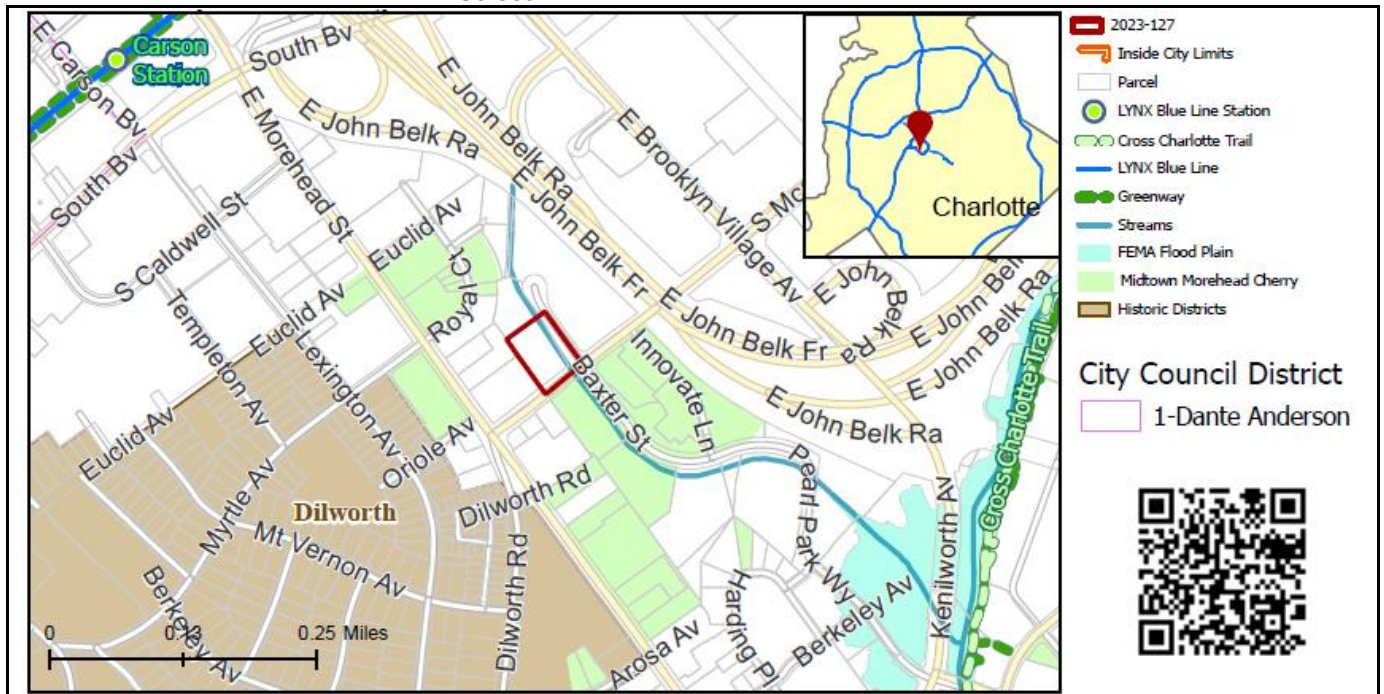


**REQUEST**

Current Zoning: NC (neighborhood center)  
Proposed Zoning: UE (urban edge)

**LOCATION**

Approximately 1.29 acres locate along the north side of South McDowell Street and the southwest side of Baxter Street, east of East Morehead Street.



**SUMMARY OF PETITION**

The petition proposes to allow all uses by right and under prescribed conditions in the UE zoning district on a parcel developed with an office building.

**PROPERTY OWNER**

Duncan-Parnell Co

**PETITIONER**

D-P Partners

**AGENT/REPRESENTATIVE**

Collin Brown, Brittany Lins and Lisa Arnold/Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- Regional Activity Centers are typically large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential uses.
- This petition falls within an area of transition between the high-intensity environment of the Uptown core and adjacent smaller-scale mixed-use areas and urban neighborhoods.

- This petition will include walkable, pedestrian-orientated mixed-use development that focuses on compatibility with adjacent development.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 8: Diverse & Resilient Economic Opportunity
  - 9: Retain Our Identity & Charm

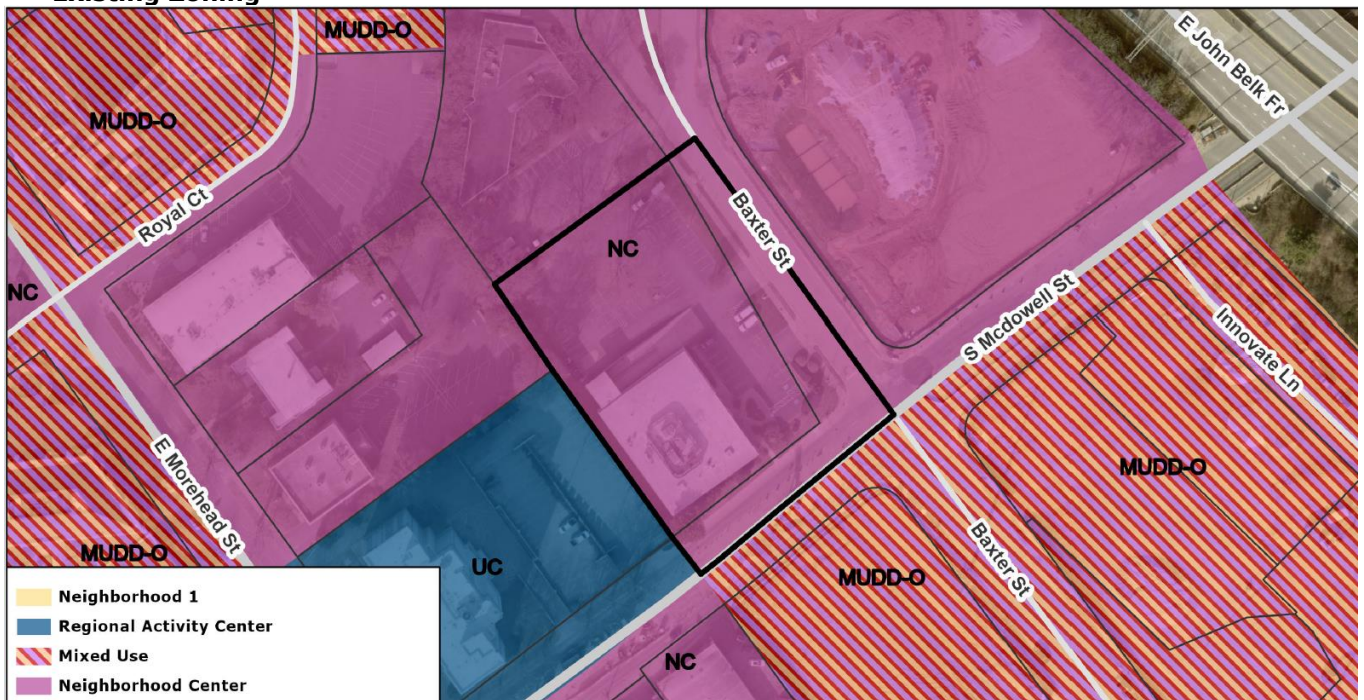
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

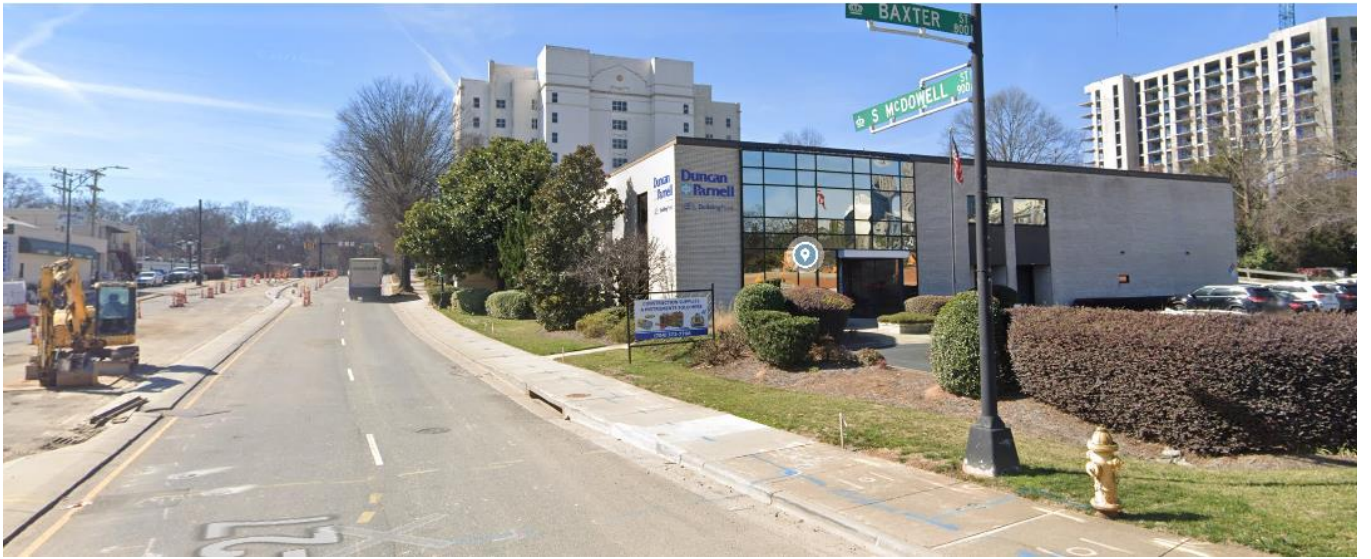
This is a conventional rezoning petition with no associated site plan.

- Permit all uses by right and under prescribed conditions in the UE (urban edge) zoning district.

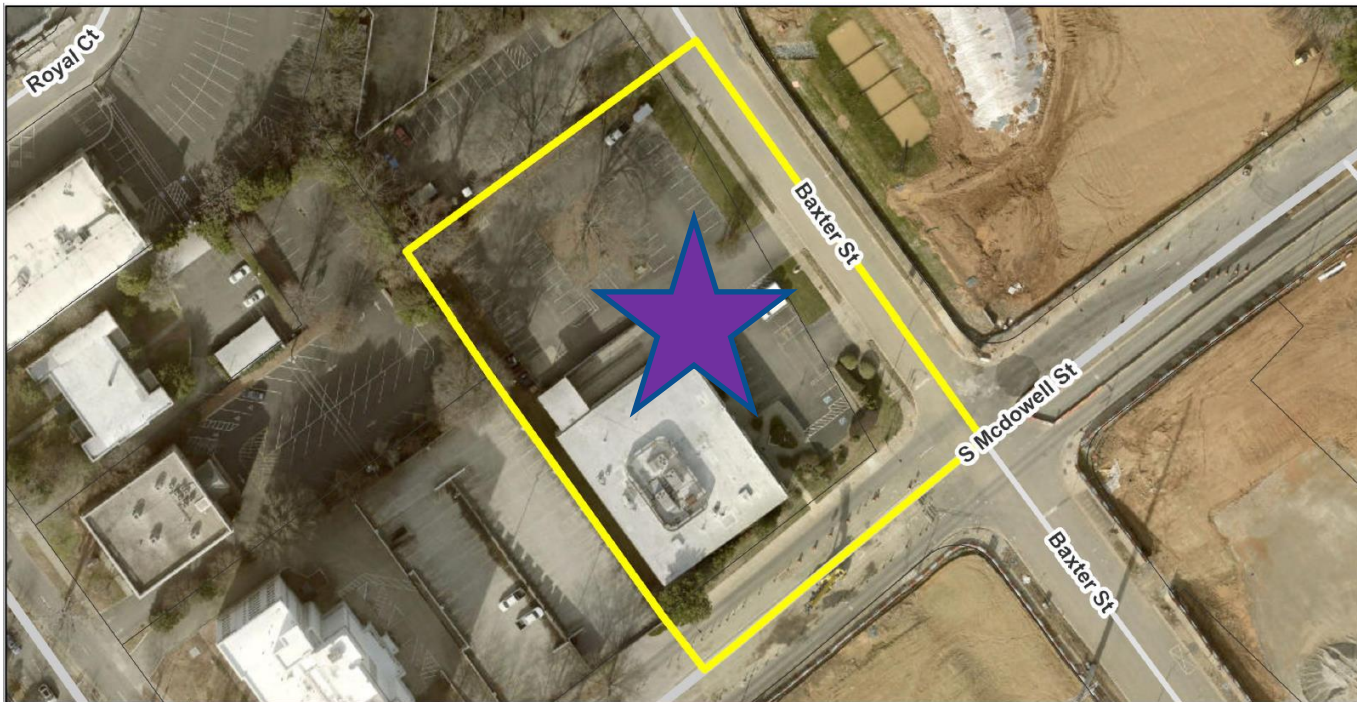
• **Existing Zoning**



- The rezoning site is developed with an office building located just outside the I-277 Loop and surrounded by a mix of residential and non-residential uses.

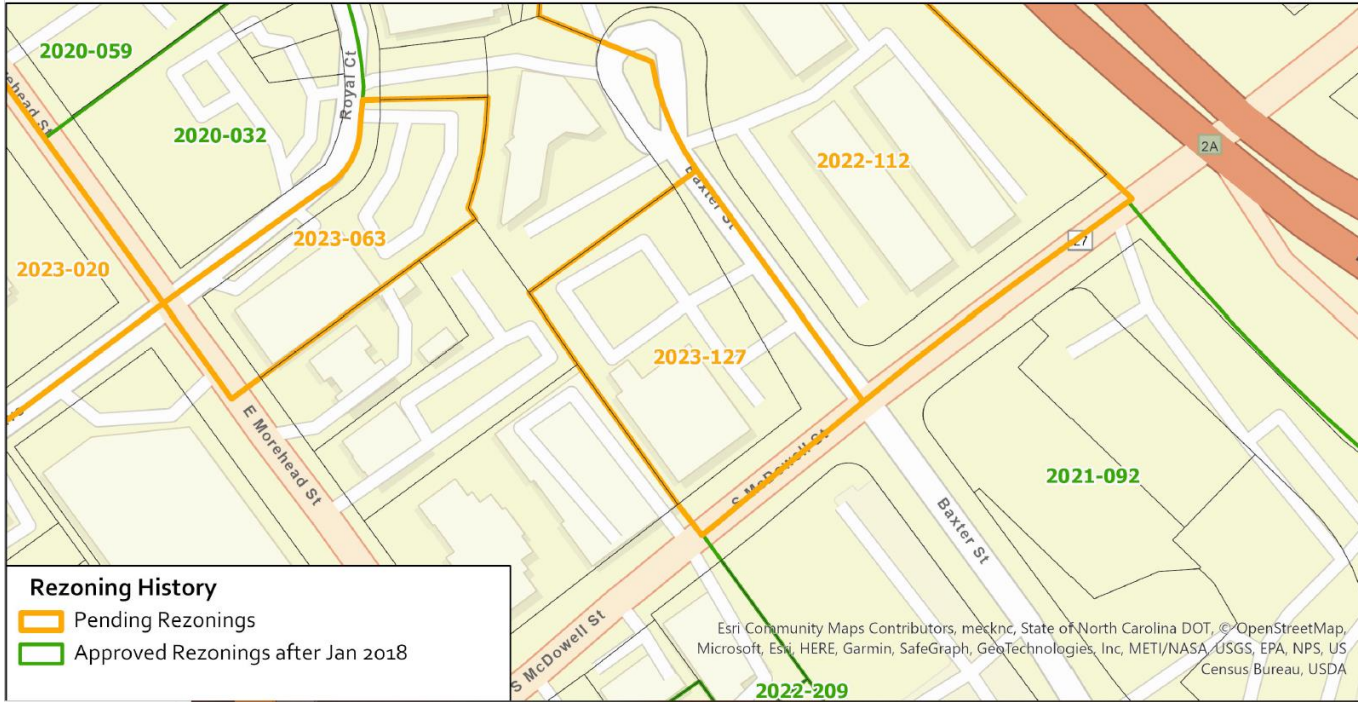


The site is developed with an office building.



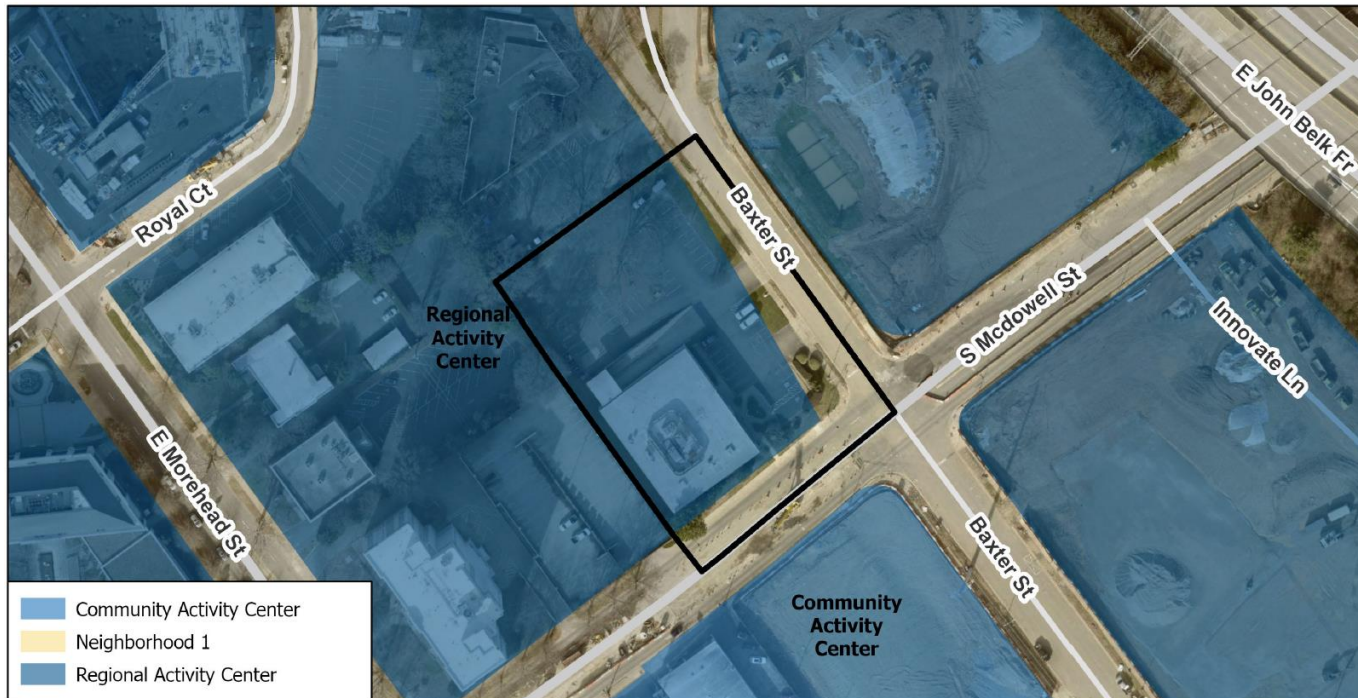
The rezoning site (denoted by purple star) is developed with an office building and surrounded by a mix of residential and nonresidential uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-127	Rezoning 1.29 acres to UE.	Pending
2023-063	Rezoned 0.998 acres to UE.	Approved
2023-020	Rezoned 3.13 acres to MUDD-O PED with 5-year vested rights.	Pending
2022-209	Rezoned 1.62 acres to MUDD-O PED.	Approved
2022-112	Rezoned 4.53 acres to UC.	Pending
2021-092	Rezoned 14.28 acres to MUDD-O with 5-year vested rights.	Approved
2020-059	Rezoned 1.474 acres to MUDD-O PED.	Approved
2020-032	MUDD-O site plan amendment for 1.379 acres.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Regional Activity Center Place Type.

- **TRANSPORTATION SUMMARY**

The petition is located adjacent to S. McDowell Street, a city maintained local street, and Baxter Street, 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:**

- No active transportation projects near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 290 trips per day (based on 20,058 square feet office).

Entitlement: too many uses to determine (based on NC zoning district).

Proposed Zoning: too many uses to determine (based on UE zoning district).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
  - **Charlotte Department of Solid Waste Services:** No outstanding issues.
  - **Charlotte Fire Department:** No outstanding issues.
  - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined. See advisory comments at [www.rezoning.org](http://www.rezoning.org).
    - The following data is as of 20<sup>th</sup> day of the 2022-2023 school year.
      - Dilworth Sedgefield Elementary currently at 54%
      - Dilworth Latta Elementary currently at 54%
      - Sedgefield Middle currently at 66%
      - Myers Park High currently at 123% (will be relieved in the 2024-25 school year)
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along S. McDowell St and an existing 8-inch water distribution main along Baxter Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along S McDowell Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No outstanding issues.
  - **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 outstanding issues.
  - **Stormwater Services Land Development Engineering:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry / City Arborist:** No outstanding issues.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782