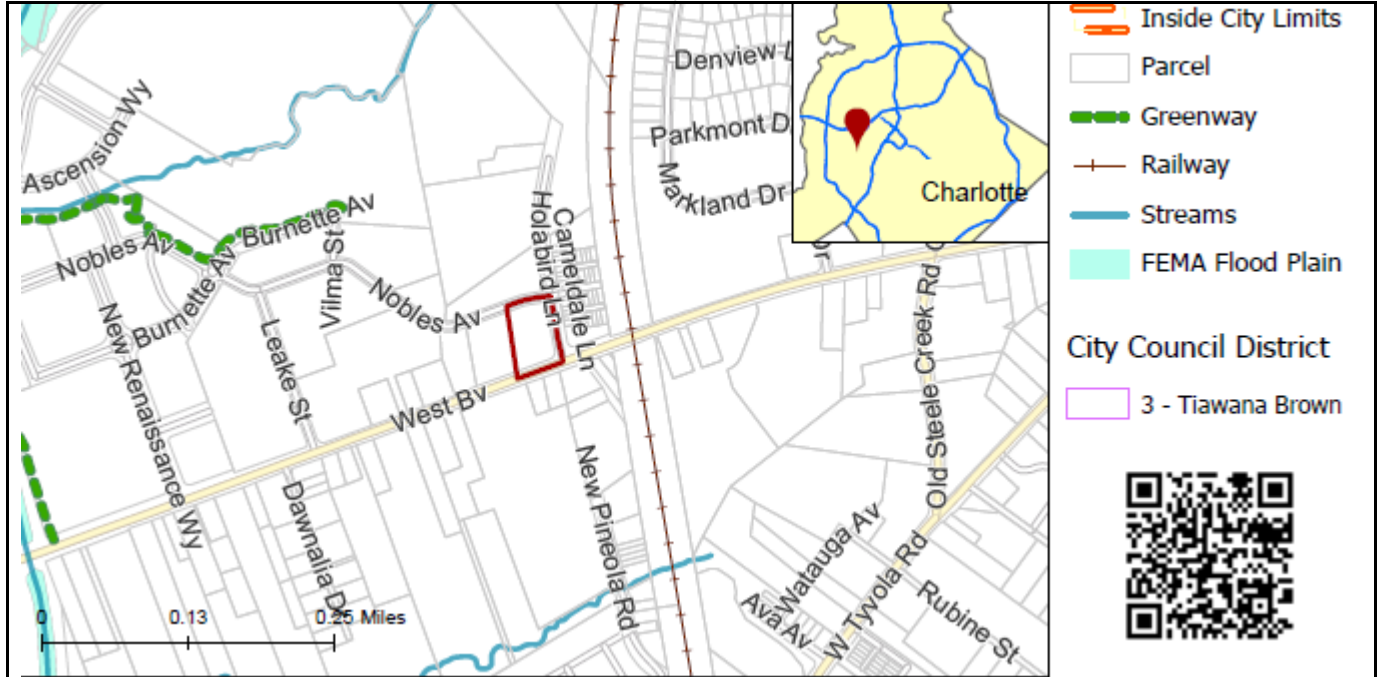


REQUEST

Current Zoning: B-1(CD) (Neighborhood Business, Conditional)
Proposed Zoning: N2-B (Neighborhood 2-B)

LOCATION

Approximately 0.98 acres located on the north side of West Boulevard, south side of Nobles Avenue, and west side of Holabird Lane.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N2-B (Neighborhood 2 - B) zoning district on a parcel that is currently vacant.

PROPERTY OWNER

OM West Blvd LLC

PETITIONER

KB Holdings LLC

AGENT/REPRESENTATIVE

Kenneth Bell; KB Holdings LLC

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 Neighborhood 2.

Rationale for Recommendation

- The site is well-connected to public transit, with two CATS bus routes nearby, providing convenient access to other parts of the city without needing a car.
- The site is within walking distance (about ¼ mile) of a Mecklenburg County park (Southwest District Park), (½ mile) of a CMS K-8 school, and walking distance (1.5 miles) to the Irwin Creek Greenway, which offers easy access to recreational spaces and educational facilities, which supports walkability and a more active lifestyle.

- Rezoning to a denser district with more residential options makes sense in areas with good access to transit and nearby services, as it provides housing options for people who rely on those connections.
- The rezoning complements the character of the neighborhood, which already includes a mix of residential and small-scale commercial uses, creating a seamless transition between the surrounding properties.
- The proposed zoning district aligns with the surrounding residential and small-scale commercial uses, maintaining neighborhood character.
- The proposed zoning enables productive use of a currently vacant site, fostering neighborhood activity.
- The proposed zoning supports existing urban-to-suburban transitions in the area and complements ongoing pedestrian and bike improvements along West Boulevard.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

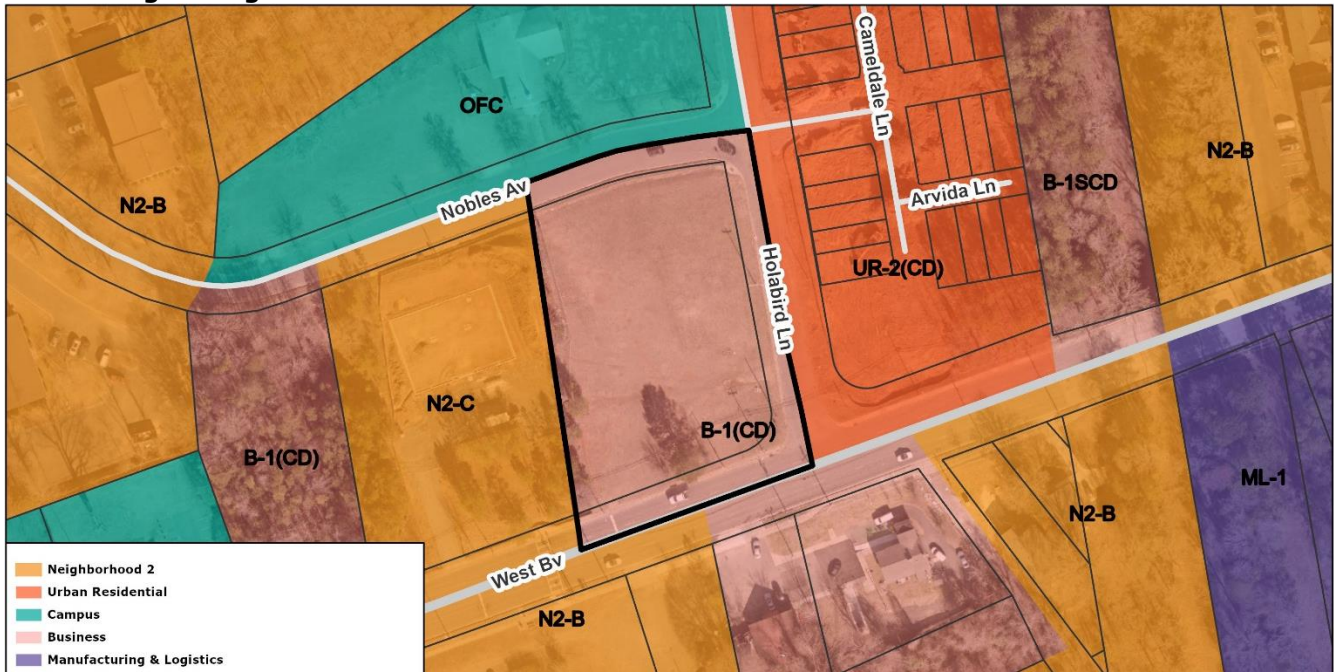
PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- This is a conventional rezoning petition with no associated site plan, which applies all standards, regulations, and uses allowed in the N2-B zoning district.

• **Existing Zoning**



- The site is located near a mix of residential (N2-B, N2-C, UR-2(CD)), commercial (B-1(CD), B-1SCD), and office (OFC) zoning districts.



- To the north of the site, is the Southwest Recreation Center, with a mix of residential and community facilities nearby. To the west is larger residential complexes or apartment buildings are present, along with some commercial or mixed-use spaces. To the south of the site is a mix of wooded areas and lower-density development.



- The property to the north of the site is developed with a religious institution.



- The property to the East is undeveloped vacant land.

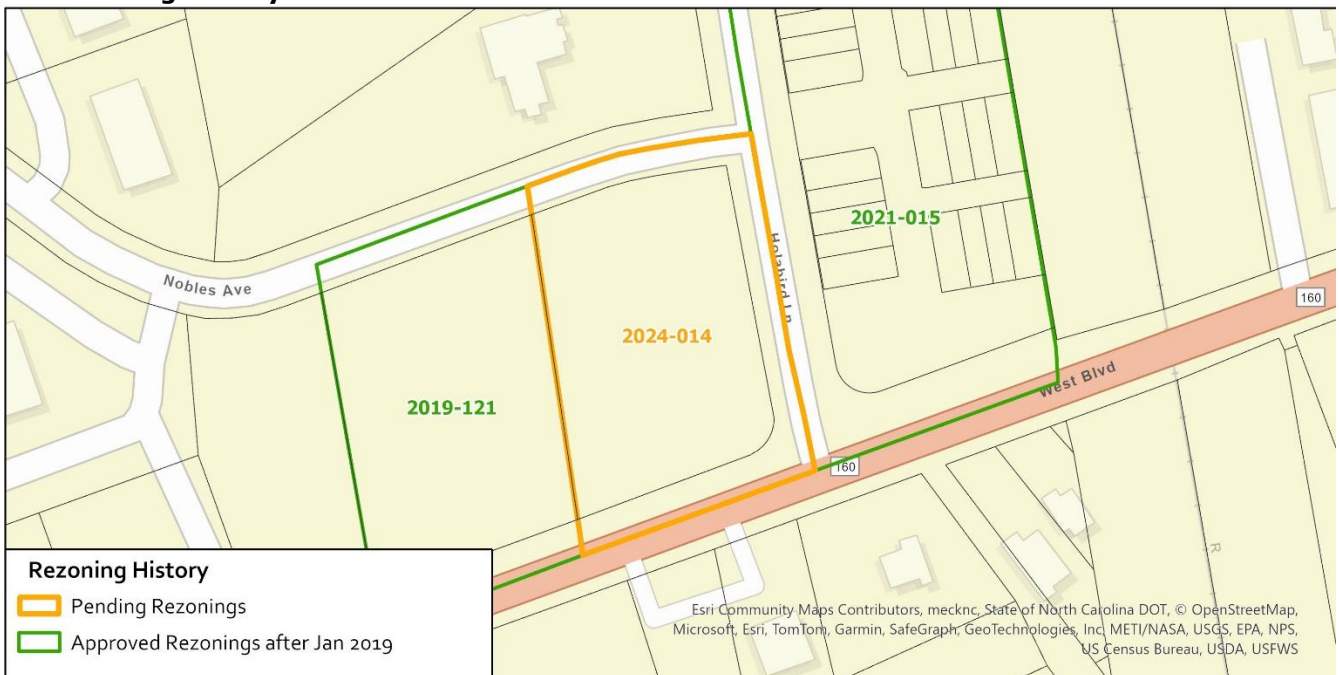


- South of the site are commercial businesses.



- West of the site is occupied by a commercial business. This site was recently rezoned to UR-C (2019-121).

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-121	Rezoned 1.15 acres from B-1(CD) (neighborhood business, conditional) to UR-C (urban residential – commercial) to allow all uses permitted by-right and under prescribed conditions in UR-C.	Approved
2021-015	Rezoned 2.56 acres from B-1SCD (business shopping center, conditional) to UR-2(CD) (urban residential, conditional) for 29 single family attached residential units	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of West Boulevard, a State-maintained arterial, and Holabird Lane, a City-maintained local street. 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:**

- CIP - West Boulevard (Camden to Billy Graham) Corridor Implementation
 - Project ID: PMES181547
 - Location Description: Camden Road to Billy Graham Parkway
 - Project Description: Implement various pedestrian improvements at locations along West Boulevard from Camden Road to Billy Graham Parkway.
 - Project Type: Pedestrian and Bike
 - Project Phase: Complete
 - Anticipated Completion Date: Mid 2022
 - PM: Valerie Hanes - vhanes@charlottenc.gov

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 65 trips per day (based on Neighborhood Business, Conditional).

Proposed Zoning: Trip generation will be determined at the time of permitting based upon the development proposed. (based on Neighborhood 2-B).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **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.
 - Renaissance West K-8 current utilization is 94%.
 - Harding University High current utilization is 104%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Holabird Ln and an existing 6-inch water distribution main along Nobles Ave and an existing 12-inch water distribution main along West Blvd. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an 8-inch gravity sewer main located along Nobles Ave and an existing 8-inch gravity sewer main located along West Blvd. See advisory comments at www.rezoning.org
- **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.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163