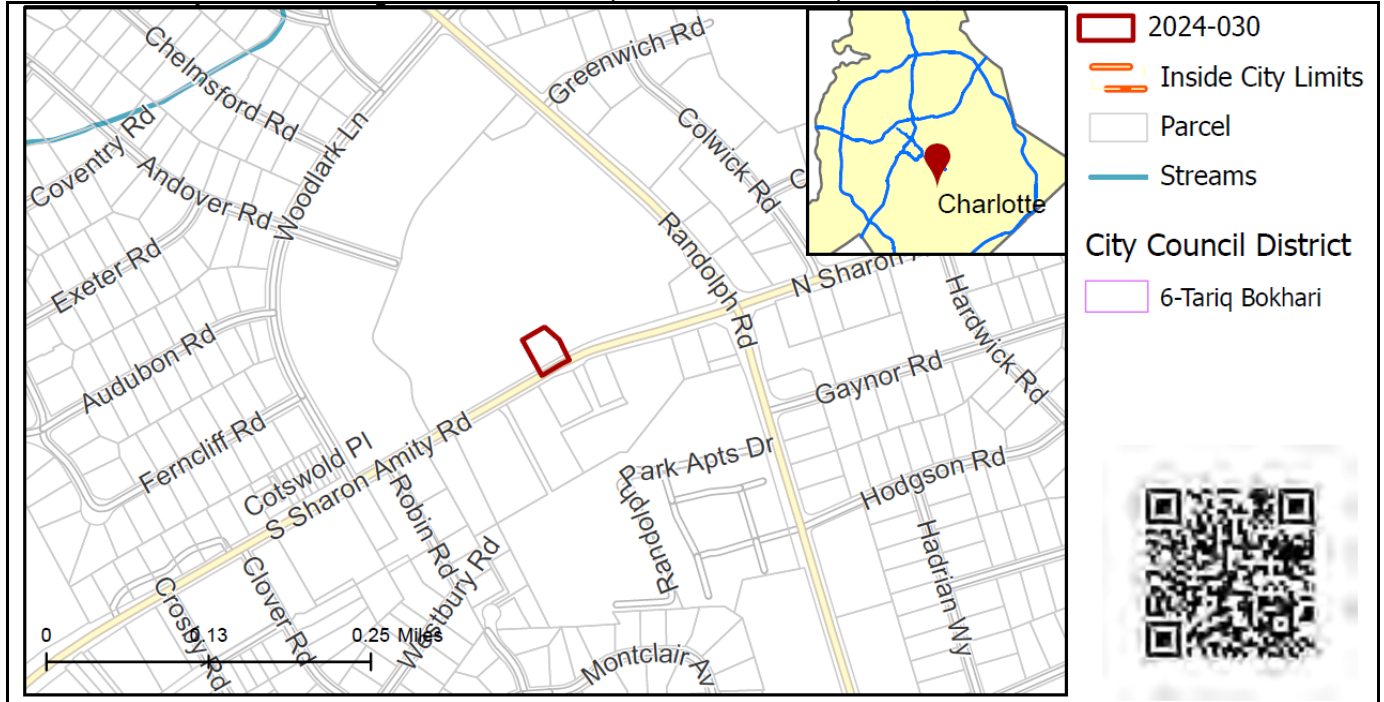


REQUEST

Current Zoning: CC (commercial center, conditional)
Proposed Zoning: NC (neighborhood center)

LOCATION

Approximately 0.39 acres located at the northwest intersection of South Sharon Amity Road and Randolph Road, south of Woodlark Lane.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the NC district on a portion of a site currently developed with surface parking.

PROPERTY OWNER

AP Cotswold Village LP c/o Asana Partners LP

PETITIONER

Asana Partners LP

AGENT/REPRESENTATIVE

Keith MacVean, Moore and Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 22

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood Center place type.

Rationale for Recommendation

- The petition is consistent with the recommended *2040 Policy Map* Place Type of Neighborhood Center (NC). The NC zoning district permits a variety of uses that are in keeping with the character of the area which is diversifying from an auto-centric, mid-century suburban development pattern to a more mixed-use area with office, retail, restaurant, and residential development.
- The site is walkable to nearby neighborhoods as well as directly adjacent to daily needs and could increase the amenities, goods, and services offered at the existing shopping center.

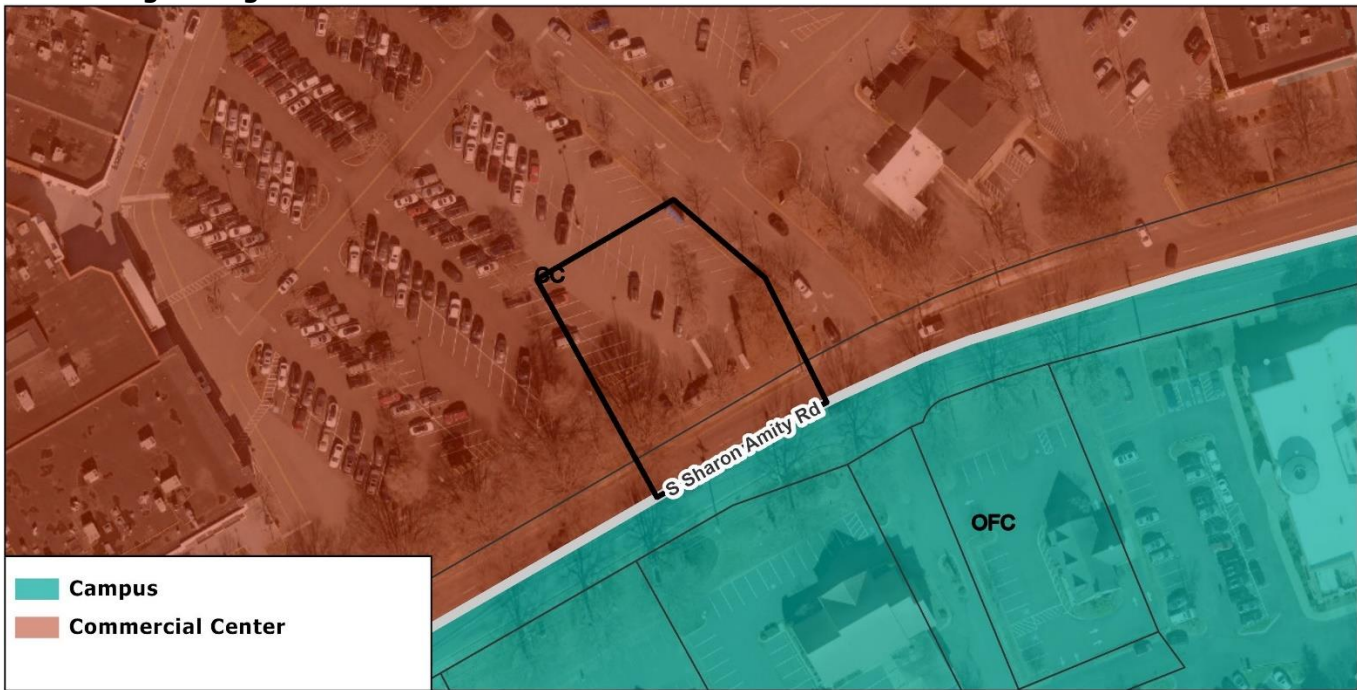
- The NC zoning district will utilize UDO design standards that are more human scaled and pedestrian oriented than the existing legacy zoning on the site.
- The site is directly served by the number 28 CATS local bus and is under a ¼-mile walk from stops for the number 15 local bus and the number 62x bus providing service to the Charlotte Transportation Center, SouthPark Community Transportation Center, Eastland Community Transportation Center, and Stonecrest Shopping Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goal*:
 - 1: 10 Minute Neighborhoods

PLANNING STAFF REVIEW

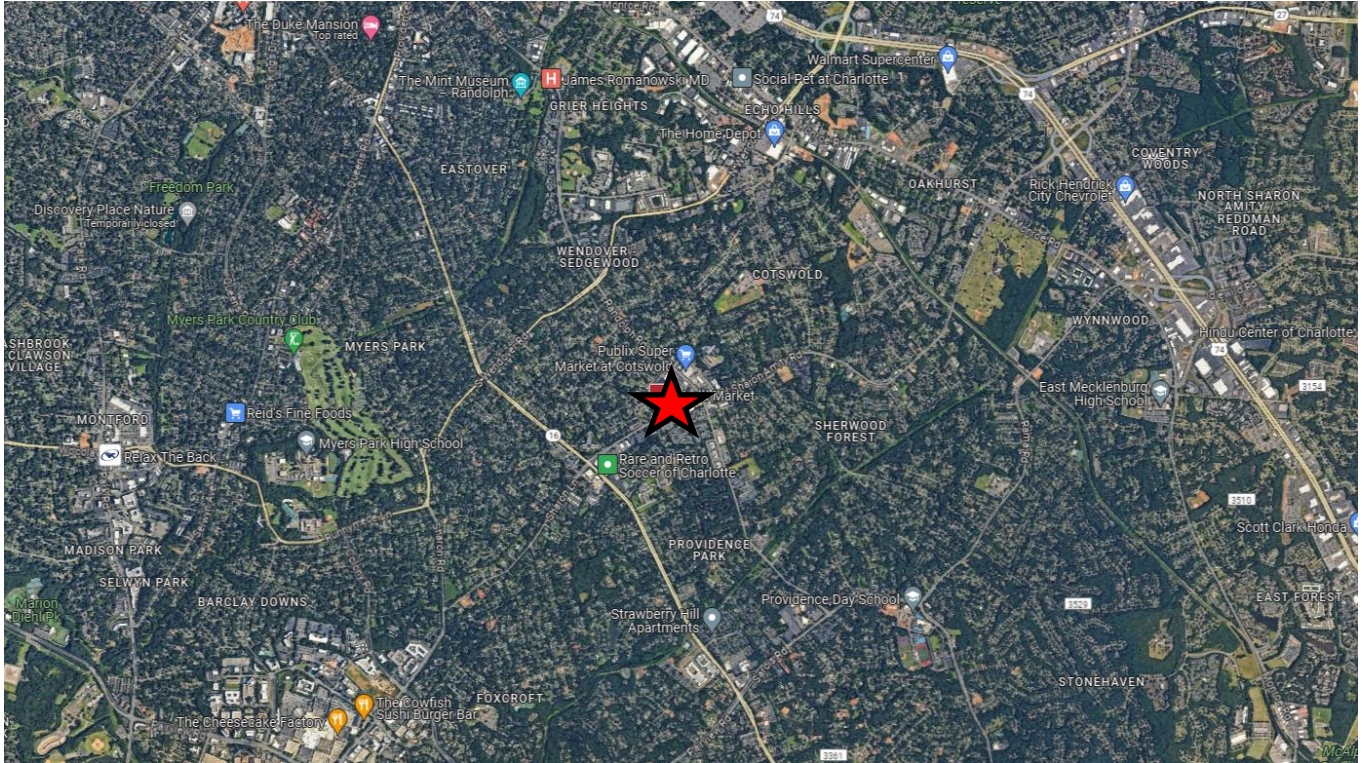
• **Proposed Request Details**

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

• **Existing Zoning**



- The property is currently zoned CC (commercial center, conditional) and is abutting other CC zoned properties located on the north side of South Sharon Amity Road. All adjacent properties on the south side of South Sharon Amity Road are zoned OFC (office flex campus).



The site (indicated by red star above) is located at the northwest intersection of South Sharon Amity Road and Randolph Road, south of Woodlark Lane. The site is currently part of the Cotswold Village Shops development and is utilized as a surface parking lot.



View of the site looking northwest from the intersection of South Sharon Amity Road and a driveway into the Cotswold Village Shops development. The site is currently developed with a parking lot.



View of the site looking southeast from the Cotswold Village Shops parking lot. The site is currently developed as a parking lot.



View north of the site of the Cotswold Village Shops development. The subject site is currently part of this development.



View looking north on Randolph Road. The Cotswold Village Shops development is at the left of the image and adjacent retail and restaurant development on the east side of Randolph Road is at the right of the image.



View looking west towards the site from the intersection of South Sharon Amity Road and Randolph Road. The current development pattern is auto-oriented but is changing to more mixed use, pedestrian oriented with recent developments in the area.

• **Rezoning History in Area**



- There has not been any rezoning activity in the area within the past 7 years.

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Sharon Amity Road, a City-maintained arterial, west of Randolph Road, a City-maintained 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:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning: CC
 - Existing Use: Vacant
 - Entitlement: N/A (.39 acres of CC).
 - Proposed Zoning: Too many uses to determine trip generation.

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:** See advisory comments at www.rezoning.org
- **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.
 - Eastover Elementary 71%
 - Sedgefield Middle 60%
 - Myers Park High 119%.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along S Sharon Amity Rd sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along S Sharon Amity Rd. See advisory comments at www.rezoning.org
- **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: Maxx Oliver 704-336-3818