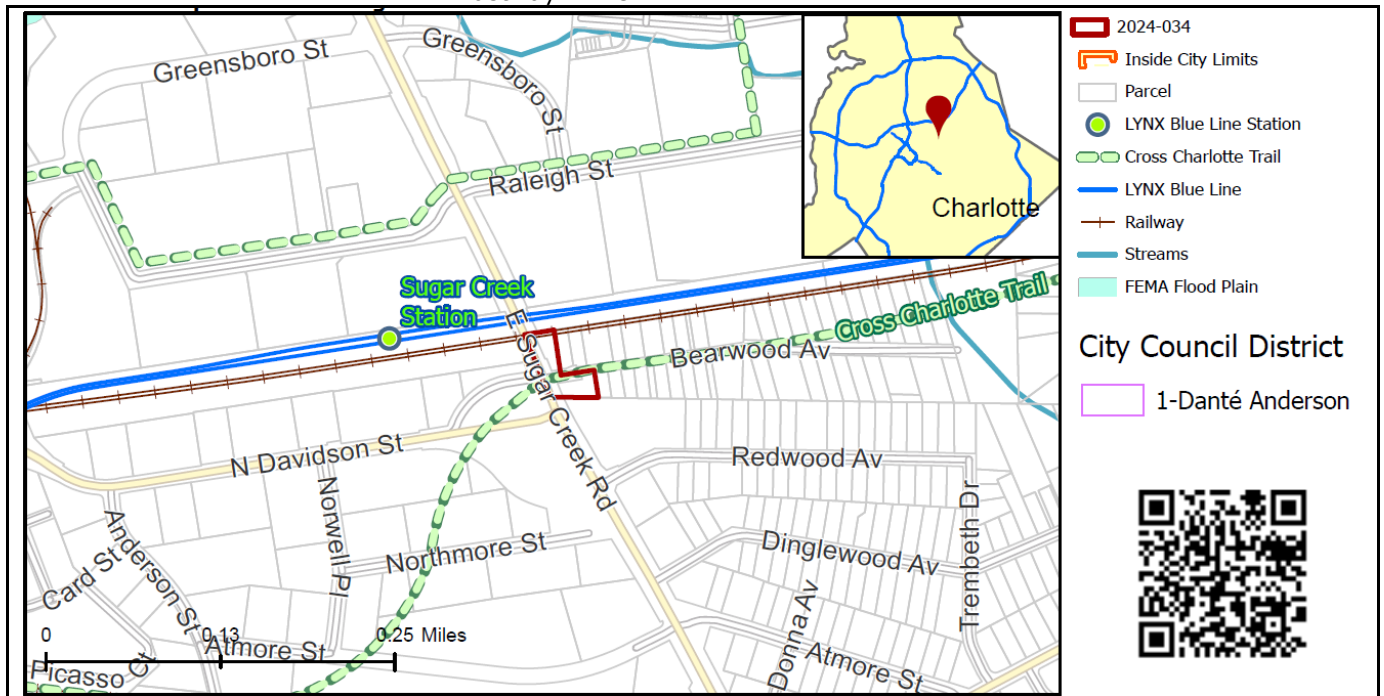


**REQUEST**

Current Zoning: CG (general commercial)  
Proposed Zoning: N1-C (neighborhood 1 - C)

**LOCATION**

Approximately 0.37 acres located on the north and south side of Bearwood Avenue and east side of East Sugar Creek Road, west of Eastway Drive.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district on parcels that are currently vacant.

**PROPERTY OWNER**

AJ Klenk

**PETITIONER**

Jackson Kastle, LLC

**AGENT/REPRESENTATIVE**

Nolan Groce, Urban Design Partners

**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 1.

Rationale for Recommendation

- The rezoning site is situated in the Howie Acres neighborhood which is predominantly zoned N1-C and is in a larger area that has historically hosted industrial uses but is transitioning to activity center development that compliments the existing LYNX blue line through the area and the associated transit-oriented development zoning that is on many properties.
- Changing the site’s entitlements to N1-C would bring the properties into alignment with the rest of the residential parcels in the neighborhood, allowing for a consistent development pattern.

- The existing CG zoning district on the site is not reflective of the preferred land uses of the property’s adopted Neighborhood 1 Place Type. This rezoning would bring the site into consistency with the *2040 Policy Map*.
- Uses allowed in the CG zoning district could include auto-centric commercial developments that would be undesirable in this neighborhood given its single family character and location along a two-lane local street.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development

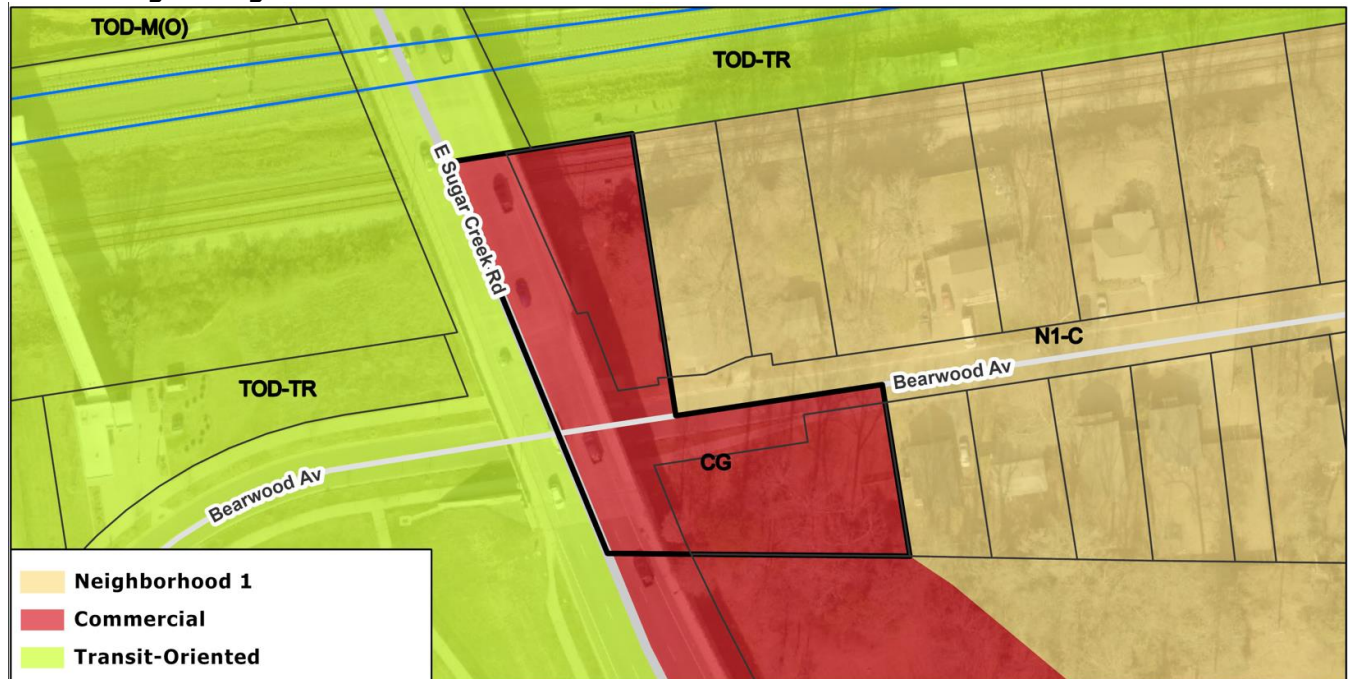
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

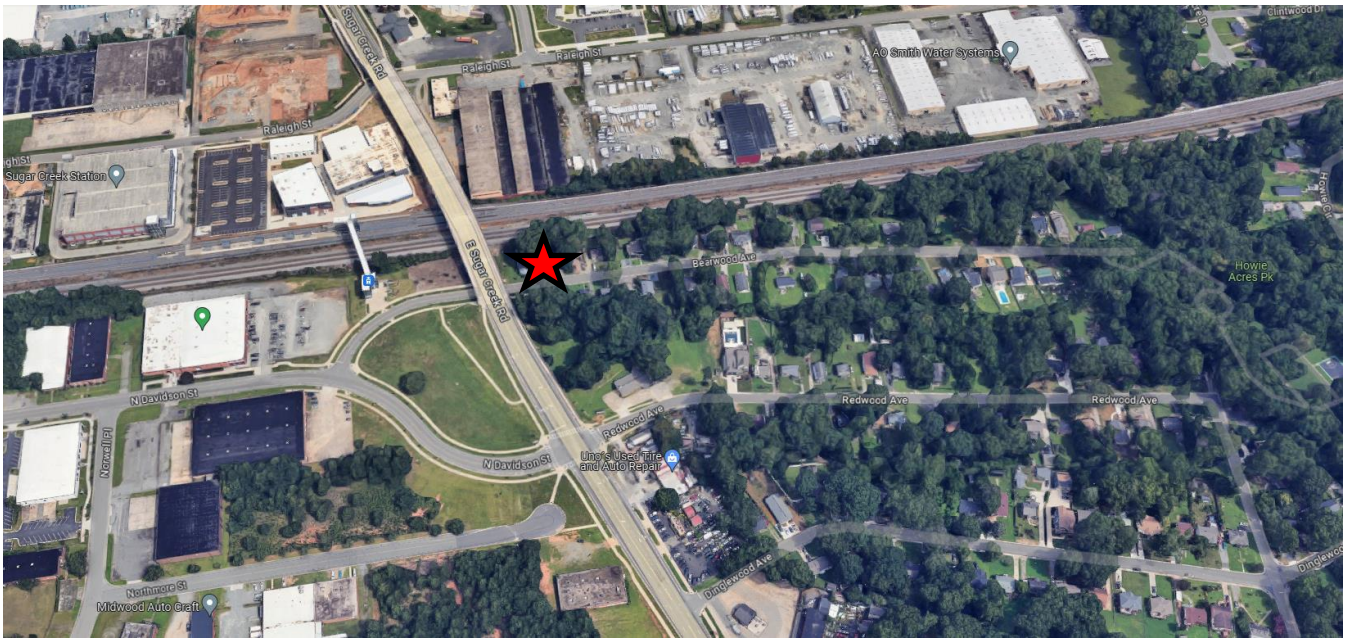
This is a conventional rezoning petition with no associated site plan.

- Requests all uses allowed by-right and under prescribed conditions in the N1-C zoning district.

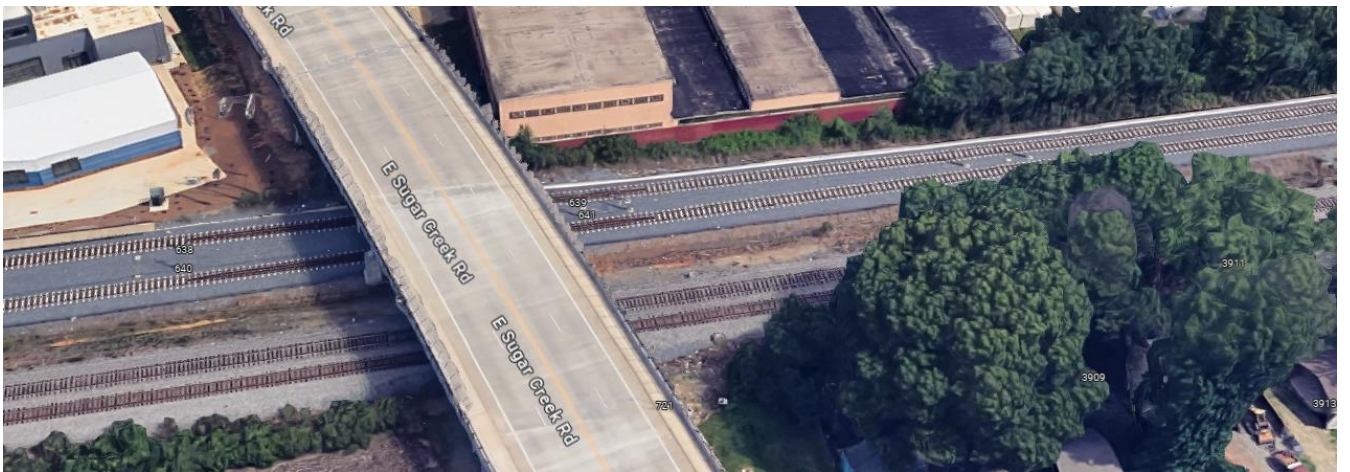
• **Existing Zoning**



- The site is currently zoned CG and is in an area with N1-C, CG, TOD-TR, and TOD-M(O) zoning.



- The subject site is denoted with a red star and is in an area with single family residential, industrial, and commercial uses.



- North of the site is a railway and the LYNX Blue Line.



- East and south of the site are single family homes.



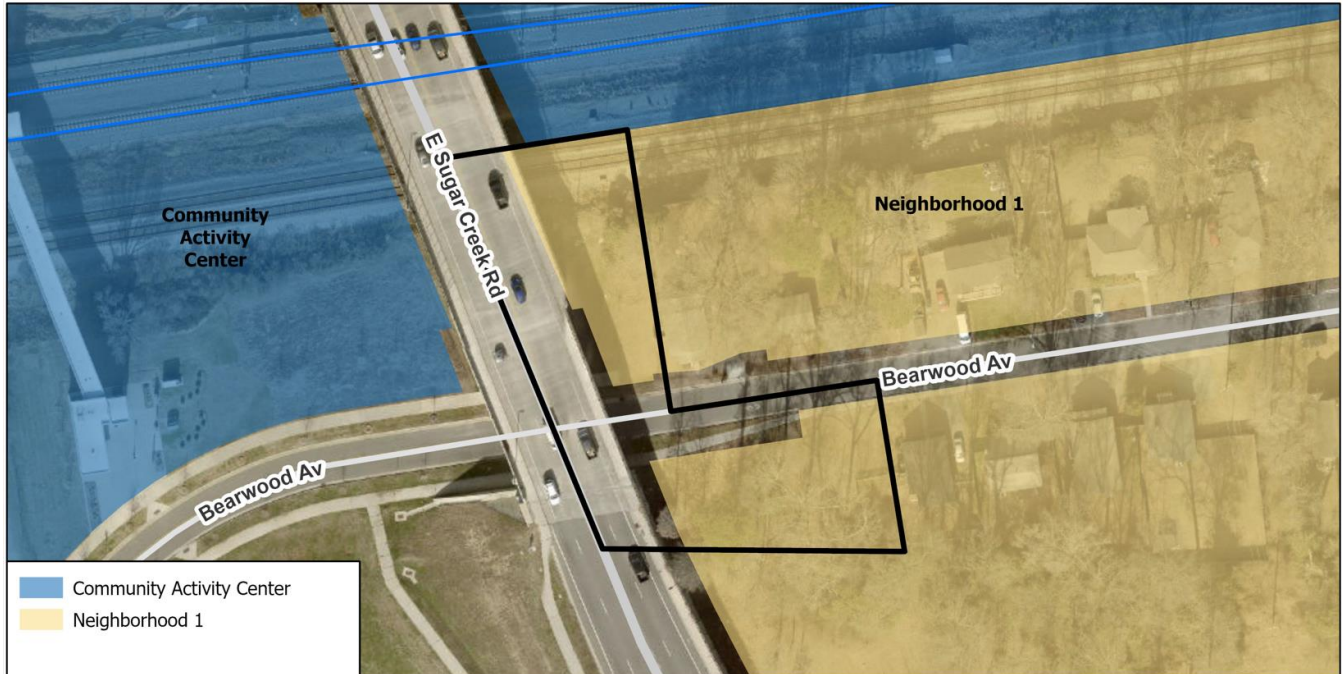
- West of the site is the Blue Line’s Sugar Creek Station and industrial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned 1,772 acres to various TOD zoning districts.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Bearwood Avenue, a City-maintained local street, and Sugar Creek Road, a State-maintained 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:**

- Sugar Creek Road Streetscape
  - Add bike lanes, sidewalk, and lighting along Sugar Creek Road between Greensboro Street and North Tryon Street.
  - Estimated completion date in mid-2024
- CIP: Cross Charlotte Trail - Bike Boulevard
  - Project ID: PMES191605
  - Project Description: Improve bike accessibility and safety along a route extending from Parkwood Avenue to Sugar Creek Road. Improvements will include pavement markings and wayfinding signage.
  - Project Type: Pedestrian and Bike
  - Project Phase: Complete
  - Anticipated Completion Date: Early 2021

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (the site is vacant).

Entitlement: 465 trips per day (based on 0.37 acres of CG uses).

Proposed Zoning: 10 trips per day (based on 0.37 acres of N1-C uses).

**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 Fire Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:**
    - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
      - Highland Renaissance Elementary currently at 76%
      - Martin Luther King, Jr Middle currently at 100%
      - Garinger High currently at 100%.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Bearwood Ave and an existing 8-inch water distribution main located along E Sugar Creek Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Bearwood Ave and an existing 8-inch gravity sewer main located along E Sugar Creek Rd. 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 comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Holly Cramer (704) 353-1902