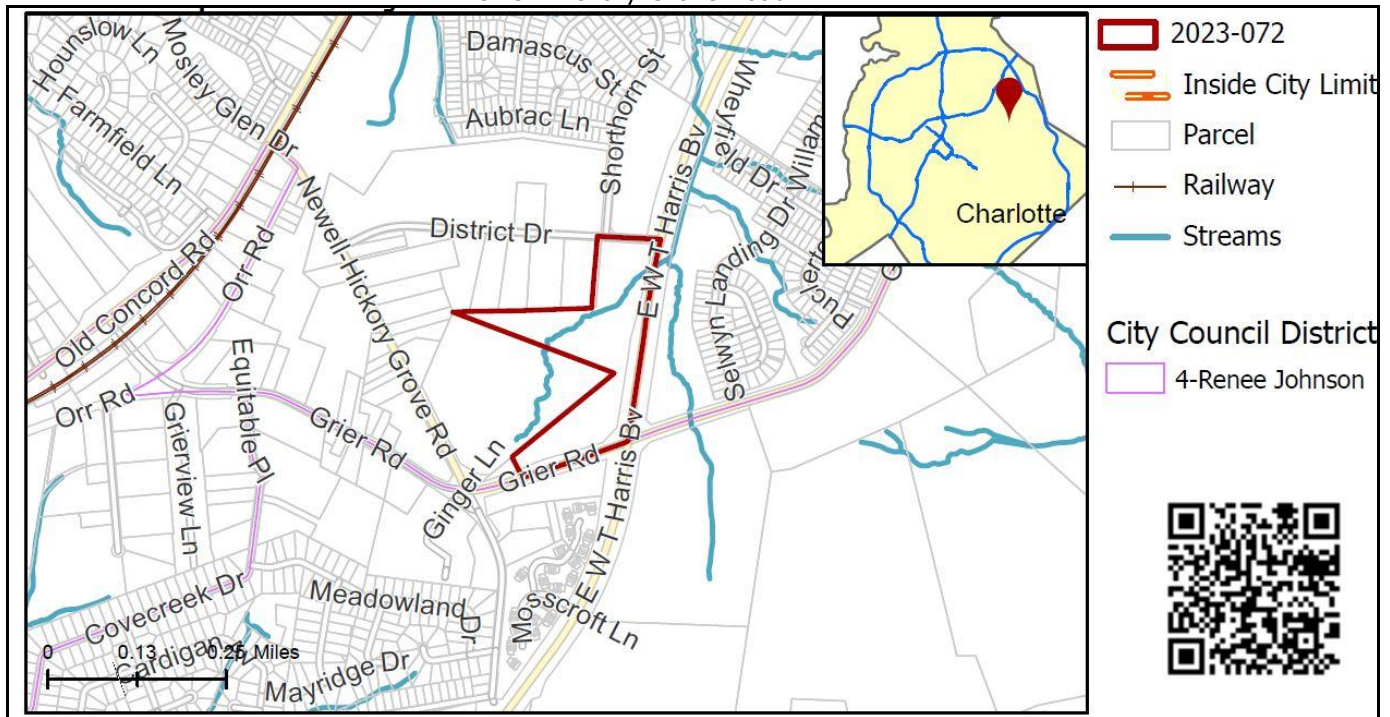


REQUEST

Current Zoning: N1-A (neighborhood 1)
Proposed Zoning: N2-B (neighborhood 2)

LOCATION

Approximately 17.99 acres located on the north side of Grier Road, west side of East W.T. Harris Boulevard, and south side of District Drive, east of Newell-Hickory Grove Road.



SUMMARY OF PETITION

The petition proposes to allow any use in the N2-B zoning districts on a parcel currently that is currently undeveloped.

PROPERTY OWNER

Merancas Holdings, LLC

PETITIONER

Merancas Holdings, LLC

AGENT/REPRESENTATIVE

Liz Ward, Give Impact

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 **consistent** with the 2040 Policy Map recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Neighborhood 2 Place Type.
- The site is in an area with a range of uses including single-family, multi-family, institutional, and manufacturing and logistics. The proposed zoning would help to increase the housing availability and diversity in the area.
- The site is located along two major thoroughfares.
- The site is located directly across East WT Harris Blvd from the future Back Creek Greenway.

- The site is located along the route of the number 23 and 29 CATS local buses providing access to the Charlotte Transportation Center on the 23 and between the Independence Blvd Walmart and the JW Clay Park & Ride on the 29.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility

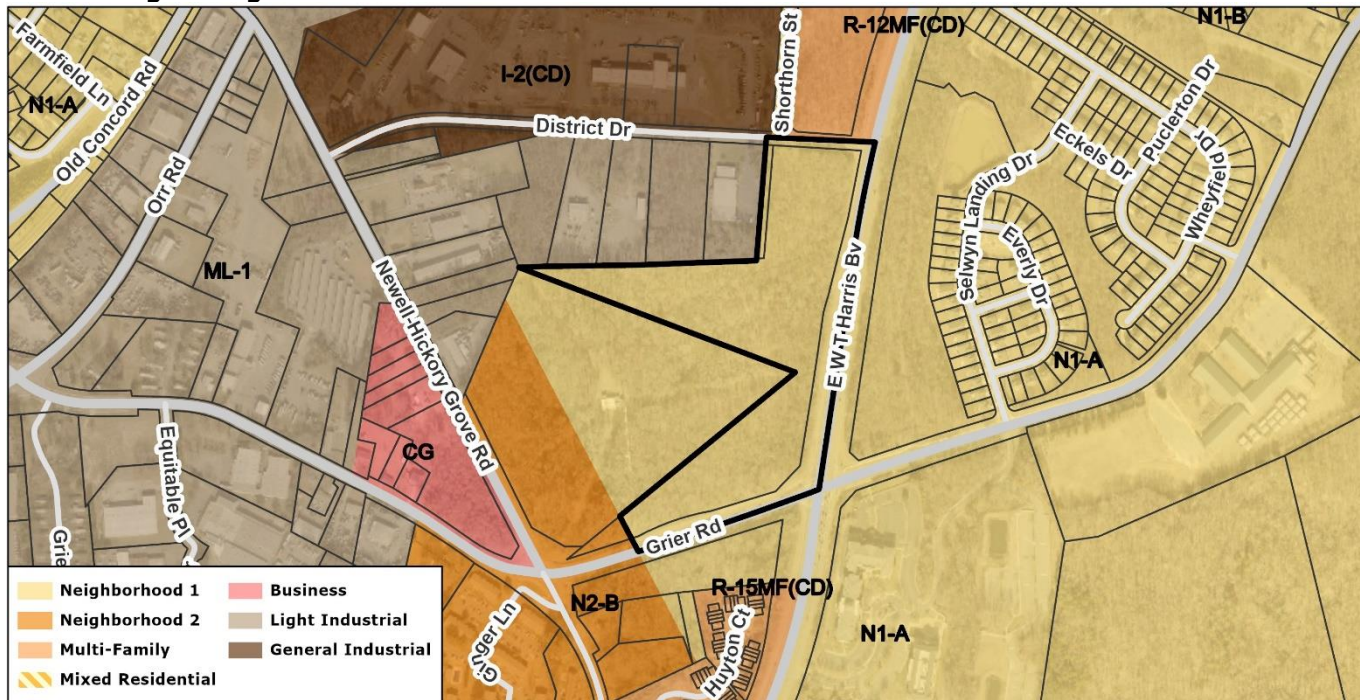
PLANNING STAFF REVIEW

• Proposed Request Details

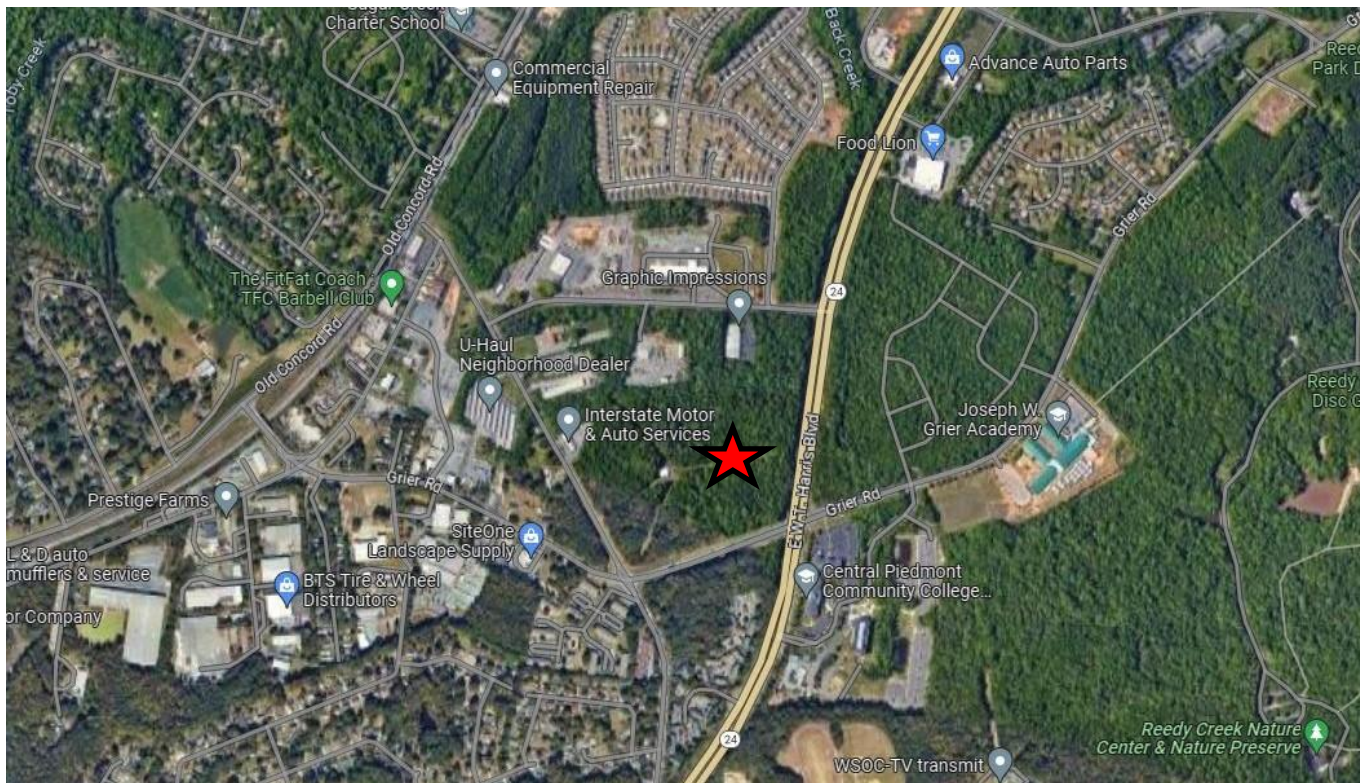
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the N2-B (neighborhood 2) zoning district.

• Existing Zoning



- The property is currently zoned N1-A (neighborhood 1). The site is adjacent to other N1-A zoned parcels to the south across Grier Road, to the east across East WT Harris Boulevard, and abutting to the west. Abutting N2-B zoning to the west and adjacent to the south across Grier Road. The site is abutting ML-1 (manufacturing & Logistics) zoning to the north along District Drive and adjacent to R-12MF(CD) (multi-family) across District Drive. As well as adjacent to CG (general commercial) to the west across Newell-Hickory Grove Road.



The site (indicated by red star above) located on the north side of Grier Road, west side of East W.T. Harris Boulevard, and south side of District Drive, east of Newell-Hickory Grove Road. The site is adjacent to a mix of uses ranging from single-family and multi-family to institutional and manufacturing and logistics.



View of the site looking southwest from the intersection of East WT Harris Blvd and District Drive. The site is currently undeveloped and wooded.



View of the Selwyn Landing subdivision located to the east of the site across East WT Harris Blvd.



View of the Central Piedmont Community College (CPCC) Cato campus located southeast of the site at the intersection of East WT Harris Blvd. and Grier Road.

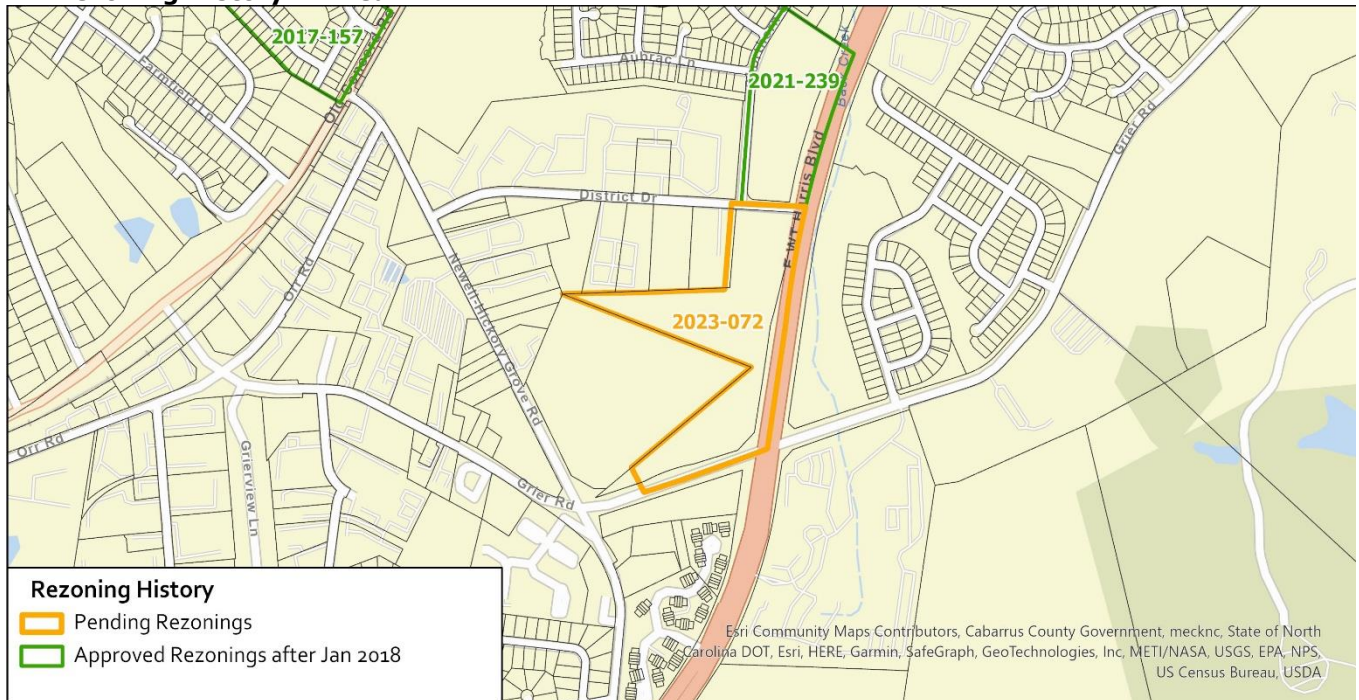


View of the NCDOT facilities located to the north of the site along District Drive, typical of the manufacturing and logistics developments on District Drive.



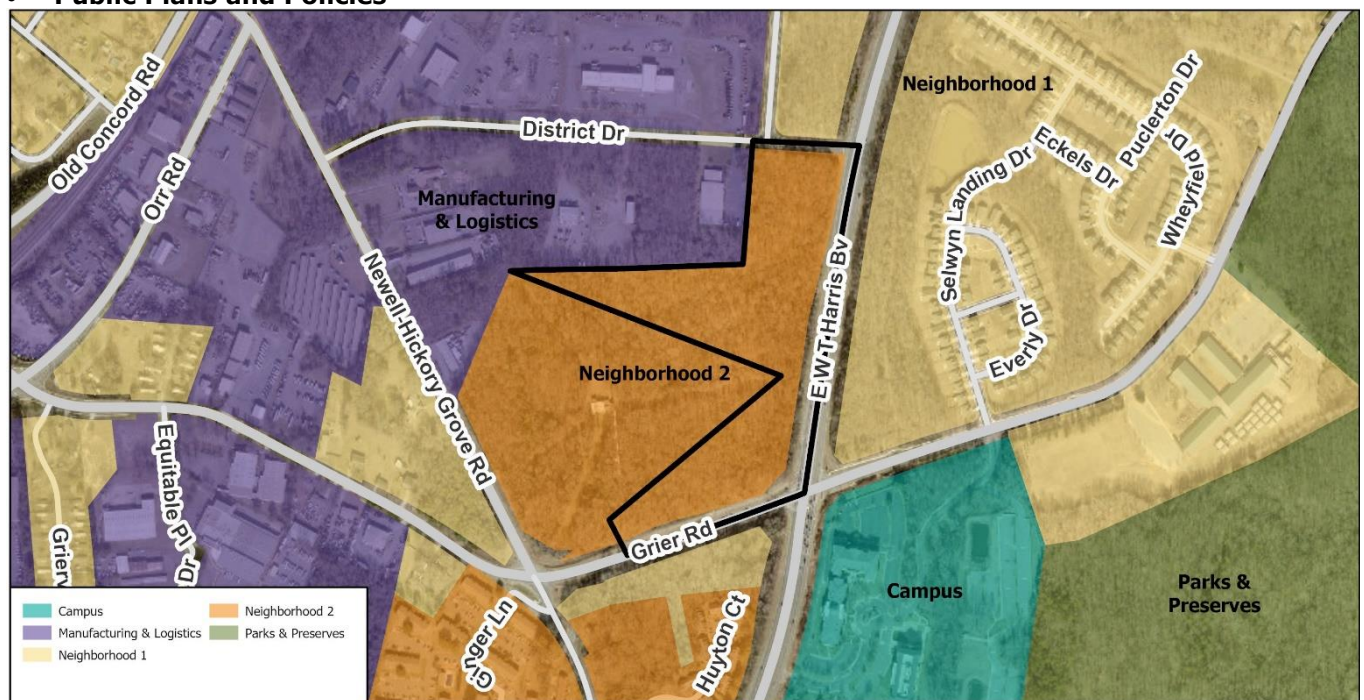
View of the Meadowbrook Apartments entrance located southwest of the site at the corner of Grier Road and Newell-Hickory Grove Road. One of the two apartment developments to the south of the site.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2016-140	6.63 acres located on the southeast corner at the intersection of Rocky River Road and East W.T. Harris Boulevard, to NS SPA and BD(CD) from NS.	Approved
2017-157	28.4 acres located on the west side of Old Concord Road, south of Torrence Grove Church Road, to R-4 from R-3.	Approved
2021-239	9.34 acres located on the west side of East W.T. Harris Boulevard, north side of District Drive, and east side of Shorthorn Street, to R-12MF(CD) from O-1(CD).	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of WT Harris Boulevard, a State-maintained expressway, and Grier 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:**

- Grier/HB/Newell Relief Elementary School
 - Commercial project constructing an elementary school. The project is located adjacent to The Plaza, East of WT Harris Boulevard.
 - The project is nearing completion
- Ovata at Reedy Creek
 - Subdivision construction of senior multifamily apartments. The project is located at the intersection of Newell-Hickory Grove Road and Grier Road.
 - The project is under review
- NCDOT WT Harris Boulevard
 - NCDOT project construction shared use path on the west side of WT Harris Boulevard. The project on WT Harris Boulevard between The Plaza and Grier Road.
 - The project has a scheduled completion in 2025

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning: N1-A

Existing Use: Vacant

Entitlement: 585 trips per day based on 55 dwelling units.

Proposed Zoning: Too many uses to determine trip generation.

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:** 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.
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **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.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818