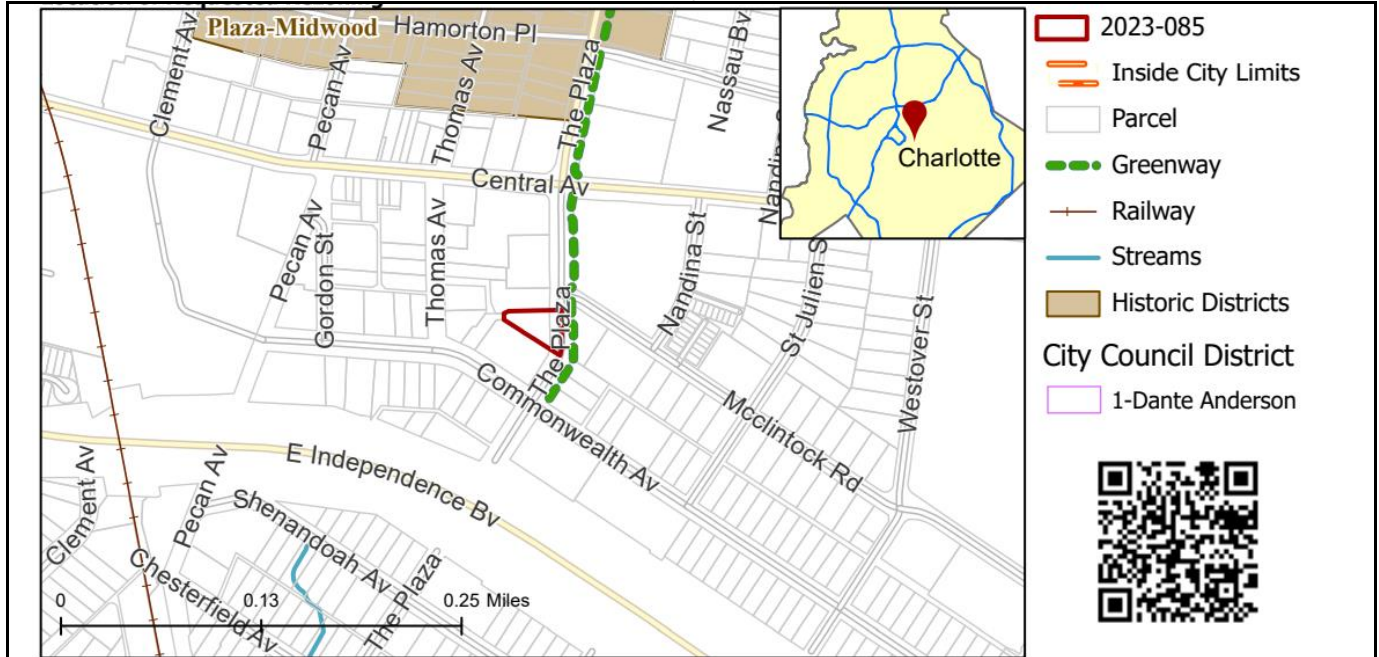


REQUEST

Current Zoning: B-2 (O) (General Business, Optional)
Proposed Zoning: NC (Neighborhood Center)

LOCATION

Approximately 0.241 acres located along the west side of The Plaza, north of Commonwealth Avenue, and south of Central Avenue.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the NC (neighborhood center) zoning district.

PROPERTY OWNER

Rhyno Partners Coffee LLC

PETITIONER

Rhyno Partners Coffee LLC

AGENT/REPRESENTATIVE

Keith MacVean; Moore & VanAllen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center.

Rationale for Recommendation

- The site is located within the Plaza Midwood business district.
- This zoning supports a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods.
- The NC Zoning District provides for a mix of commercial and service uses, closely integrated within the surrounding residential neighborhood fabric to support the concept of a complete neighborhood.
- Vertical and horizontal mixed-use development is encouraged.
- The site is less than .5 mile from Central Ave & Nandina St bus stop.
- The Gold Line streetcar is proposed to run along Central Avenue, north of this site, which will provide an alternative mode of transportation.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

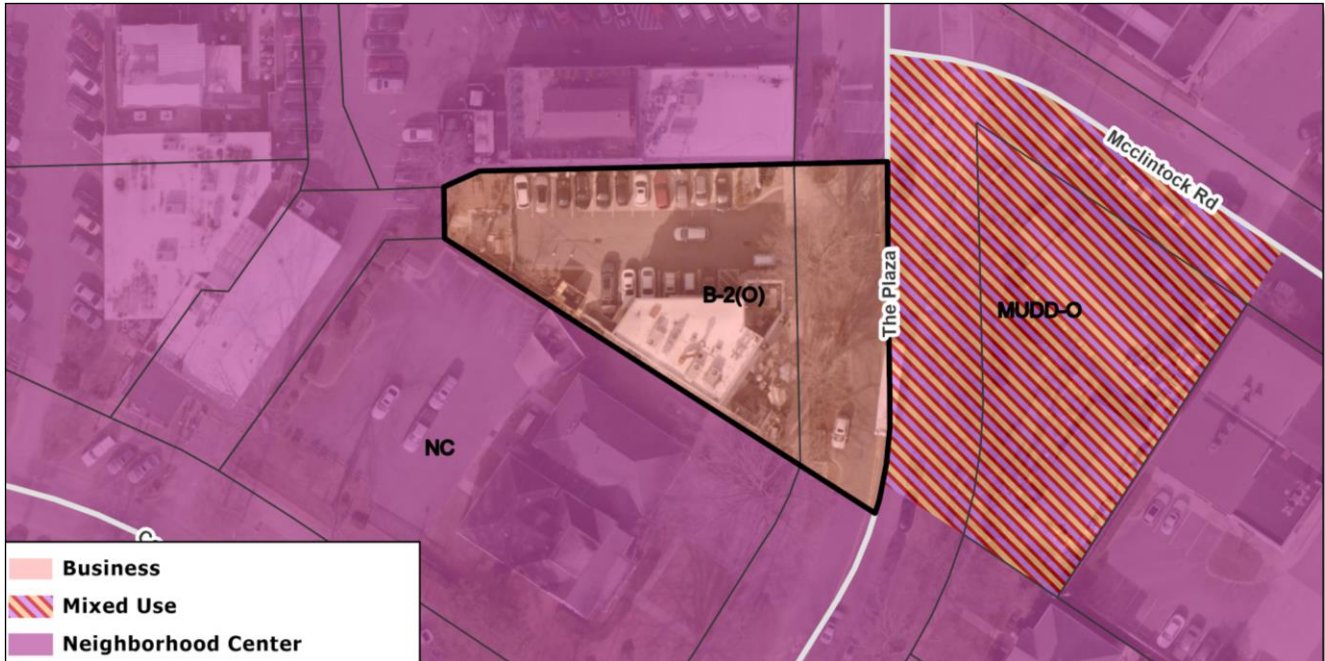
PLANNING STAFF REVIEW

- **Proposed Request Details**

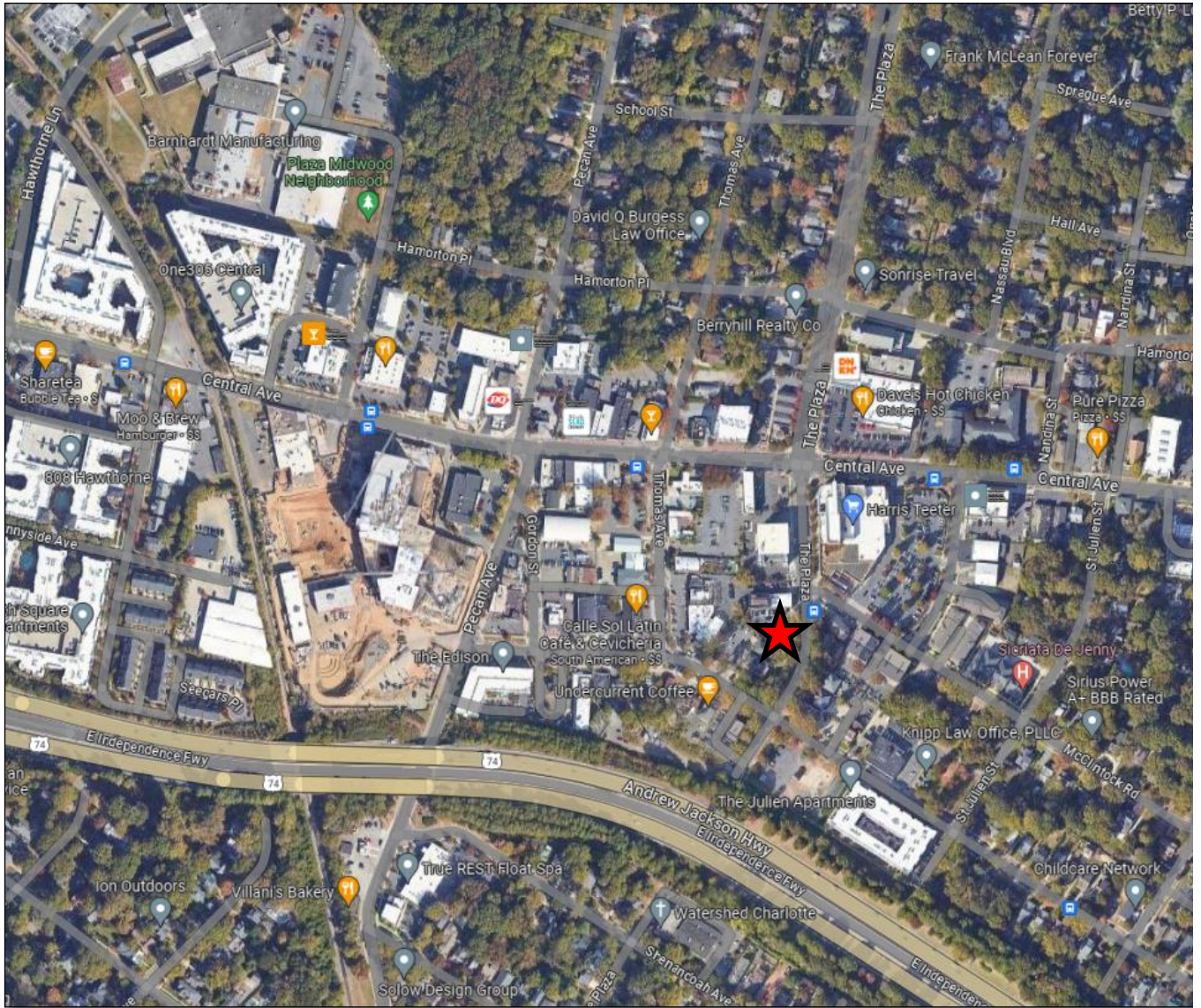
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the NC (Neighborhood Center zoning district).

- **Existing Zoning**



- The site is currently zoned B-2 (O) surrounded by Neighborhood center with a mixed use zoning site to the east.



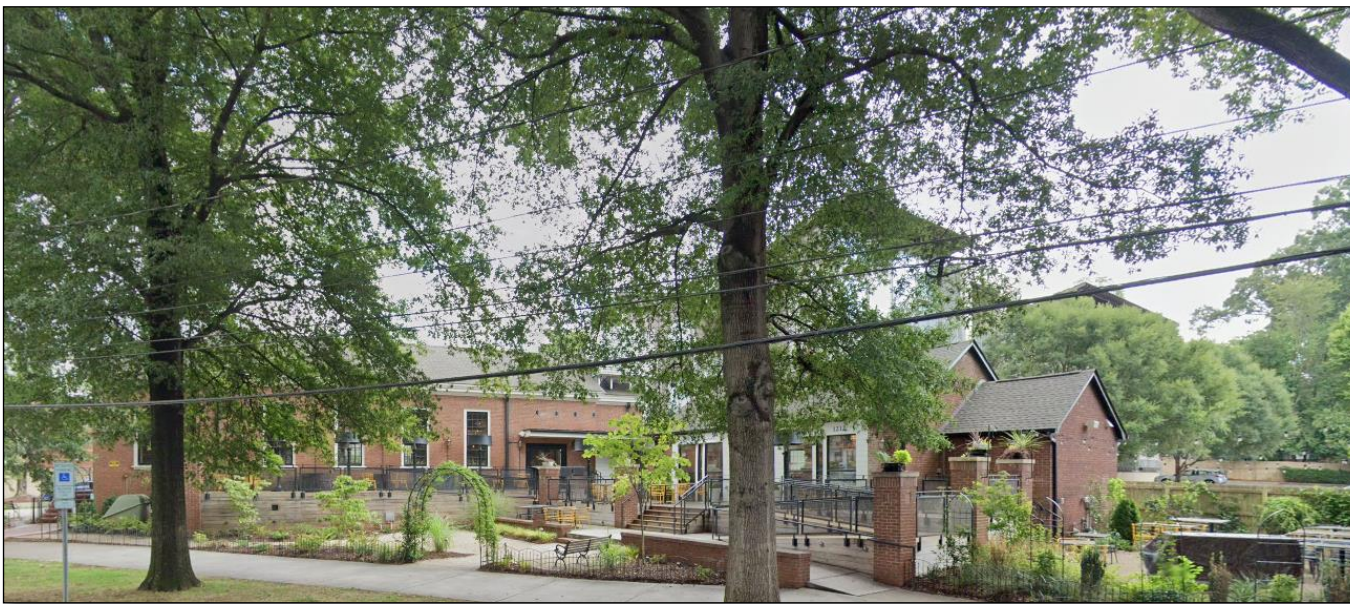
The site is denoted with a red star. The area surrounding the site is a mix of restaurants, grocery stores, shopping, breweries, and office spaces.



The site is occupied by a coffee shop.



North of the site is a grocery store, post office, and a rooftop bar/restaurant.

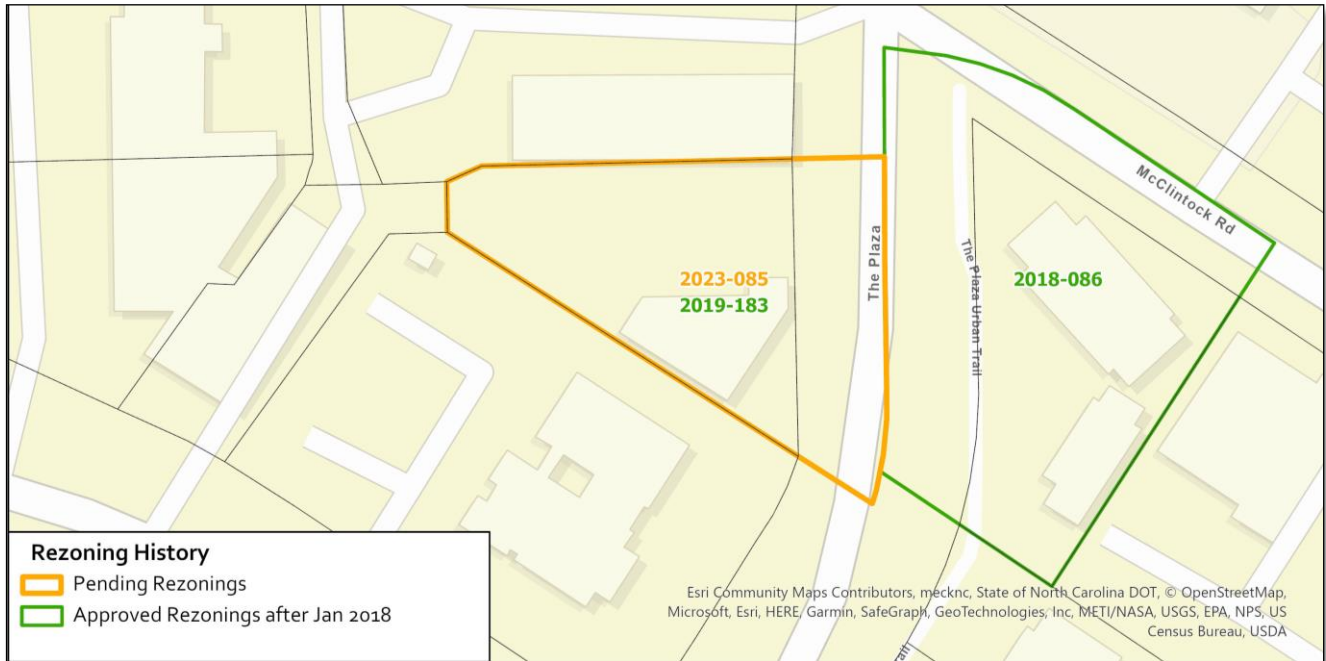


East of the site is a restaurant.



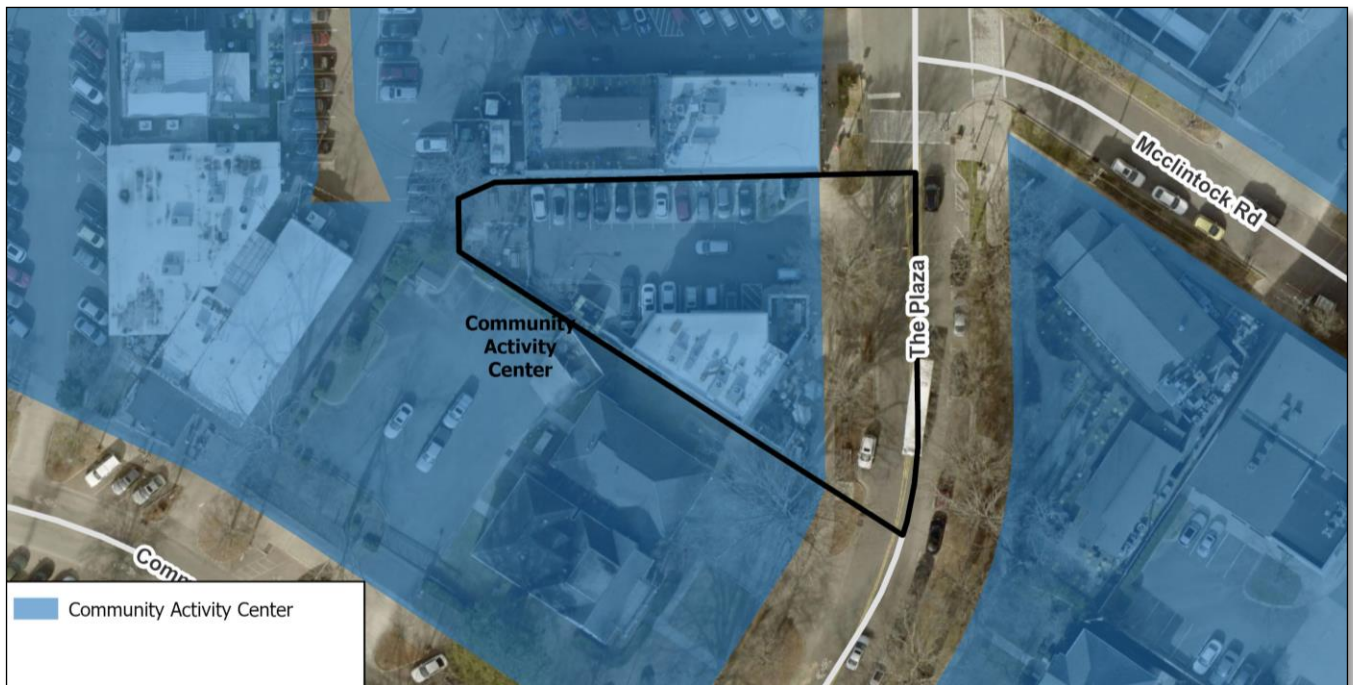
South of the site is a coffee shop and a medical office.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-183	0.241 acres; from B-2 PED to B-2 PED (O)	Approved
2018-086	.30 aces; from B-2 (PED) to MUDD-O (PED)	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Community Activity Center.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to The Plaza, a City-maintained major collector, south of McClintock Road, a City-maintained local street. The petition is located in a southeast corridor inside of Route 4, within the Plaza-Central Pedscape Plan.

• **Active Projects:**

- No active projects near the site

- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 395 trips per day (based on Existing Use).
 - Entitlement: 385 trips per day (based on B-2).
 - Proposed Zoning: N/A trips per day (based on NC).

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:** This development has too many uses to calculate student impact.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **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