

REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: CG (General Commercial)

LOCATION

Approximately 0.26 acres located west of Statesville Road, south of Hutchison McDonald Road, and north of Riley Avenue.



SUMMARY OF PETITION

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

PROPERTY OWNER

CRUNCH INCORPORATED LLC

PETITIONER

Gus Levi

AGENT/REPRESENTATIVE

Gus Levi; The Levi Group

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The General Commercial district is meant for commercial areas often found along arterial roads and intersections. These areas are designed to support vehicle access, however, the standards of this zoning aim to ensure more walkable and better connected streets and sidewalks for biking and other modes of travel unrelated to a vehicle.
- Since the site backs up to N1-B zoning, the proposed zoning district's minimum side setback of 10 feet and rear setback of 20 feet help buffer the commercial activity on site for the nearby homes.

- This zoning also requires a class B landscape yard that would be 25 feet wide along the property line that abuts the Neighborhood 1 districts, which would provide additional screening between the uses.
- The proposed rezoning is less than 800 feet to three different bus stations.
- This rezoning request would bring the site into a consistent zoning pattern with surrounding parcels along the Statesville Road corridor that also accommodate commercial activities.
- The site is within an area that has a gap in access to essential amenities, goods, and services, this proposed rezoning could help decrease a gap in goods and services by permitting commercial uses.
- At 0.26 acres, the site contributes to the existing Commercial Place Type area to the east and meets the preferred minimum of 10 acres for this designation.

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

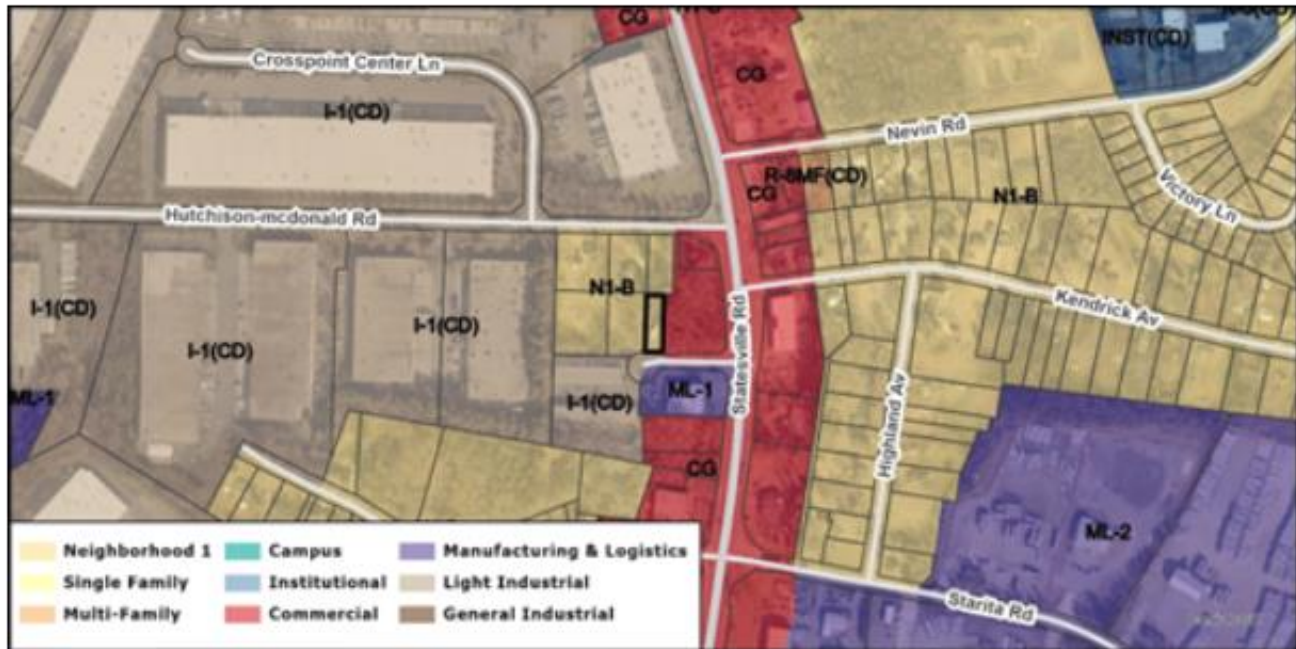
PLANNING STAFF REVIEW

• Proposed Request Details

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

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

• Existing Zoning



- The site is zoned N1-B near a mix of commercial, industrial, and residential zoning. To the west the area is zoned mostly industrial. To the north and west of the site, the parcels are zoned Neighborhood 1-B. General commercial zoning lines Statesville Road which allows for a mix of business and services uses.



- The site is surrounded by a mix of industrial, commercial, and residential uses. There are large warehouse distribution facilities to the west of the site with smaller commercial buildings and some single-family neighborhoods to the west and north of the site. This shows a transition from heavy industrial zoning and uses to residential neighborhoods with the buffer of the commercial zoning along Statesville road.



- The site is currently vacant.



- North of the site are Neighborhood 1 zoned single family homes.



- East of the site there are offices like the above office for a construction company.



- South of the site is a cluster of industrial buildings.



- West of the site is a cluster of industrial warehouses.
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-099	Rezoned approximately 0.46 acres located on the east side of Statesville Road, south of Cindy Lane, and north of Interstate 85 from B-2(CD) (general business, conditional) to B-2 (general business) to allow all uses in the B-2 (general business) zoning district which is currently developed with an automotive sales and repair use.	Approved
2021-134	Rezoned approximately 1.41 acres located at the southwest intersection of Statesville Road and Motorsports Lane, south of Cindy Lane, and east of Interstate 77 from B-2 (general business) to I-1 (light industrial) to allow all uses in the I-1 (light industrial) zoning district on a site which is currently developed with a warehouse use.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Motorsports Lane, a City-maintained local street, west of Statesville Road, a State-maintained major 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:**
 - No active project near the site
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant parcel).
 - Entitlement: 10 trips per day (based on Neighborhood 2-B; Single Family).
 - Proposed Zoning: 339 trips per day (based on retail uses).

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:** Only Water is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Motorsports Ln. 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.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163