

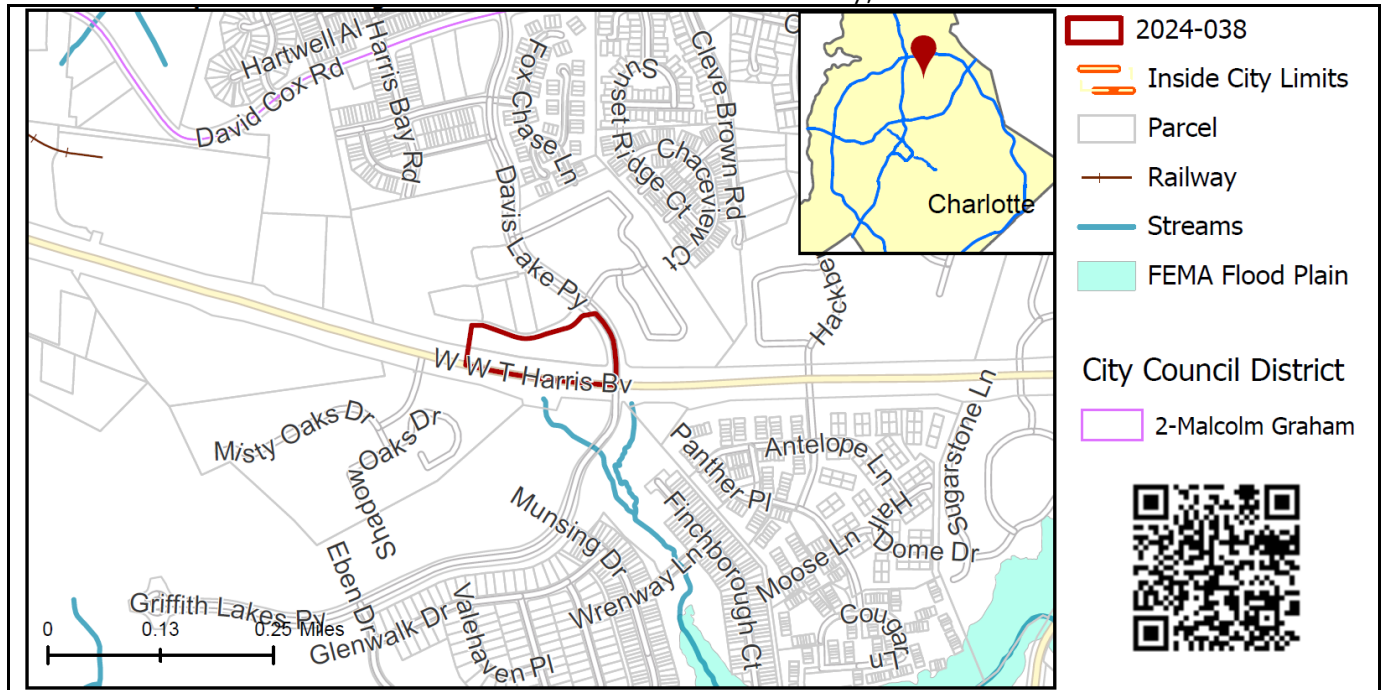
REQUEST

Current Zoning: CC (commercial center, conditional)

Proposed Zoning: CG (general commercial)

LOCATION

Approximately 3.02 acres located at the northwest intersection of West W. T. Harris and Davis Lake Parkway, south of David Cox Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the CG district on a parcel that is currently undeveloped.

PROPERTY OWNER

Cambridge-Davis Lake, LLC et al.

PETITIONER

Cambridge Properties, Inc.

AGENT/REPRESENTATIVE

Meredith Richmond, Cambridge Properties, Inc.

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 Commercial Place Type.

Rationale for Recommendation

- The petition is consistent with the recommended 2040 Policy Map Place Type of Commercial. The CG zoning district permits a variety of uses that are in keeping with the character of the area, which is generally auto-oriented but also provides standards that are accommodating of other travel modes.
- The site is walkable to nearby neighborhoods as well as directly adjacent to daily needs. The site could increase the amenities, goods, and services offered at the existing shopping center.
- The Commercial Place Type calls for standalone nonresidential uses located along high-volume arterial streets.

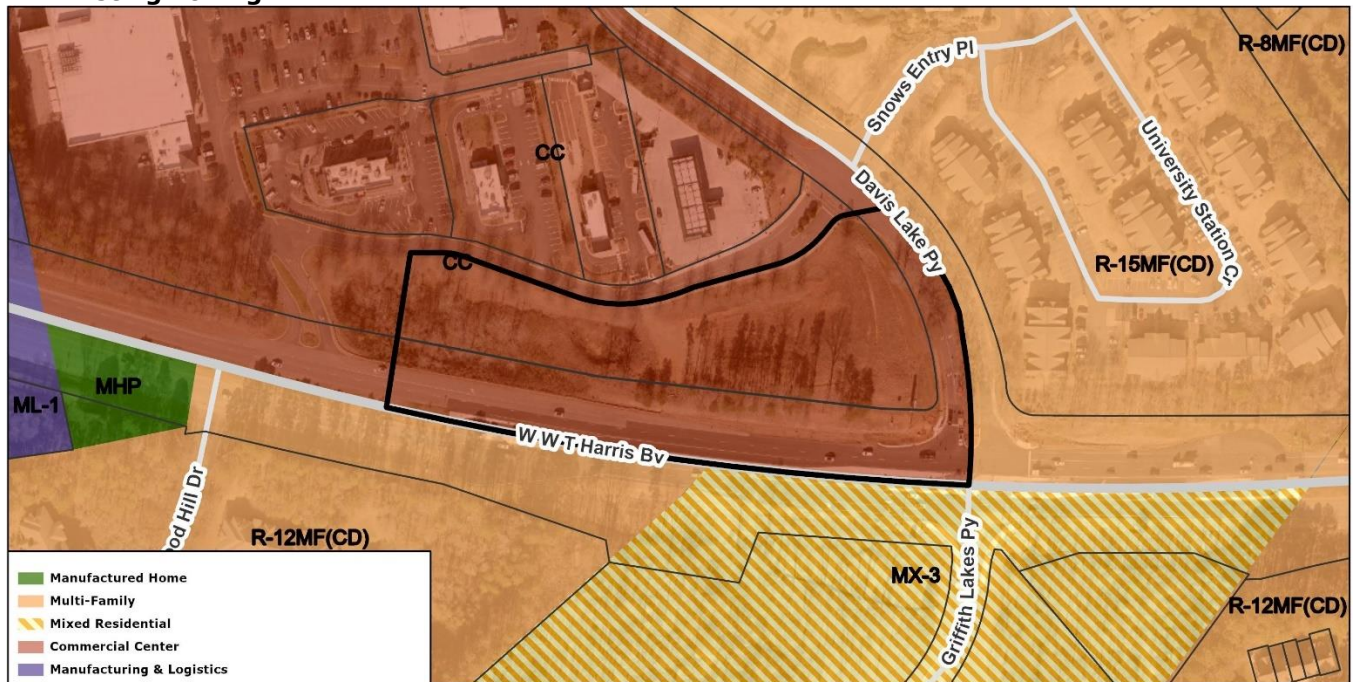
- The site is located at the intersection of a road designated by the *Charlotte Streets Map* as a Collector Street, and a 6+ Lane Parkway which is considered an arterial street and is intended to serve high volumes of traffic at relatively high speeds while limiting direct access to adjacent land uses.
- The site is adjacent to the future Davis Lake Parkway Urban trail that is proposed to feed into the existing Mallard Creek Greenway.
- The site is located along the route of the CATS number 21 local bus providing transit access to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

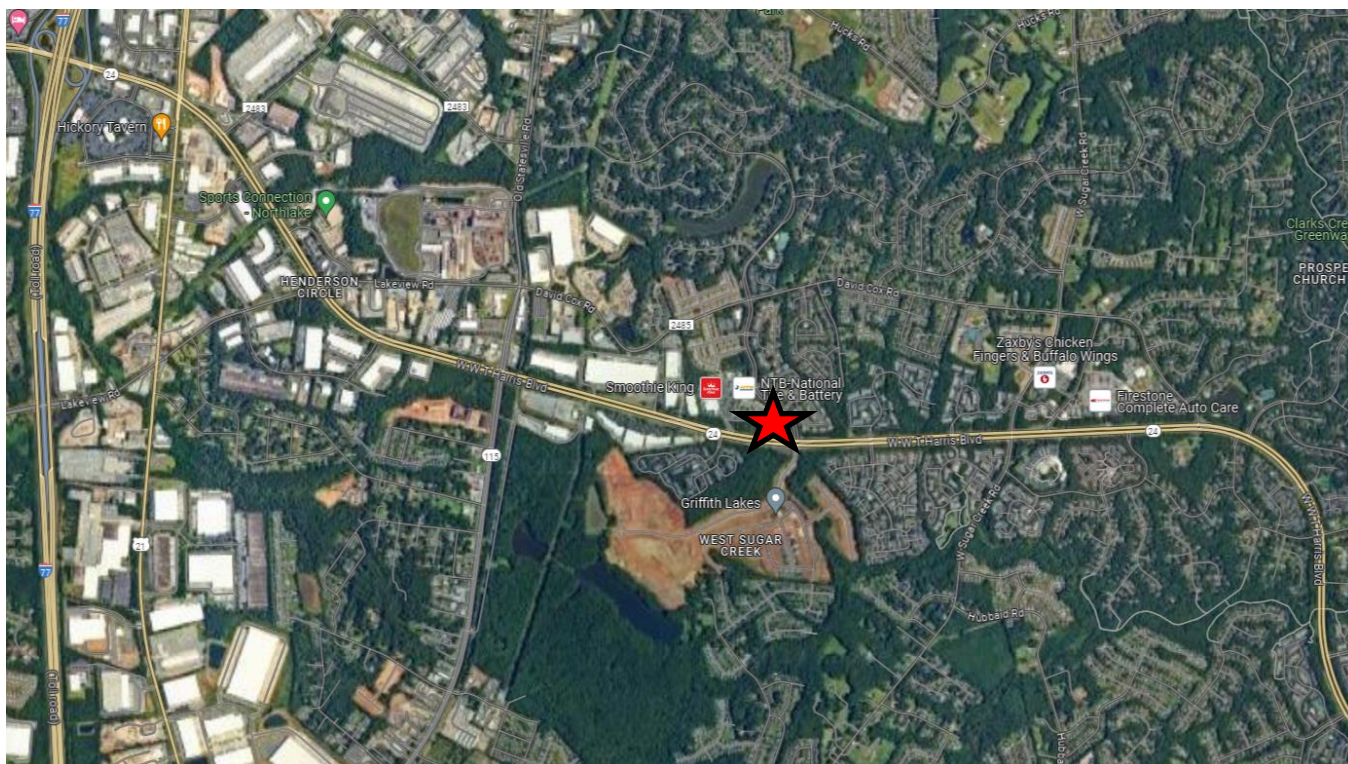
Proposed Request Details

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

Existing Zoning



- The property is currently zoned CC (commercial center, conditional). Adjacent properties to the north and west are also zoned CC. The site to the west across Davis Lake Pkwy is zoned R-15MF(CD) (multi-family, conditional). The properties to the south across West W.T. Harris Blvd are zoned R-12MF(CD) (multi-family, conditional), and MX-3 (mixed-use, conditional).



The site (indicated by red star above) is located at the northwest intersection of West W. T. Harris and Davis Lake Parkway, south of David Cox Road.



View of the site looking northwest from the intersection of West W.T. Harris Blvd and Davis Lake Pkwy. The subject site is an outparcel of the CC zoned Shoppes at Davis Lake development, rezoning petition 2013-024.



View of the site looking southwest from the intersection of Davis Lake Pkwy and Snows Place. The site is currently undeveloped.



View of outparcels abutting the site to the north within the Shoppes at Davis Lake development. The development pattern is predominantly auto-oriented.



View of a multi-family development located to the east of the site across Davis Lake Pkwy.



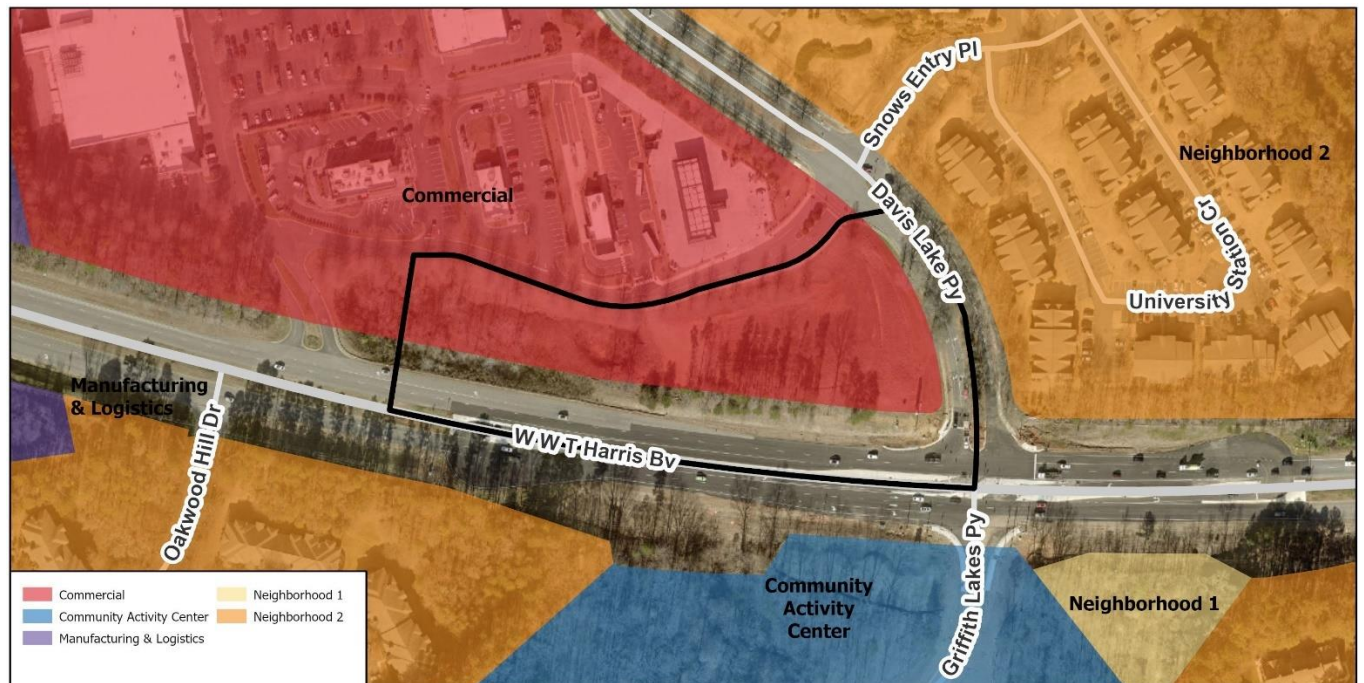
View of the Shoppes at Davis Lake development. The subject site is an existing outparcel of this development.

- Rezoning History in Area**



- There has not been any rezoning activity in the area within the past 7 years.

- Public Plans and Policies**



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

- TRANSPORTATION SUMMARY**

- The petition is located at the intersection of WT Harris Boulevard, a State-maintained expressway, and Davis Lake Parkway, a City-maintained major collector. The petition is located in a northeast wedge outside of Route 4.

- **Active Projects:**
 - TIP – W W.T. Harris Boulevard (NC 24)
 - TIP Number: Not applicable
 - Advanced Project Description: Widen from 4 lanes to 6 lanes, with median and multi-use path
 - ROW Year: Undetermined
 - Construction Year: Undetermined
- **Transportation Considerations**
 - No Outstanding Issues.
- **Vehicle Trip Generation:**
 - Current Zoning: CC.
 - Existing Use: Vacant.
 - Entitlement: 863 trips per day (based on 15,000 sq.ft. of retail).
 - Proposed Zoning: CG. 2,145 trips per day (based on 45,300 sq.ft. of retail).

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:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Davis Lake Pkwy. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main inside parcel 04322129. See advisory comments at www.rezoning.org
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **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 comments submitted.

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

Planner: Maxx Oliver 704-336-3818