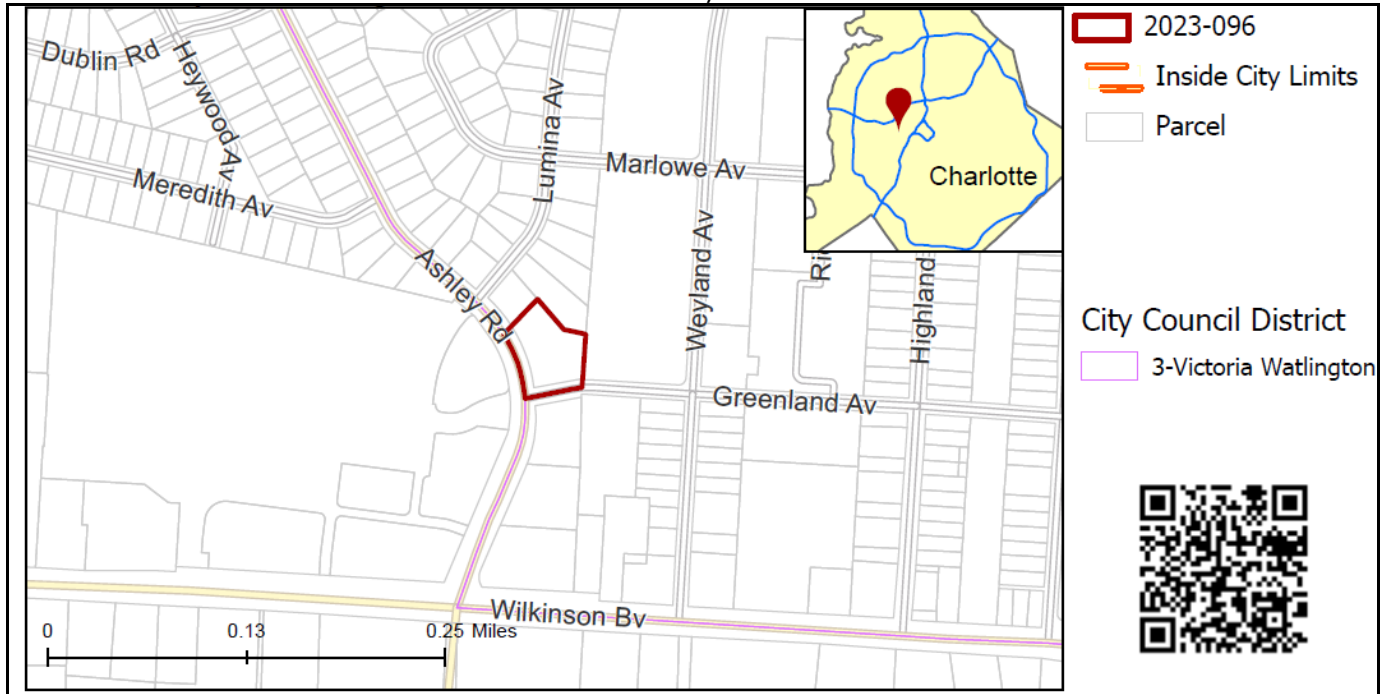


REQUEST

Current Zoning: OFC (Office Flex Campus), N1-B (Neighborhood 1-B)
Proposed Zoning: N2-B (Neighborhood 2-B)

LOCATION

Approximately 1.00 acre located in the northeastern corner of the intersection of Ashley Road and Greenland Avenue.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the N2-B on a vacant property in the Ashley Park neighborhood.

PROPERTY OWNER

Conformity at Ashley, LLC

PETITIONER

Conformity Corp

AGENT/REPRESENTATIVE

Monte Ritchey

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 Neighborhood 2 place type.

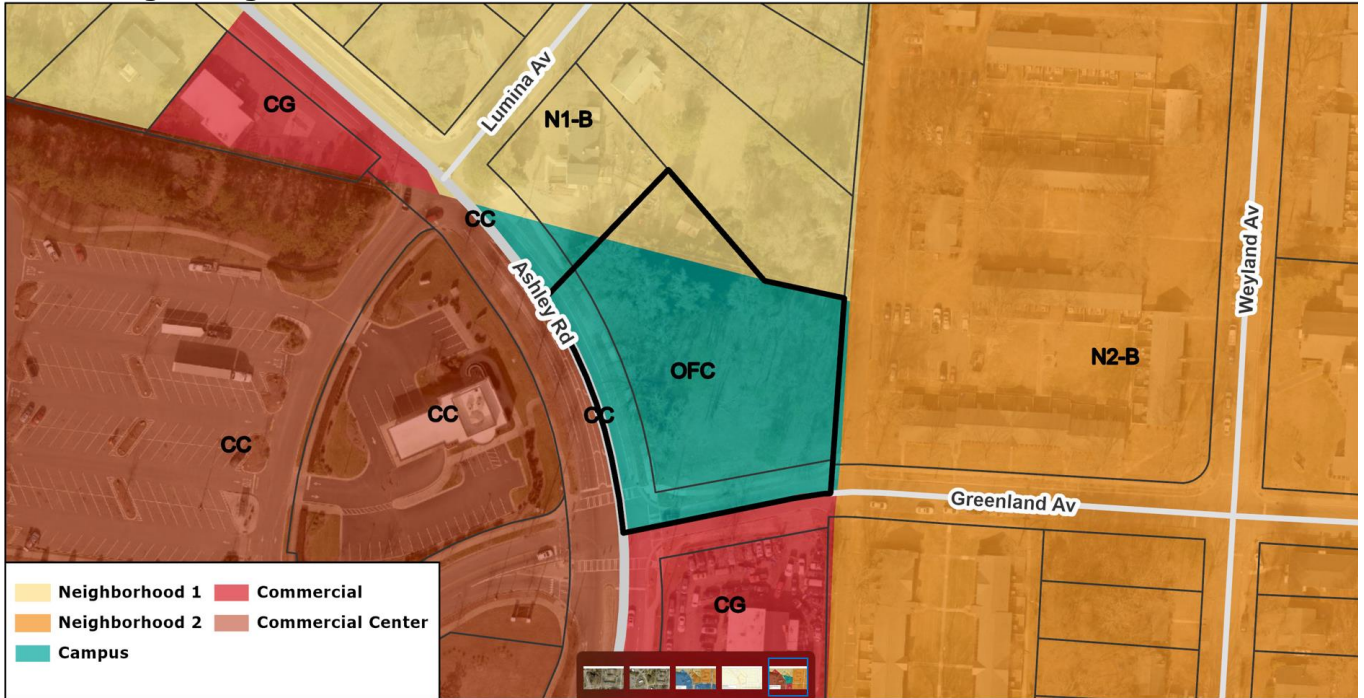
Rationale for Recommendation

- The petition is consistent with the recommended Neighborhood 2 place type.
- The petition could provide additional housing options in close proximity to goods, services, schools, and transit.
- The petition is located in the Freedom Drive / Wilkinson Boulevard Corridor of Opportunity. Development of the site could help spur additional investment in the corridor.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

- 5: Safe & Equitable Mobility
- 9: Retain Our Identity & Charm

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning**



- The majority of site is zoned OFC with the northern corner zoned N1-B. Properties surrounding the site are zoned a mix of N1-B, N2-B, CG, and CC.



The site, marked by a red star, is vacant and surrounded by a mix of single family residential, multifamily residential, commercial, and institutional uses.



Street view of the site looking northeast from the signalized intersection of Ashley Road and Greenland Avenue.



The properties to the north of the site along Ashley Road and Lumina Avenue are developed with single family residential and institutional uses.



The properties to the east of the site along Greenland Avenue are developed with multifamily residential uses.



The properties to the south of the site along Ashley Road are developed with commercial uses.



The properties to the west of the site across Ashley Road are developed with commercial uses including a Walmart Supercenter.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There are no recent rezonings in the vicinity of this site.	

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 2 place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Ashley Road, a City-maintained minor arterial, and Greenland Avenue, a City-maintained minor collector. 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 projects near the site.
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 55 trips per day (based on 1 dwelling unit and 1,110 SF office).
 - Proposed Zoning: 0 trips per day (based on too many uses to determine).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **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 along Ashley Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Ashley Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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
Planner: Joe Mangum (704) 353-1908