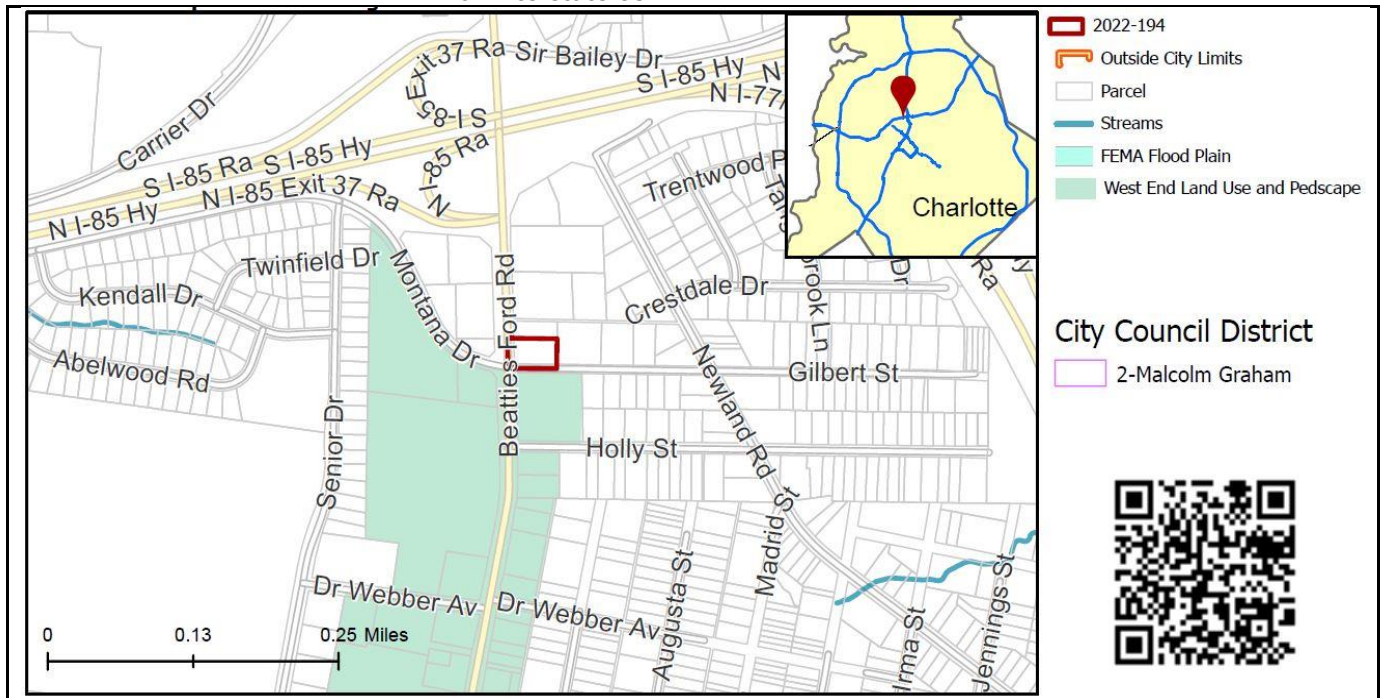


**REQUEST**

Current Zoning: B-1 (neighborhood business)  
 Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

**LOCATION**

Approximately 0.512 acres located at the northeast intersection of Beatties Ford Road and Gilbert Street, west of Newland Road, and south of Interstate 85.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-NC zoning district on a parcel that is currently vacant.

**PROPERTY OWNER**

RC Ventures, LLC

**PETITIONER**

RC Ventures, LLC

**AGENT/REPRESENTATIVE**

Eric Orozco, Neighboring Concepts

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible with the adjacent commercial development along Beatties Ford Road and the adjacent residential neighborhoods to the east due to the small size of the site and the potential for providing additional housing types, neighborhood scale commercial space, access to goods and services, dining, entertainment designed in a walkable manner prescribed by the TOD-NC district.
- The site is located within 1/8-mile walking distance of the planned Montana Drive City Lynx Gold Line Streetcar Station and within a 1/2-mile of the planned Rosa Parks Place City Lynx Gold Line Streetcar Station.

- The TOD-NC district may be applied to parcels within a ¼-mile walking distance of an adopted and funded streetcar stop. However, the Gold Line phase 3 extension is not yet funded.
- TOD standards include requirements for enhanced streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The site is served by the number 7 and 26 CATS local buses and is located within ½-mile of the Rosa Parks Community Transit Center offering additional service to the number 18 crosstown bus.
- 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

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, the Neighborhood 2 Place Type to the Neighborhood Center Place Type for the site.

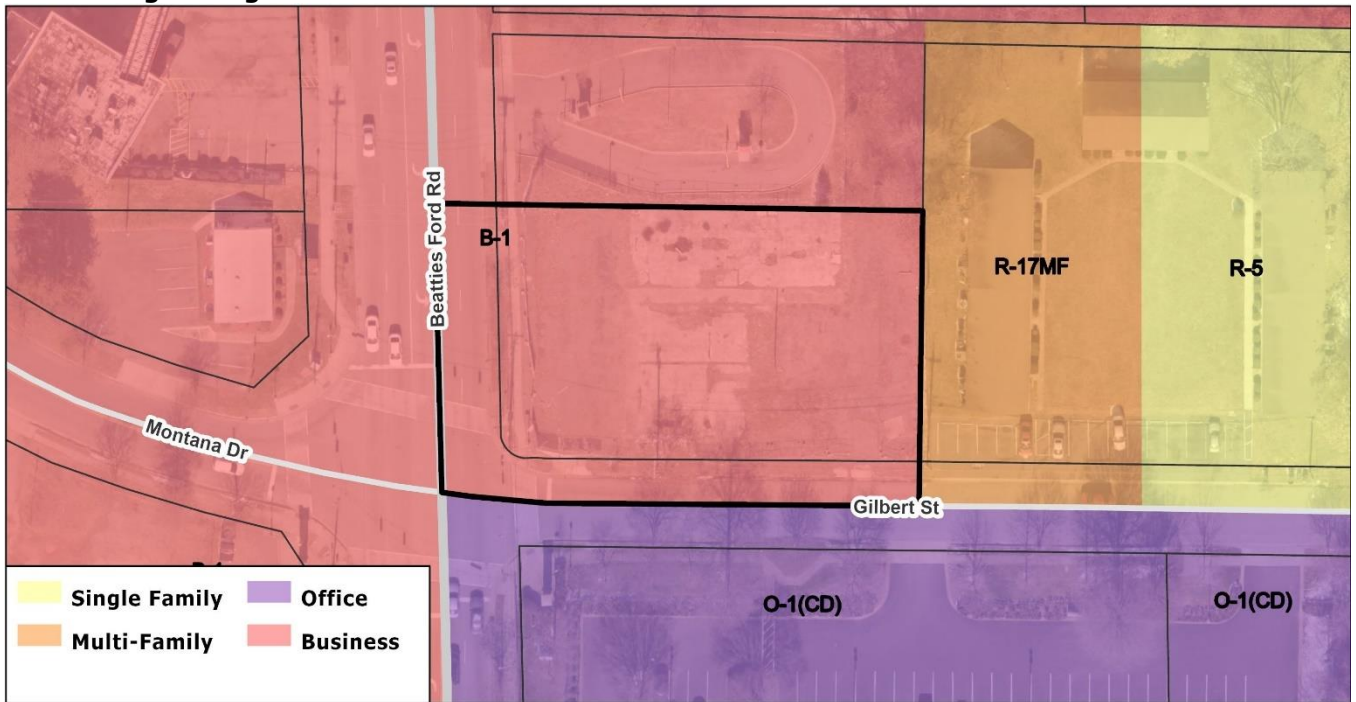
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

- Allows all uses in the TOD-NC (transit oriented development, neighborhood center) zoning district.

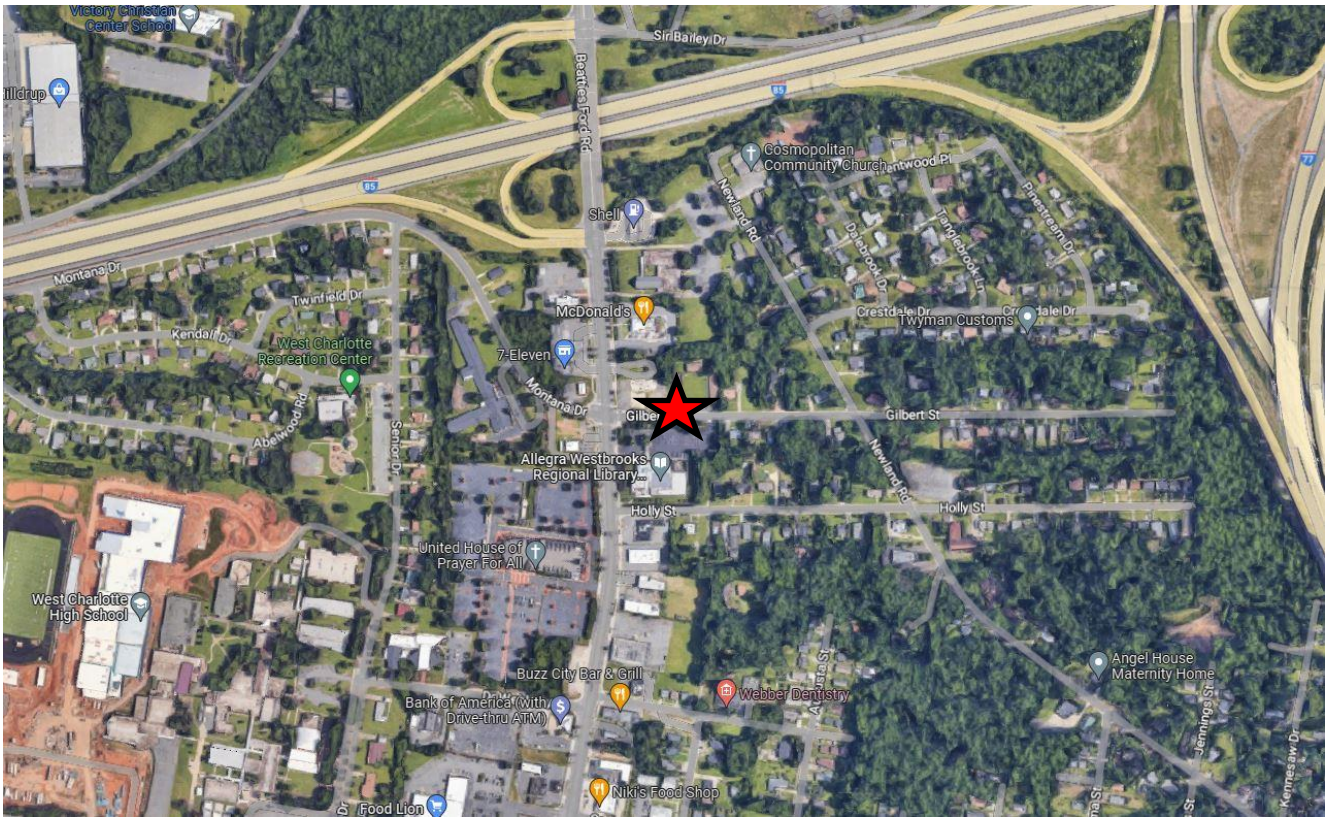
• **Existing Zoning**



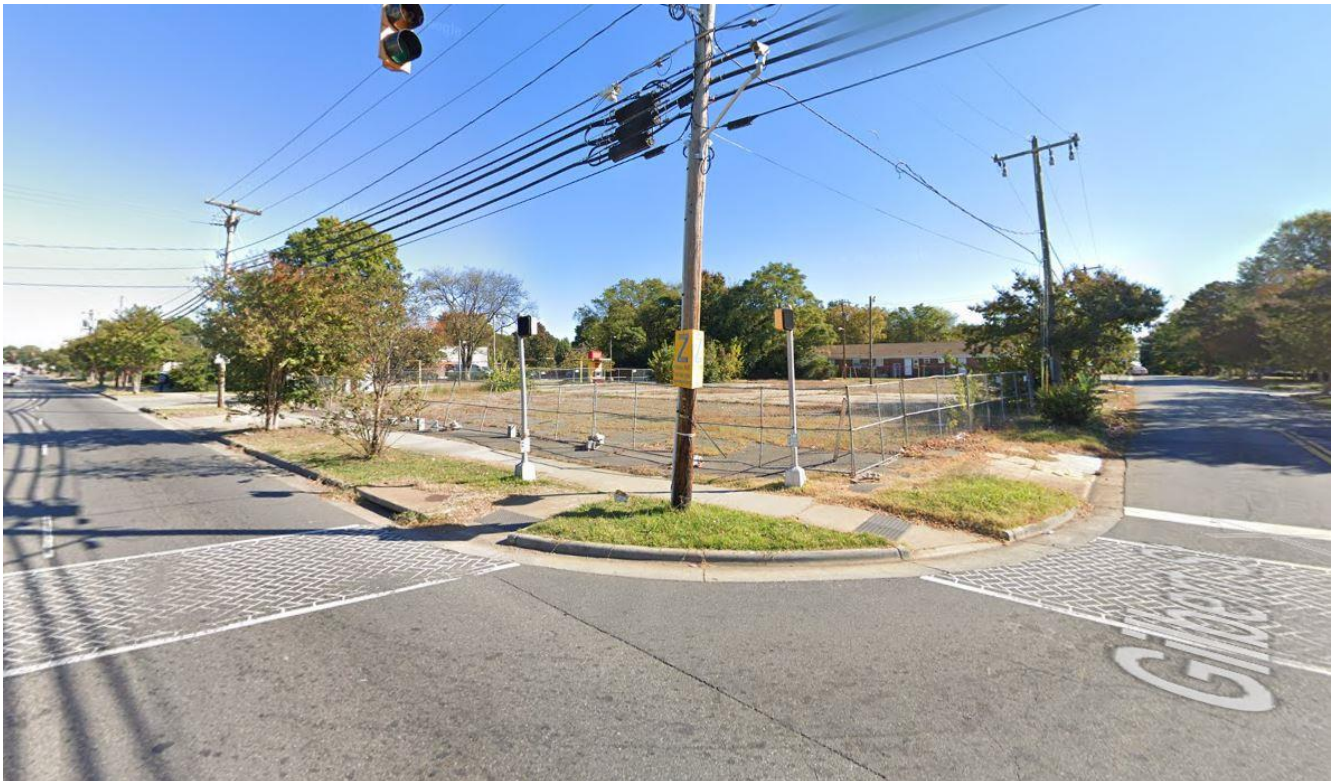
- The property is currently zoned B-1 (neighborhood business) and is adjacent to other B-1 zoned property north of the site and to the west across Beatties Ford Road. The site is abutting multi-family zoning to the east and adjacent to conditionally zoned office property to the south across Gilbert Road, and single-family zoning to the east.

Existing Zoning	Translated Zoning	Recommended Place Type
B-1 (neighborhood business)	CG (general commercial)	Neighborhood 2





The site (indicated by red star above) is located at the corner of Beatties Ford Road and Gilbert Street, south of I-85, west of I-77, and north of Brookshire Fwy. The site is adjacent to auto oriented uses such as drive-through restaurants, ATM, and gas stations as well as a Mecklenburg County Public Library and several religious institutions along Beatties Ford Road. Multi-family and single-family uses are located to the east of the site.



View of the site looking northeast from the intersection of Beatties Ford Road and Gilbert Street. The site is currently vacant.





View of drive-through restaurant, ATM, and religious institution north of the site along Beatties Ford Road.



View of drive-through restaurant, automobile service station north of the site across Beatties Ford Road.





View south of the site from the intersection of Beatties Ford Road and Gilbert Street showing the Mecklenburg County Public Library, retail store, and religious institution.



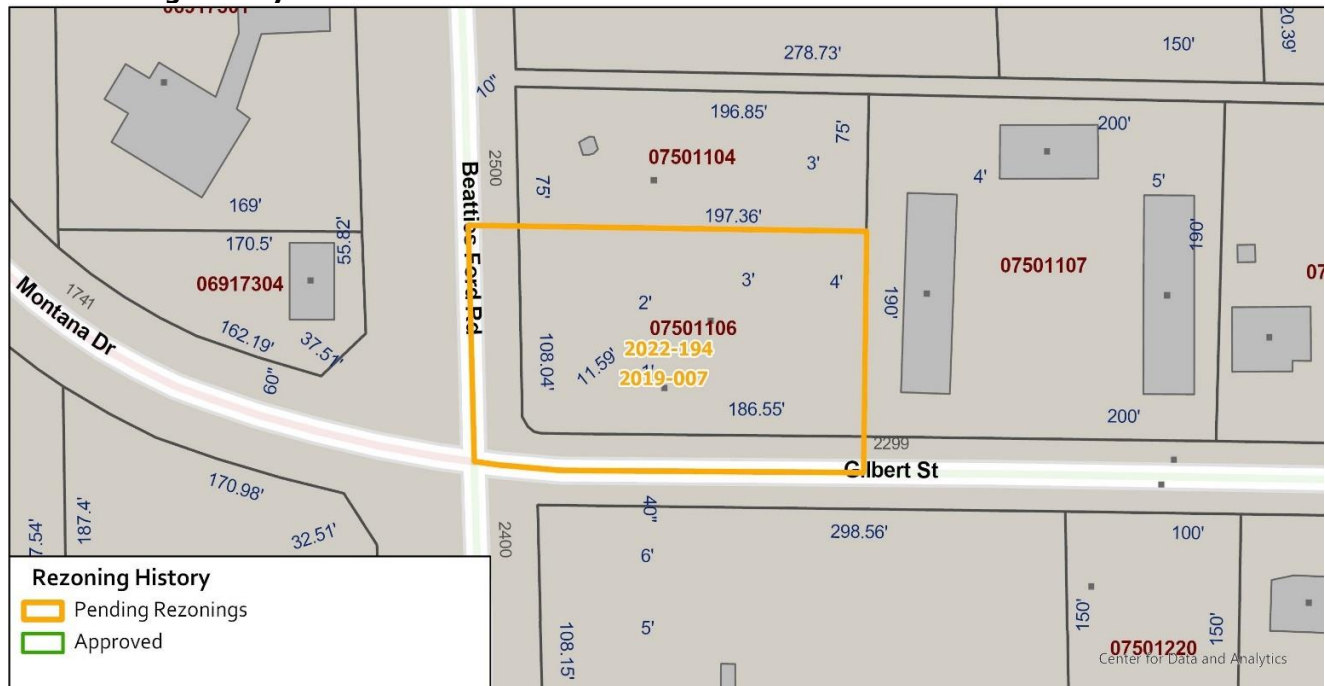
View showing multi-family and single-family dwelling units east of the site along Gilbert Street.





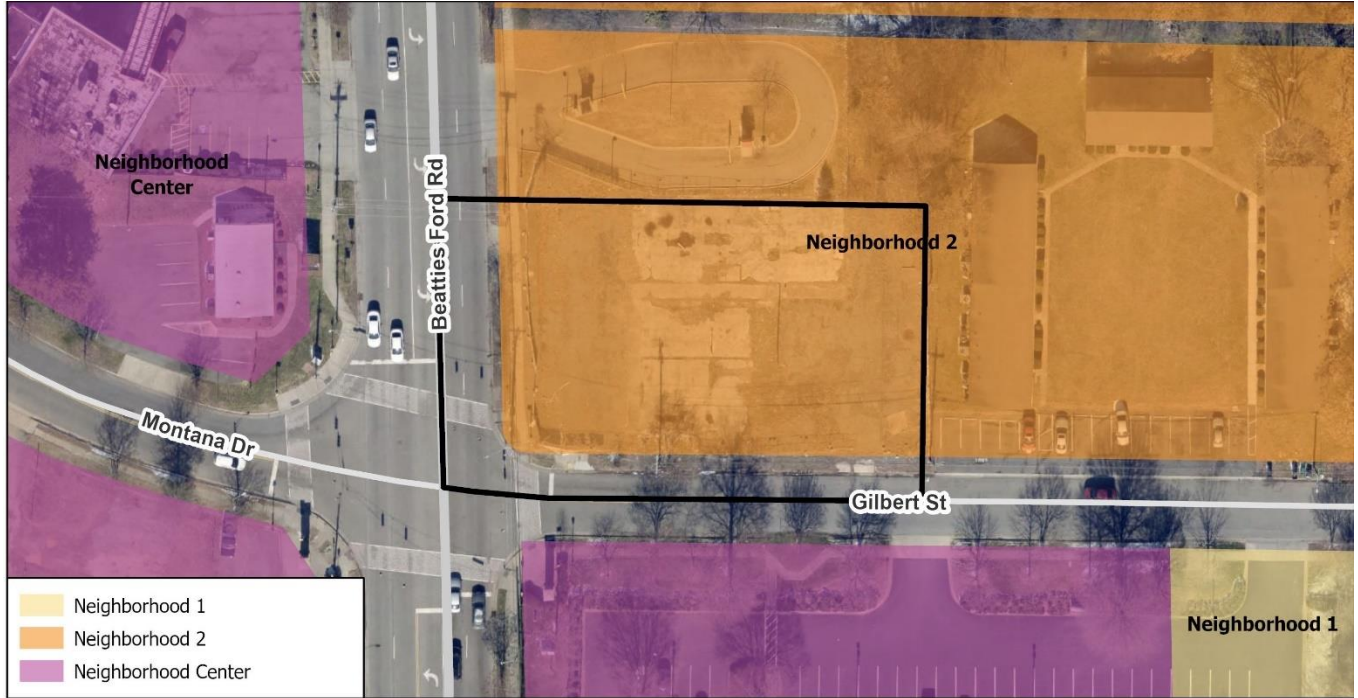
View of Rosa Parks Community Transit Services and Mecklenburg County Health Department located within 1/2-mile of the site north of I-85.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-007	0.51 acres located on the northeast corner of Beatties Ford Rd and Gilbert St. From B-1 to NS. This petition supersedes the previous petition.	Pending

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The petition is located on the east side of Beatties Ford Road, a City-maintained major throughfare, on the north side of Gilbert Street, a City-maintained minor collector. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required. The site will be subject to transportation improvements in accordance with the TOD Ordinance 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 the TOD-zoned areas.

• **Active Projects:**

- Beatties Ford Road Bike Boulevard
  - Connecting the West Charlotte High School Area to the end of the Uptown Cycle Track at 5th Street and N. Summit Avenue.
  - Anticipated completion in late 2024
- Allegra Westbrooks Regional Library
  - Commercial project construction of a library public space in front lawn area at 2412 Beatties Ford Road
  - Currently in the review process
- Fifth Third Bank
  - Commercial project construction of a bank at 2340 Beatties Ford Road
  - Currently in the review process

• **Transportation Considerations**

- No Outstanding Issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant use).

Entitlement: 445 trips per day (based on retail use).

Proposed Zoning: Conventional zoning district, 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 8-inch water distribution main located along Beatties Ford Road and exiting 6-inch water distribution mains in Beatties Ford Road and Gilbert Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Beatties Ford Road. 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