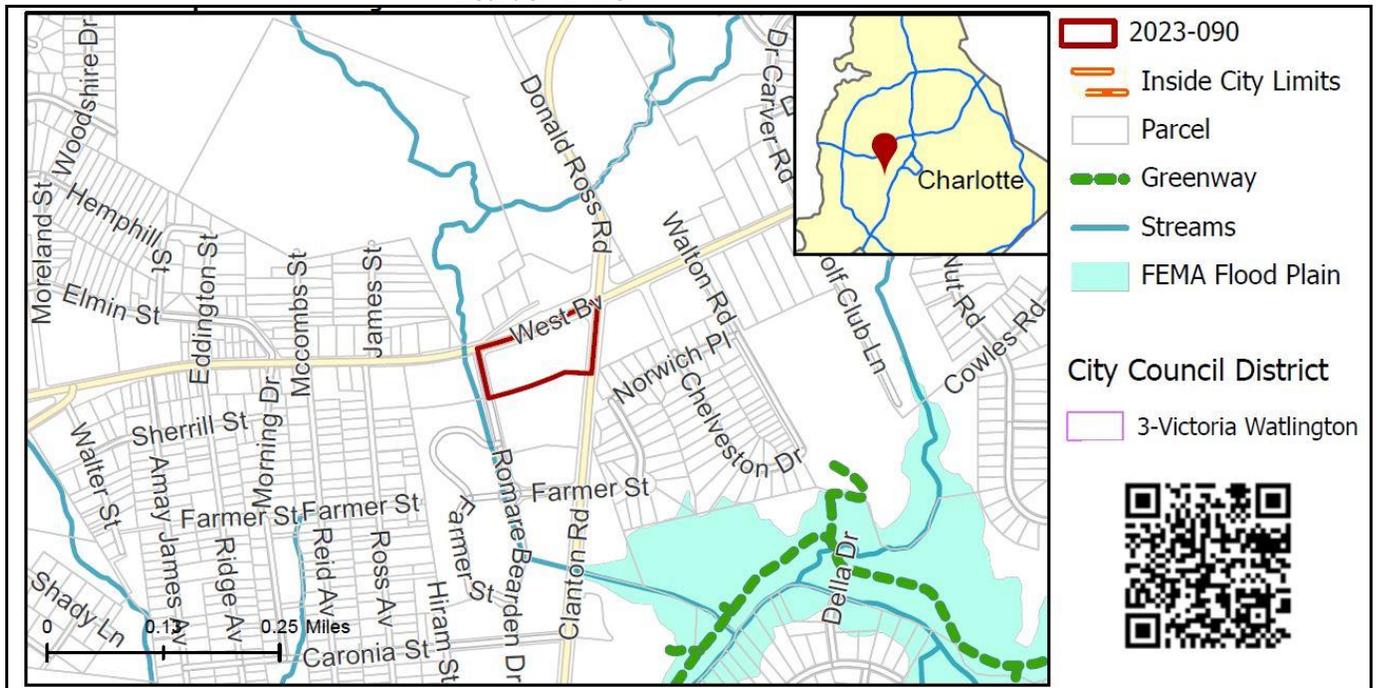


**REQUEST**

Current Zoning: O-2(CD) (office, conditional)  
Proposed Zoning: NC (neighborhood center)

**LOCATION**

Approximately 3.544 acres located along the south side of West Boulevard, the west side of Clanton Road, and the east side of Romare Bearden Drive.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the NC zoning districts on a parcel that is the site of a community garden.

**PROPERTY OWNER**

City of Charlotte Housing Authority

**PETITIONER**

West Boulevard Neighborhood Coalition

**AGENT/REPRESENTATIVE**

Sharika Comfort, West Boulevard Neighborhood Coalition

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 28

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood Center Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible as the site is within an area designated for the Neighborhood Center Place Type by the *2040 Policy Map*.
- The site is in an area with a range of uses including single-family, multi-family, institutional, retail, and recreation. The proposed zoning would allow for a variety of potential neighborhood scale uses.
- The site is located at the intersection of an existing major and an existing minor thoroughfare.
- The site is located within a 1/2-mile walk of the Irwin Creek Greenway and Clanton Park.

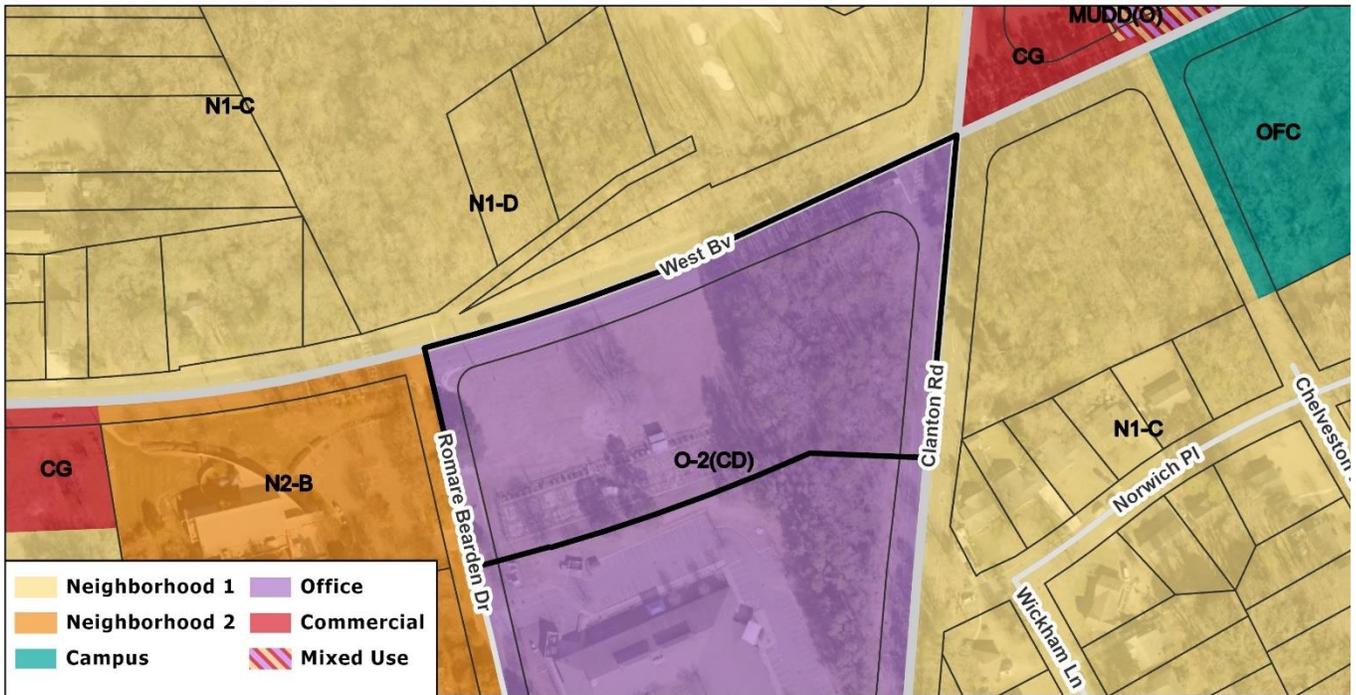
- The site is located along the route of the CATS number 10, 30, and 235 local buses providing service to the Charlotte Transportation Center, SouthPark Community Transportation Center, among other destinations such as two CPCC campuses, and the Goodwill Campus.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10-Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 9: Retain Our Identity & Charm

**PLANNING STAFF REVIEW**

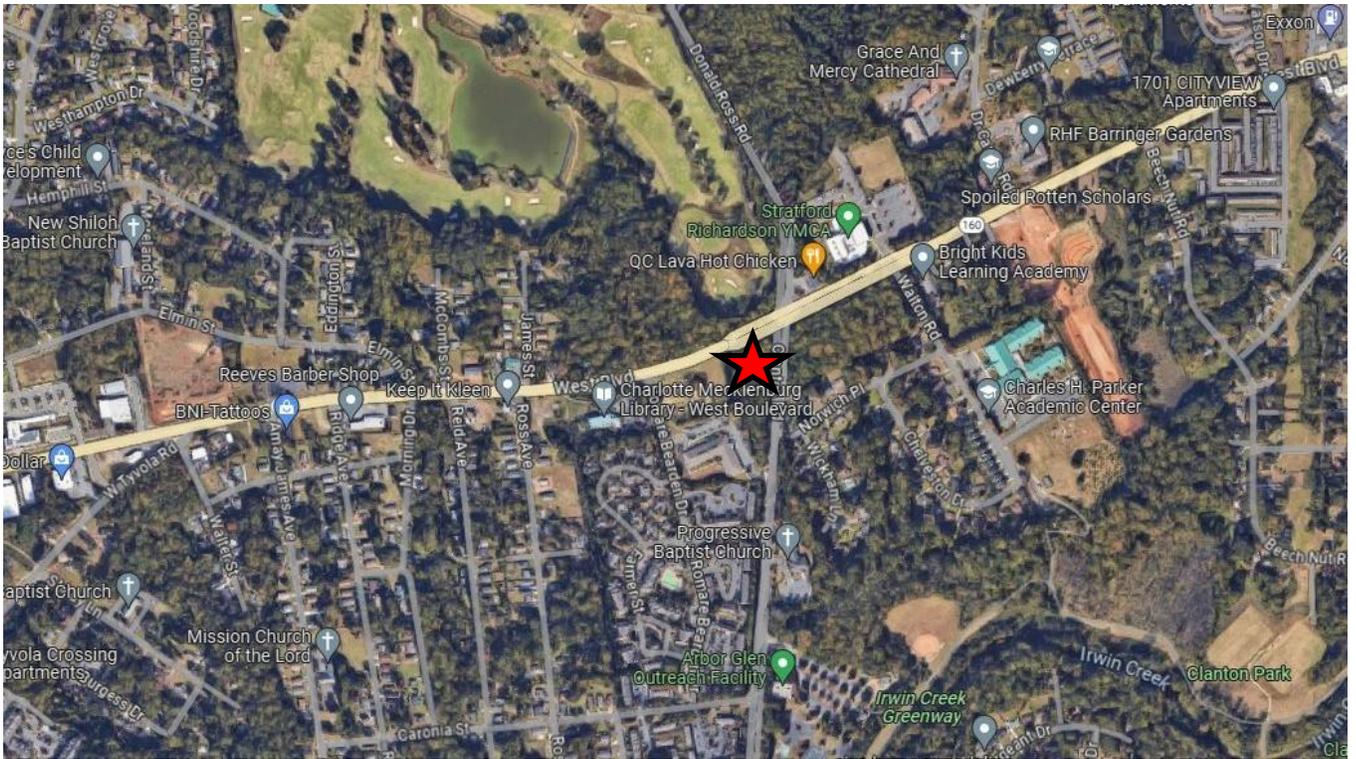
• **Proposed Request Details**

- This is a conventional rezoning petition with no associated site plan.
- Allows all uses in the NC (neighborhood center) zoning district.

• **Existing Zoning**



- The property is currently zoned O-2(CD) office and is abutting properties zoned O-2(CD) to the south, N2-B to the west across Romare Bearden Dr, N1-C to the east across Clanton Rd, and N1-D to the north across West Blvd.



The site (indicated by red star above) is located along the south side of West Boulevard, the west side of Clanton Road, and the east side of Romare Bearden Drive. The site is adjacent to a library, multi-family residential, childcare center, single-family residential, and a golf course.



View of the site looking east from the intersection of West Boulevard Road and Romare Bearden Drive. The property is currently developed with a community garden.



View of the site looking west from the intersection of West Boulevard and Clanton Road.



View of the childcare center located on the parcel to the south of the site.



View of a multi-family development located along Romare Bearden Drive southwest of the site.

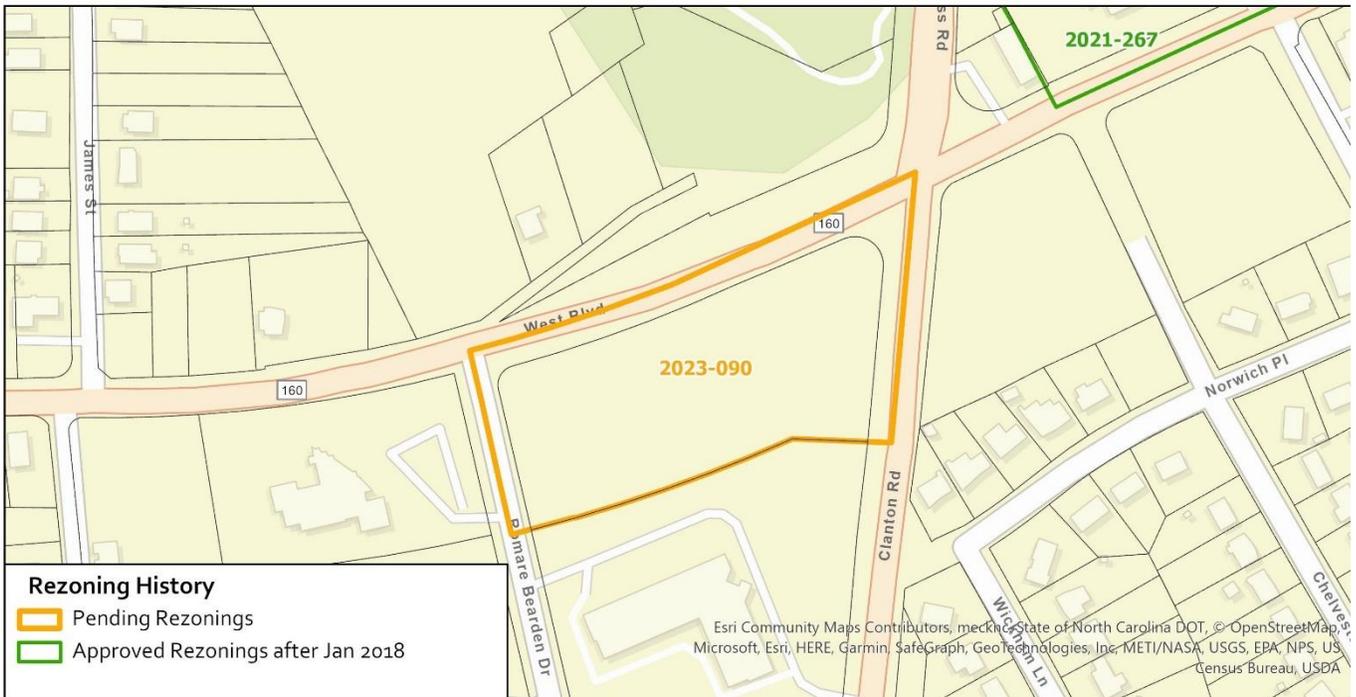


View of the Mecklenburg County Public Library located to the west of site across Romare Bearden Drive.



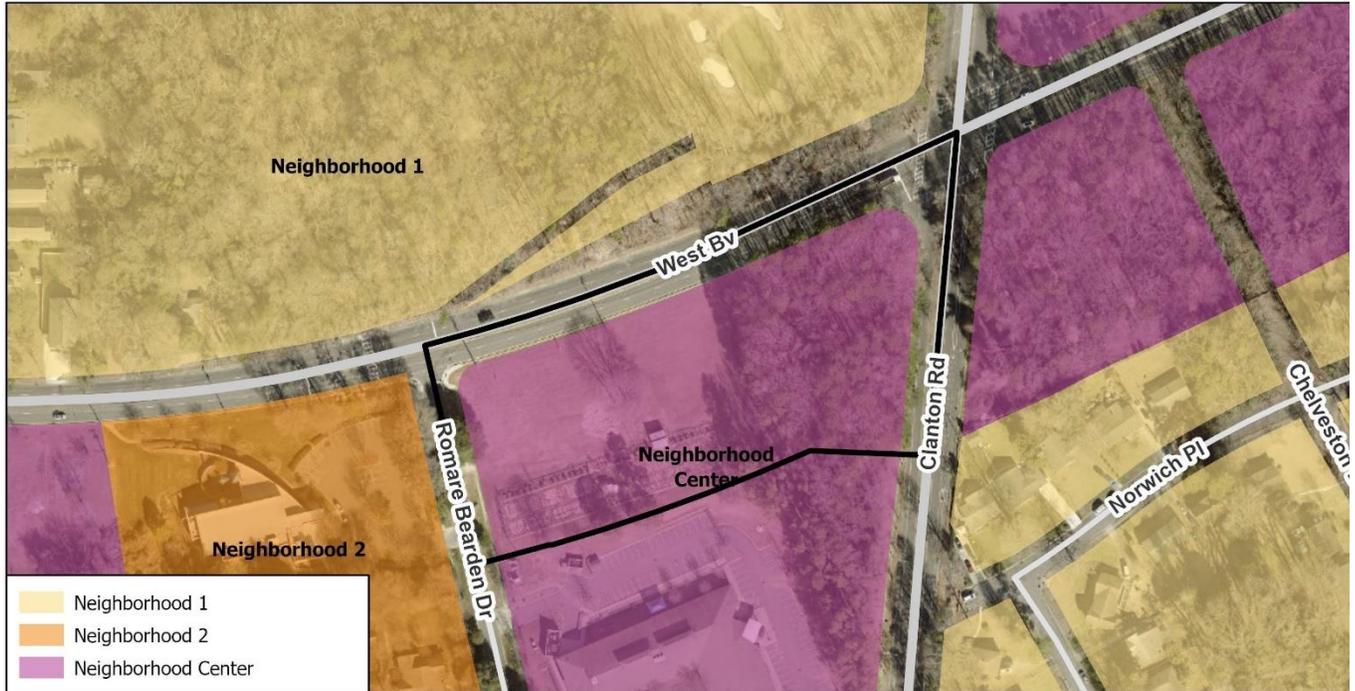
View of the YMCA located on the north side of West Boulevard northeast of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-267	12.46 acres located on the north side of West Boulevard, east of Donald Ross Road, and south of Wilkinson Boulevard. From INST(CD) and R-22MF to MUDD-O.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood Center Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of West Boulevard, a State-maintained major arterial, and Romare Bearden Drive, 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:**
- Stratford Richardson YMCA - Clinic
  - Commercial project constructing a health clinic located at the intersection of Walton Road and West Boulevard.
  - Project has been approved.
- Flats at West Boulevard
  - Subdivision project constructing multi-family apartments located at the intersection of Dr. Carver Road and West Boulevard.
  - The project is currently under construction.
- **Transportation Considerations**
  - No Outstanding Issues.
- **Vehicle Trip Generation:**
  - Current Zoning: O-2(CD)
  - Existing Use: Vacant
  - Entitlement: 675 trips per day (based on office use).
  - Proposed Zoning: Too many uses to determine

**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 Police Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Romare Bearden Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located along Romare Bearden Dr. 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)
  - **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](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3818