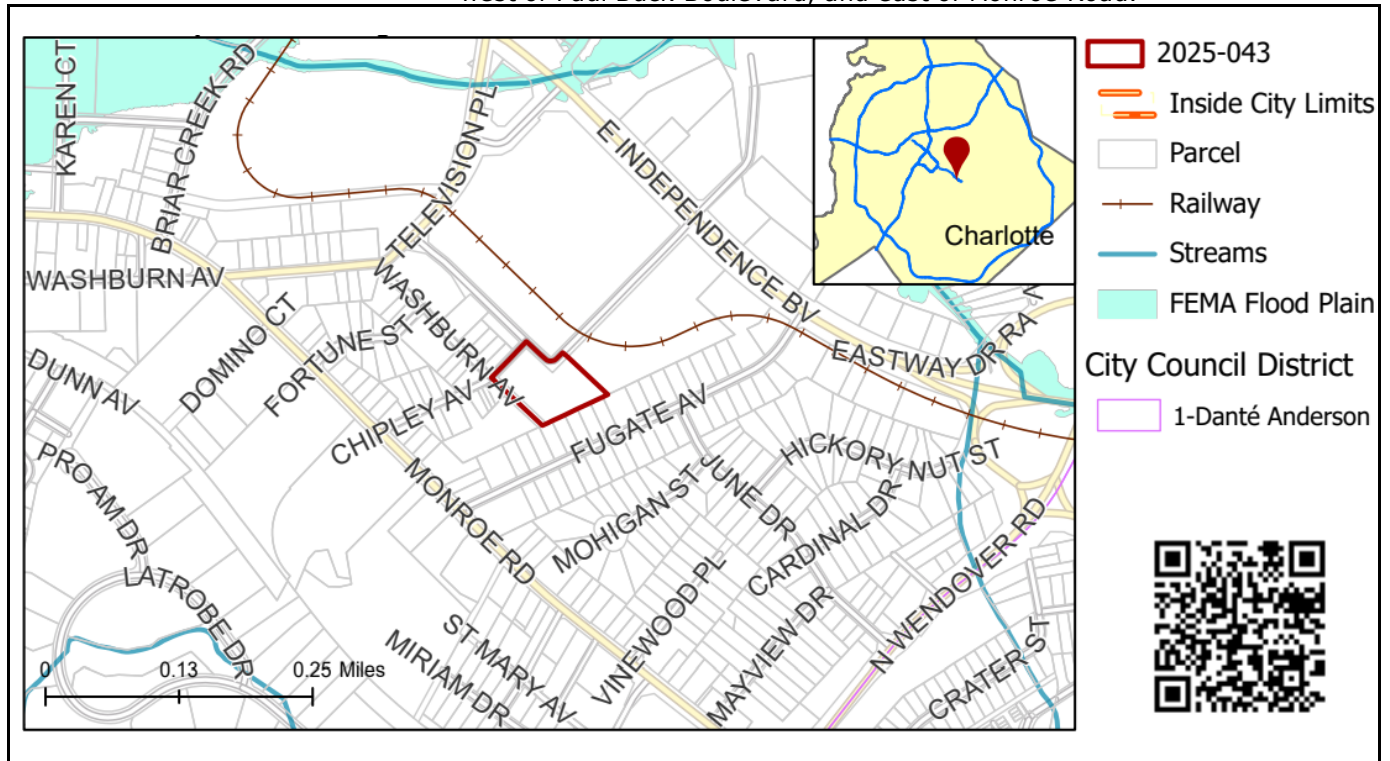


**REQUEST**

Current Zoning: N2-B (Neighborhood 2-B)  
Proposed Zoning: CAC-1 (Community Activity Center-1)

**LOCATION**

Approximately 2.37 acres located on the south side of Chipley Avenue, west of Paul Buck Boulevard, and east of Monroe Road.



**SUMMARY OF PETITION**

The petition proposes to allow for any use permitted in the CAC-1 zoning district on a parcel that is currently undeveloped.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

City of Charlotte

**AGENT/REPRESENTATIVE**

Kevin Garton, Bolton-Menk Inc.

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Community Activity Center 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 Community Activity Place Type.
- The site is a City owned parcel abutting the City owned Ovens Auditorium and the Bojangles Coliseum complex. It is compatible to incorporate the two sites under the same CAC Place Type.
- The Community Activity Center zoning district includes standards to adequately buffer and transition uses adjacent to more sensitive areas like the Neighborhood 1 Place Type.

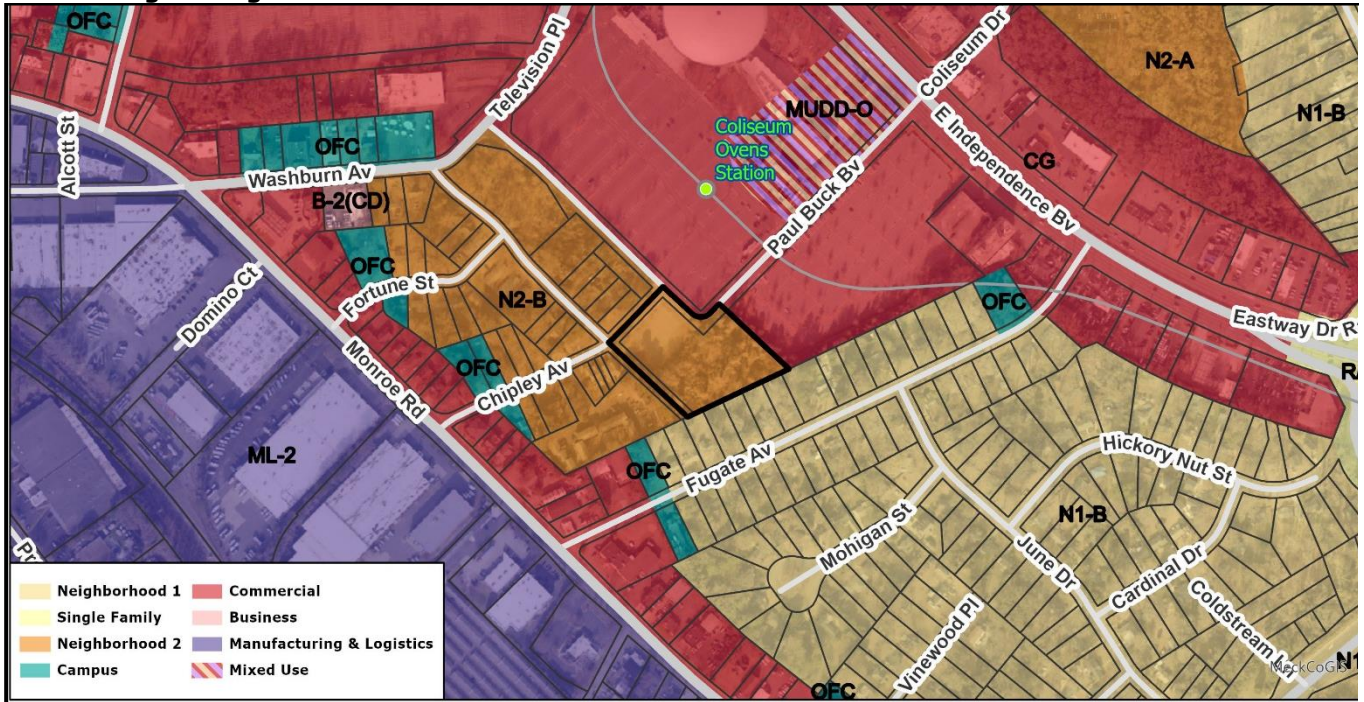
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

## PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning**



- The site is zoned Neighborhood 2-B. The surrounding zoning includes Neighborhood 1-B, Neighborhood 2-B, Commercial, Office Flex Campus, and the Mixed Use Development District-Optional which includes the Ovens Auditorium and the Bojangles Coliseum complex.





The site (indicated by the red star above) is located on the south side of Chipley Avenue, west of Paul Buck Boulevard, and east of Monroe Road. The site is adjacent to the Owens Auditorium and the Bojangles Coliseum complex and is utilized as a surface parking lot.



View of the current site.





The Ovens Auditorium and the Bojangles Coliseum to the north of the site.



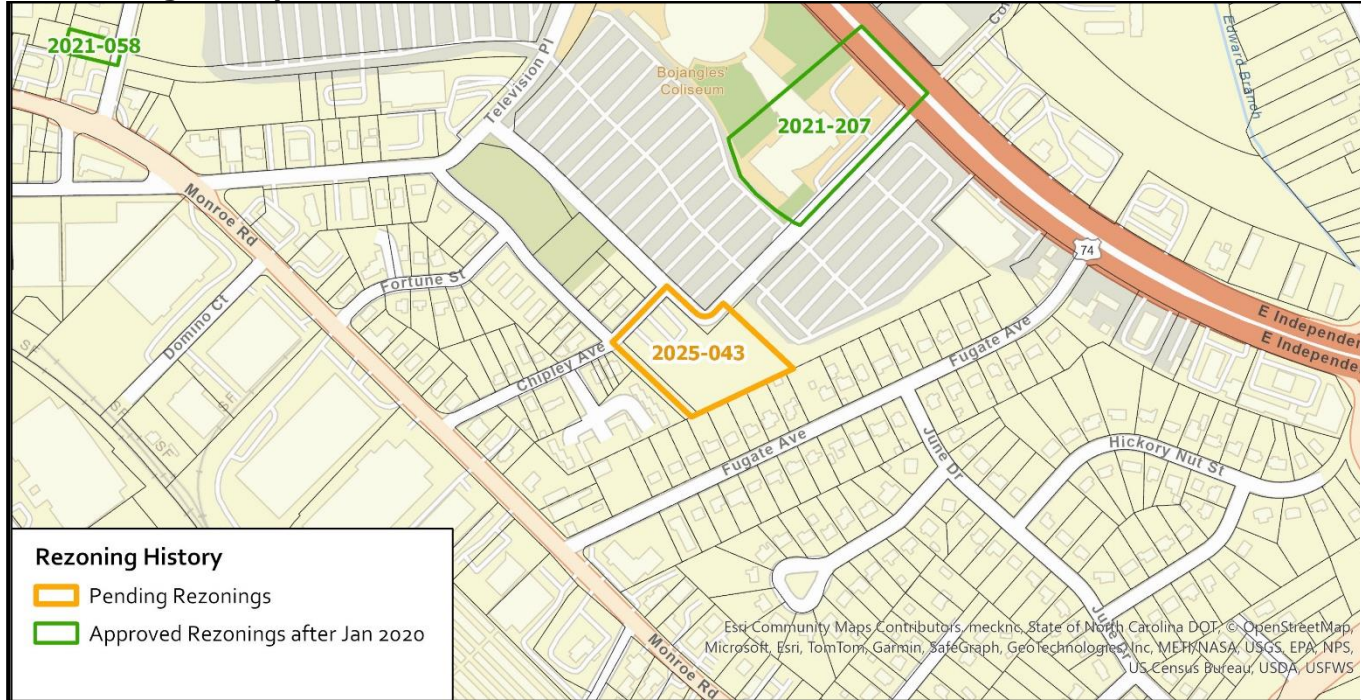
The property to the south along Fugate Avenue is developed with single family homes.



The property adjacent to the site along Chipley Avenue is developed with duplexes and apartments.

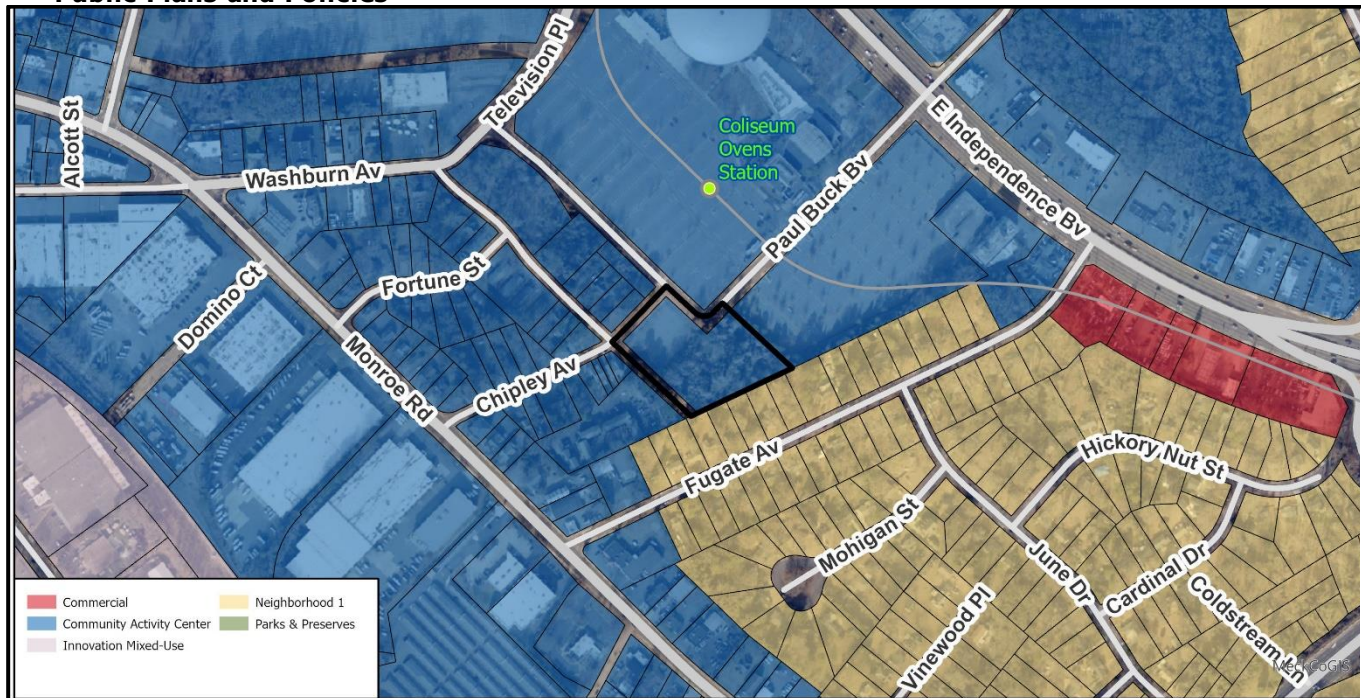


- Rezoning History in Area**



| Petition Number | Summary of Petition                                                                                                                                                                      | Status   |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 2021-058        | Rezoned 0.26 acres from O-2 (Office 2) to B-2(General Business) to allow all uses in the B-2 (General Business) district.                                                                | Approved |
| 2021-207        | Rezoned 3.7 acres from B-2 (General Business) to MUDD-O (Mixed-Use Development, Optional) to add electronic signage for the entertainment complex onsite that includes Ovens Auditorium. | Approved |

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Paul Buck Boulevard, a City-maintained local street, and Chipley Avenue, 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:**

- NCDOT STIP U-6103 US-74
  - Widen roadway for two-way express lanes between I-277 and West of Idlewild Road
  - Scheduled construction year 2029
- CATS Silver Line
  - Currently in the design phase

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 255 trips per day (based on 28 multifamily dwelling units).

Proposed Zoning: Too many uses to determine trip generation for the proposed zoning district.

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This is a conventional petition. Due to the relatively small acreage of the site, the development allowed under both the existing and proposed zoning may not generate students. Existing school utilization:
  - Oakhurst Elementary at 81%.
  - Eastway Middle at 109%.
  - Garinger High at 100%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Chipley Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Chipley Avenue. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225