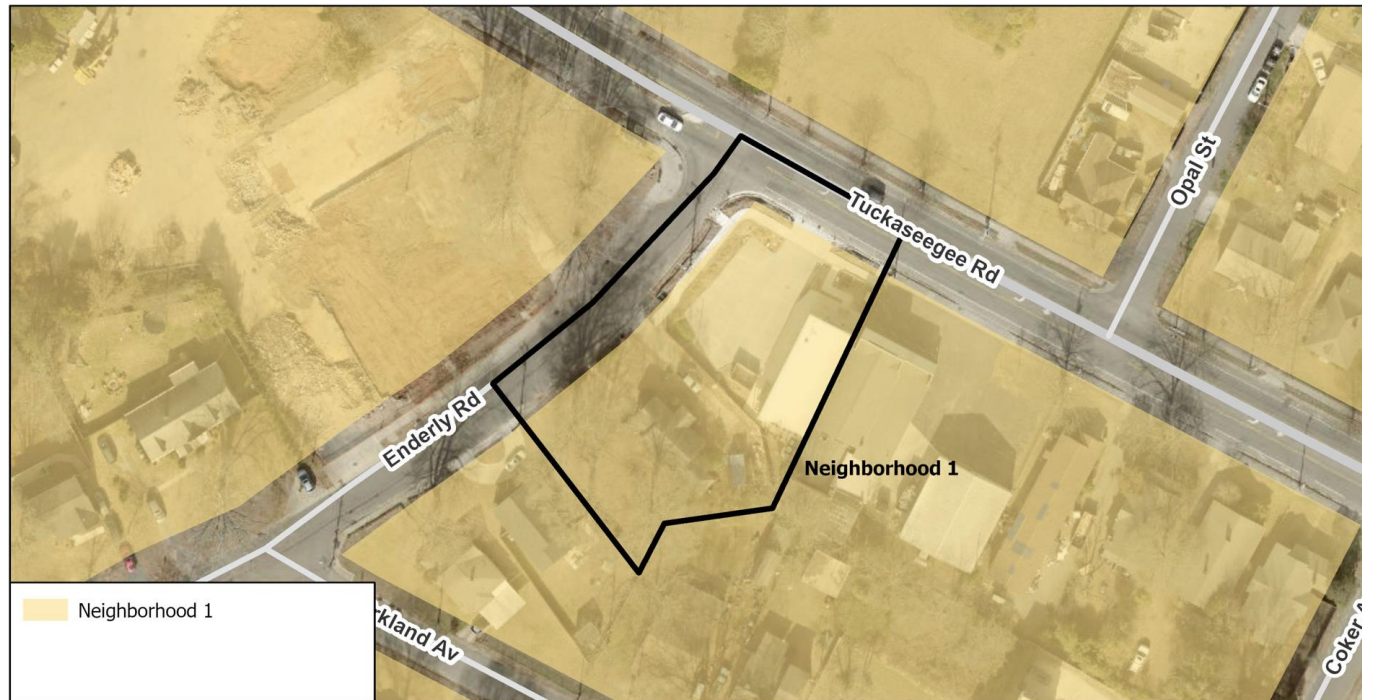
Street view of a recently demolished institutional use to the west of the site across Enderly Road. Single family residential uses are visible in the background.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-142	Request to rezone to MUDD-O to allow for adaptive reuse of a two-story building with uses permitted in the MUDD district.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site and all surrounding parcels.

• **TRANSPORTATION SUMMARY**

- The site is located on Enderly Road, a City-maintained, major collector road south of Tuckaseegee Road, a City-maintained major thoroughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. All CDOT comments have been addressed.
- **Active Projects:**
- N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 750 trips per day (based on 4,480 SF of retail and two single family homes).
 Entitlement: 750 trips per day (based on 4,480 SF of retail and two single family homes).
 Proposed Zoning: 730 trips trips per day (based on 4,480 SF of retail).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Police Department:** 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 6-inch water distribution main located along Enderly Road and an existing 1-inch water distribution main located along Enderly Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Enderly Road. See advisory comments at www.rezoning.org
- **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 outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Add a conditional note stating that the existing two-story commercial structure will remain and not be expanded and that no other building may be constructed.~~ **ADDRESSED**
2. ~~Clarify that note 2 under Optional Provisions applies only to the existing two-story commercial structure.~~ **ADDRESSED**
3. ~~Remove note 3 under Optional Provisions.~~ **ADDRESSED**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908