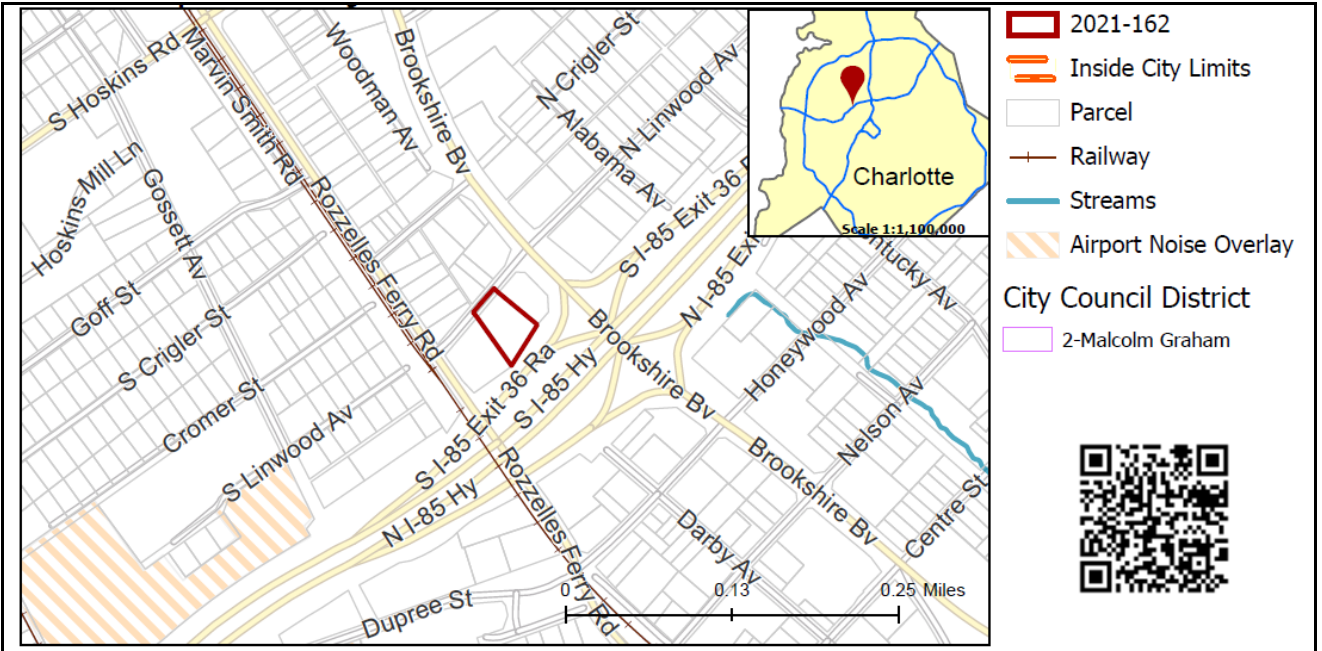


**REQUEST**

Current Zoning: R-22MF (multi-family residential)  
Proposed Zoning: B-2 (general business)

**LOCATION**

Approximately 0.73 acres bound by the south side of North Linwood Avenue and north side of Interstate 85, west of Brookshire Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the B-2, general business, zoning district on a parcel that is currently vacant.

**PROPERTY OWNER**

Five Star Investment Group

**PETITIONER**

Rosemara Espinoza

**AGENT/REPRESENTATIVE**

Rosemara Espinoza

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Thomasboro/Hoskins Small Area Plan* (2002) recommendation for retail uses on the site.

Rationale for Recommendation

- The subject site is surrounded by both general business and neighborhood business zoning districts.
- The rezoning of this site would bring the block all under business zoning districts, allowing for a more consistent development pattern.
- The application of the B-2 zoning district is more appropriate than the existing R-22MF zoning given the retail and industrial land uses that are directly adjacent to the parcel.
- The site is between Brookshire Boulevard and Rozzelles Ferry Road, major thoroughfares that are appropriate for the application of the B-2 zoning district to the surrounding parcels.

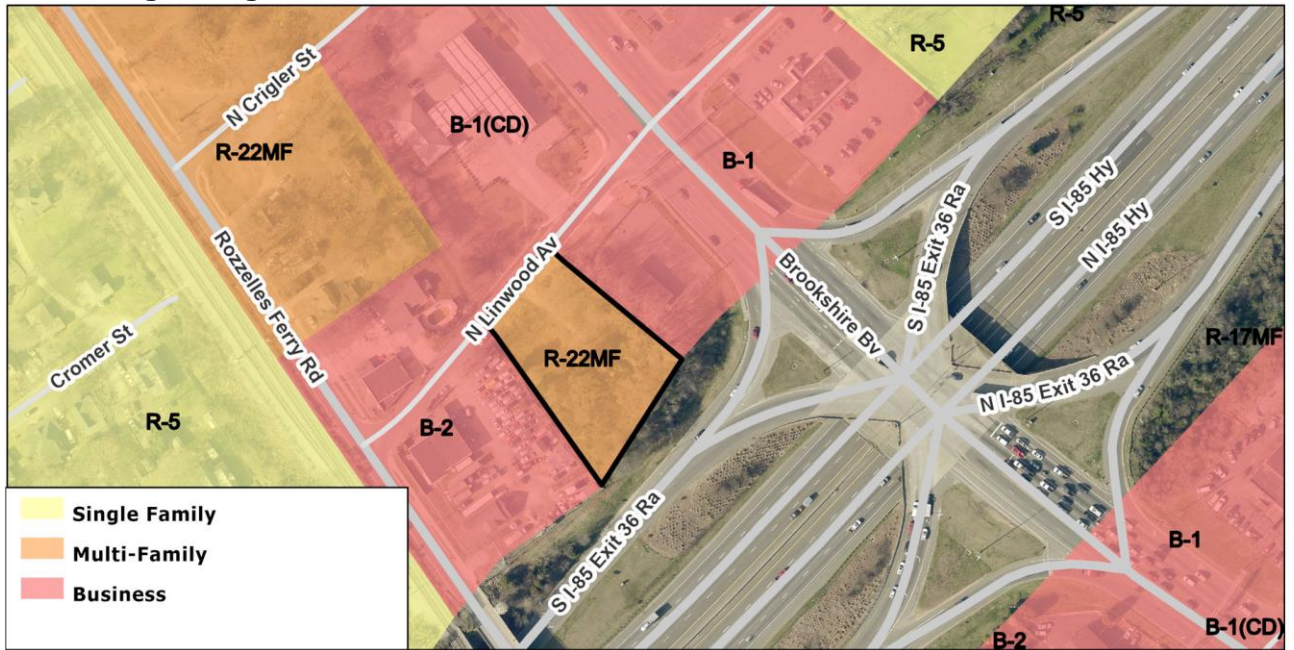
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

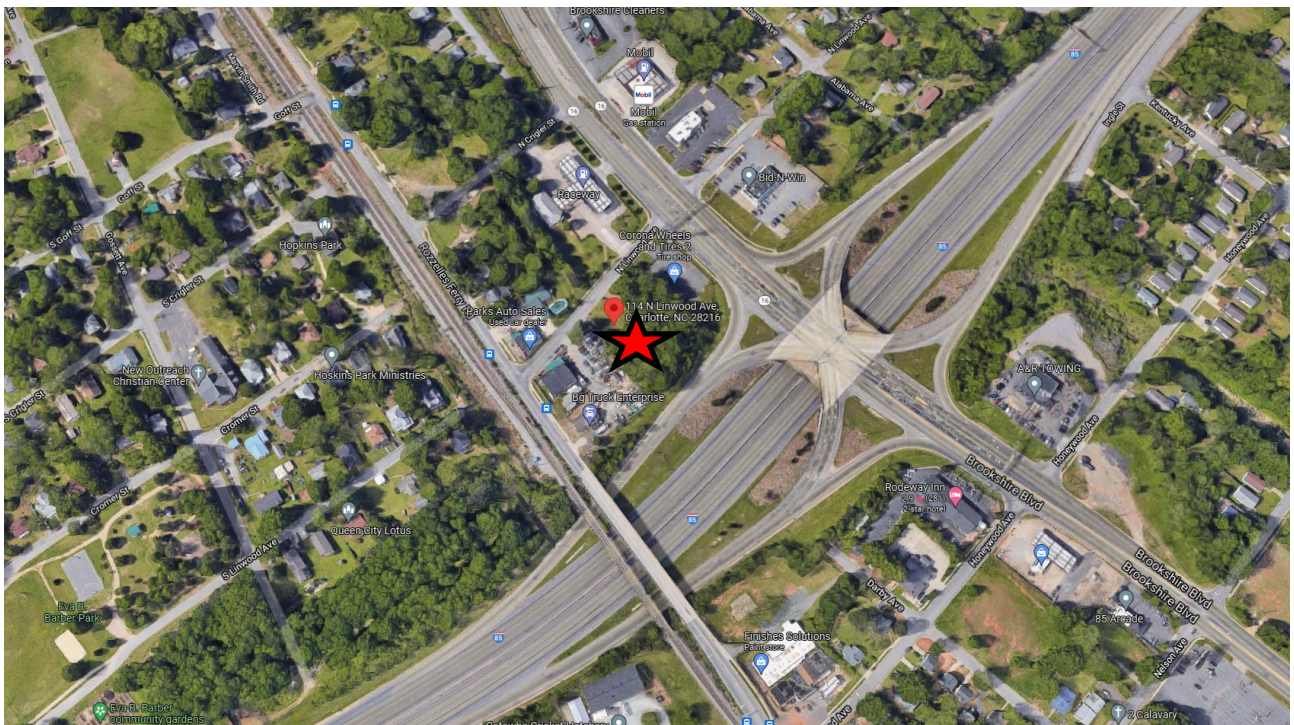
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the B-2 (general business) zoning district.

- **Existing Zoning and Land Use**



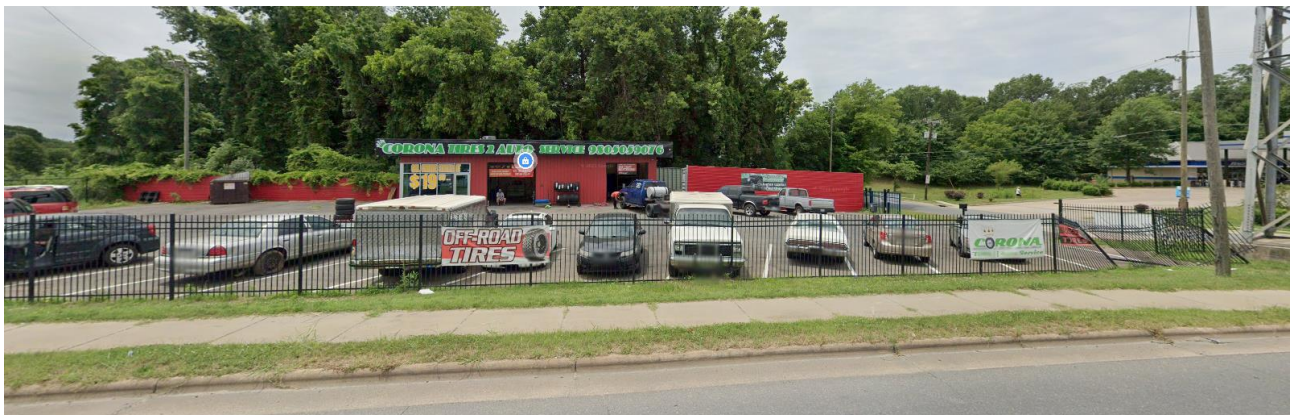
- The site is zoned R-22MF and is in an area with retail, industrial, and single family residential land uses.



- The subject site is denoted with a red star.



- North of the site is a gas station.



- East of the site are auto retail uses.

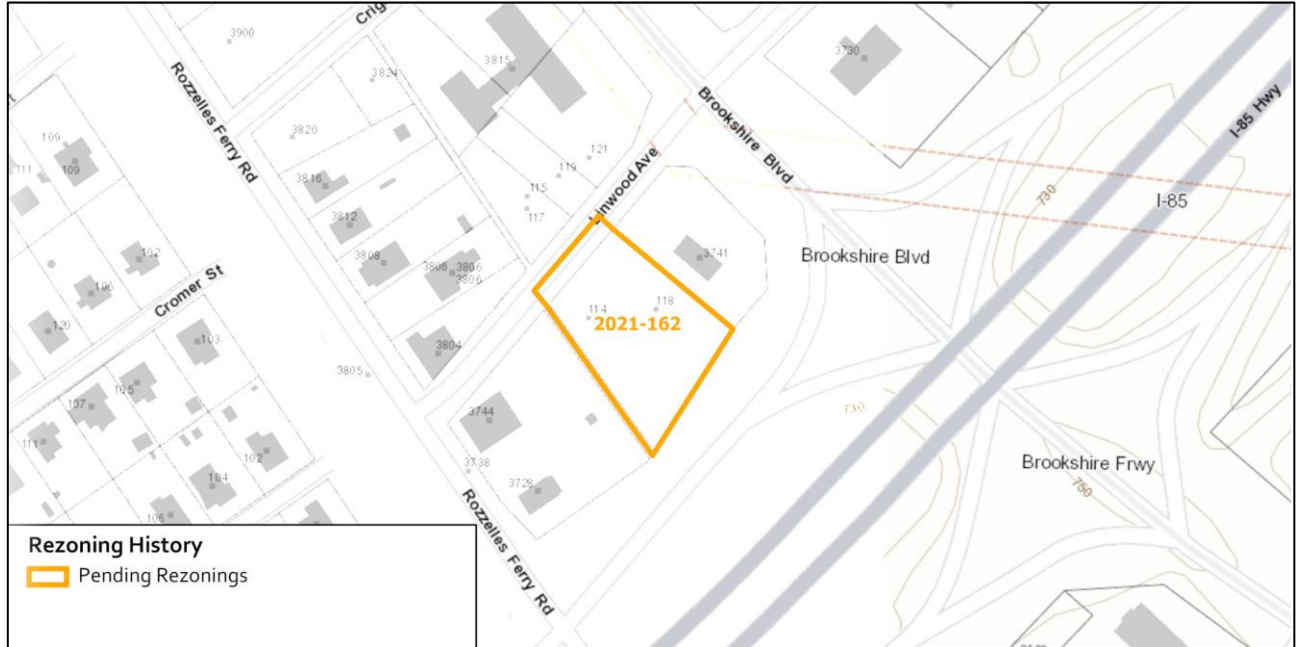


- South of the site is the I-85 Highway.



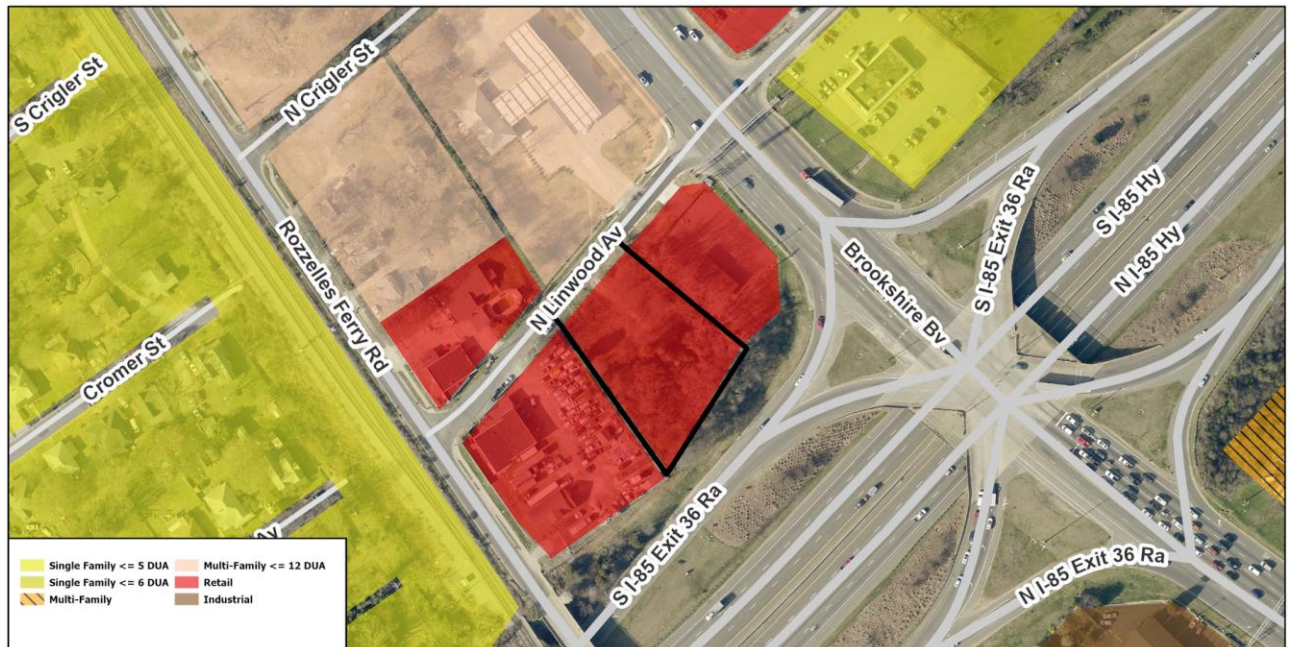
- West of the site are industrial uses.

• **Rezoning History in Area**



- There have been no recent rezonings near the site.

• **Public Plans and Policies**



- The *Thomasboro/Hoskins Small Area Plan (2002)* recommends retail uses on the site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to North Linwood Avenue, a City-maintained local street northeast of Rozzelles Ferry Road, a City-maintained minor thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. CDOT will coordinate site access and streetscape improvement requirements during permitting.

• **Active Projects:**

- There are no active projects near the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on the site being currently vacant).

Entitlement: 90 trips per day (based on 16 units in the R-22MF district).

Proposed Zoning: 1,340 trips per day (based on 10,950 square feet of business uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 2 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0 students.
    - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
      - Thomasboro K-8 at 128%
      - West Charlotte High at 96%.
  - **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry / City Arborist:** No comments submitted.
- 





**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**


**Planner:** Holly Cramer (704) 353-1902

## Goals Relevant to Rezoning Determinations Petition 2021-162

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated summer 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p><b>Goal 1: 10- Minute Neighborhoods</b></p> <p>All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.</p>	X
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b></p> <p>Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p>	N/A
	<p><b>Goal 3: Housing Access for All</b></p> <p>Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	N/A
	<p><b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b></p> <p>Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.</p>	N/A

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b> Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	<p>N/A</p>
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b> All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b> Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b> Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>X</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b> Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b> Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>