

REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 0.17 acres located on the west side of Highland Street, north of Wilkinson Boulevard, and south of Greenland Avenue.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the Neighborhood 1-C zoning district on a vacant lot.

PROPERTY OWNER

JR Builder Homes, LLC

PETITIONER

The Rapalo Group, LLC

AGENT/REPRESENTATIVE

Angel Rapalo, The Rapalo Group, LLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for The Community Activity Place Type.

Rationale for Recommendation

- This portion of the Ashley Park neighborhood has long been established with single family homes. Goods and services can be accessed by residents along the Wilkinson Boulevard corridor.
- The N1-C zoning district allows the same single family residential uses as is currently present on a majority of the lots surrounding the site.
- The N1-C zoning district is more consistent with the character of this area than the current general commercial zoning designation.

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

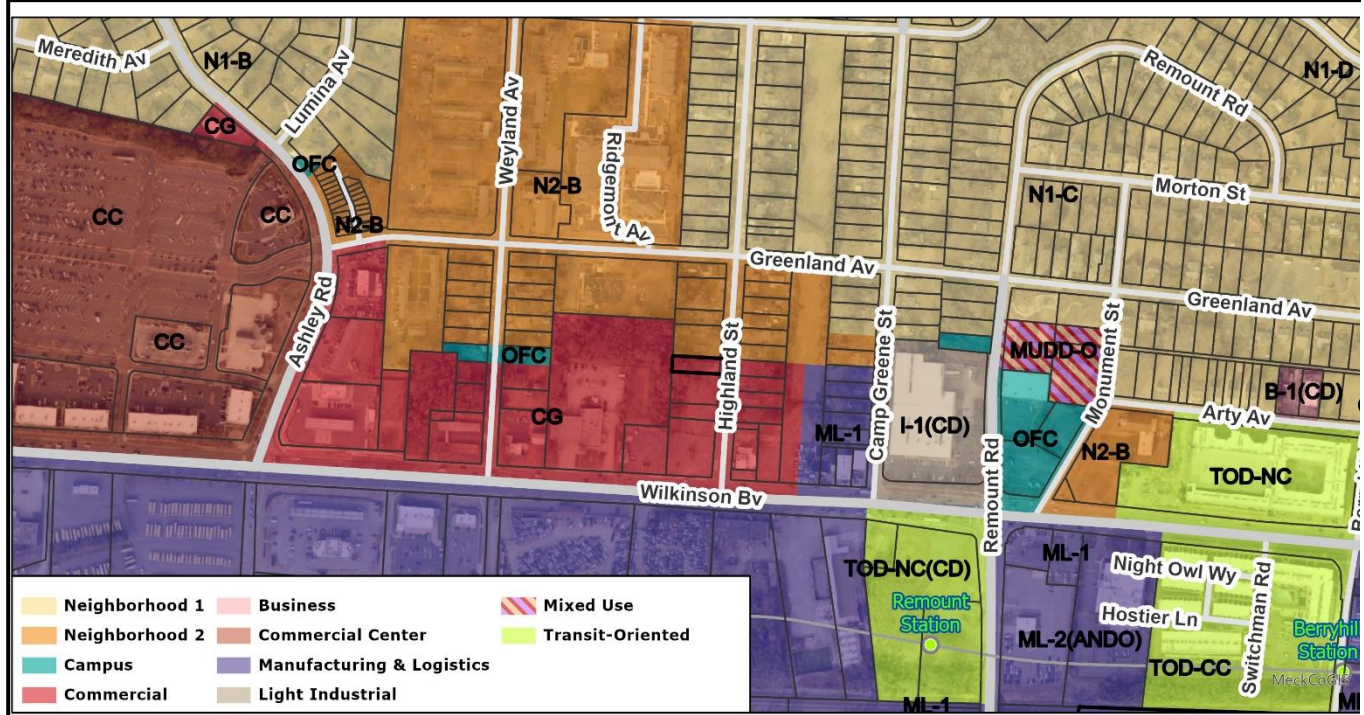
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Community Activity Center Place Type to the Neighborhood 1 Place Type for the site.

PLANNING STAFF REVIEW

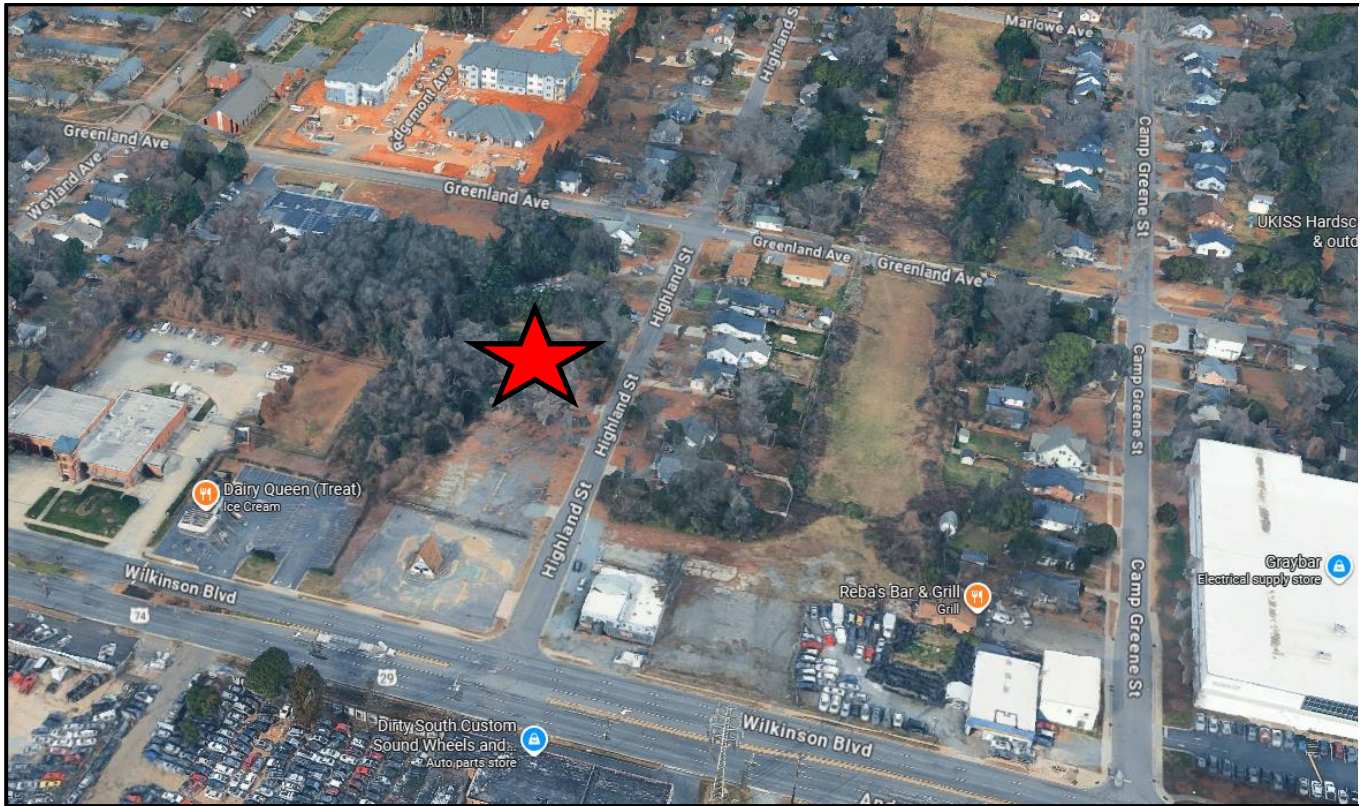
- **Proposed Request Details**

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

- **Existing Zoning**



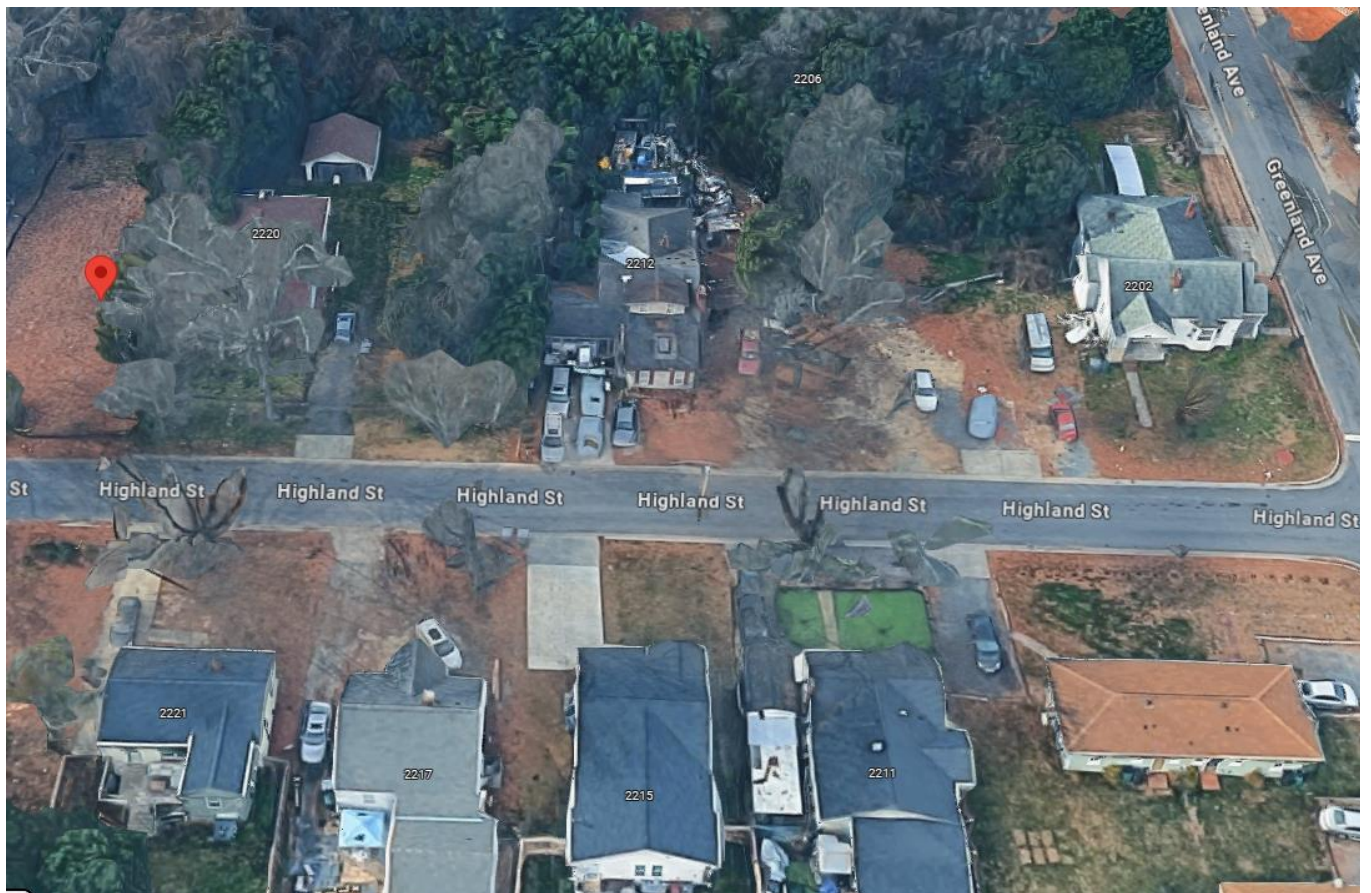
- The site is zoned CG (General Commercial). The property is adjacent to properties zoned Neighborhood 2-B, General Commercial, Neighborhood 1-C, Manufacturing and Logistics, Office Flex Campus, Transit Oriented Development, Commercial Center, and Industrial.



The site (indicated with a red star) is located on the west side of Highland Street, north of Wilkinson Boulevard, and south of Greenland Avenue.



The property to the south along Highland Street is developed with a small used car lot.



The property to the north along Highland Street is developed with single family homes.

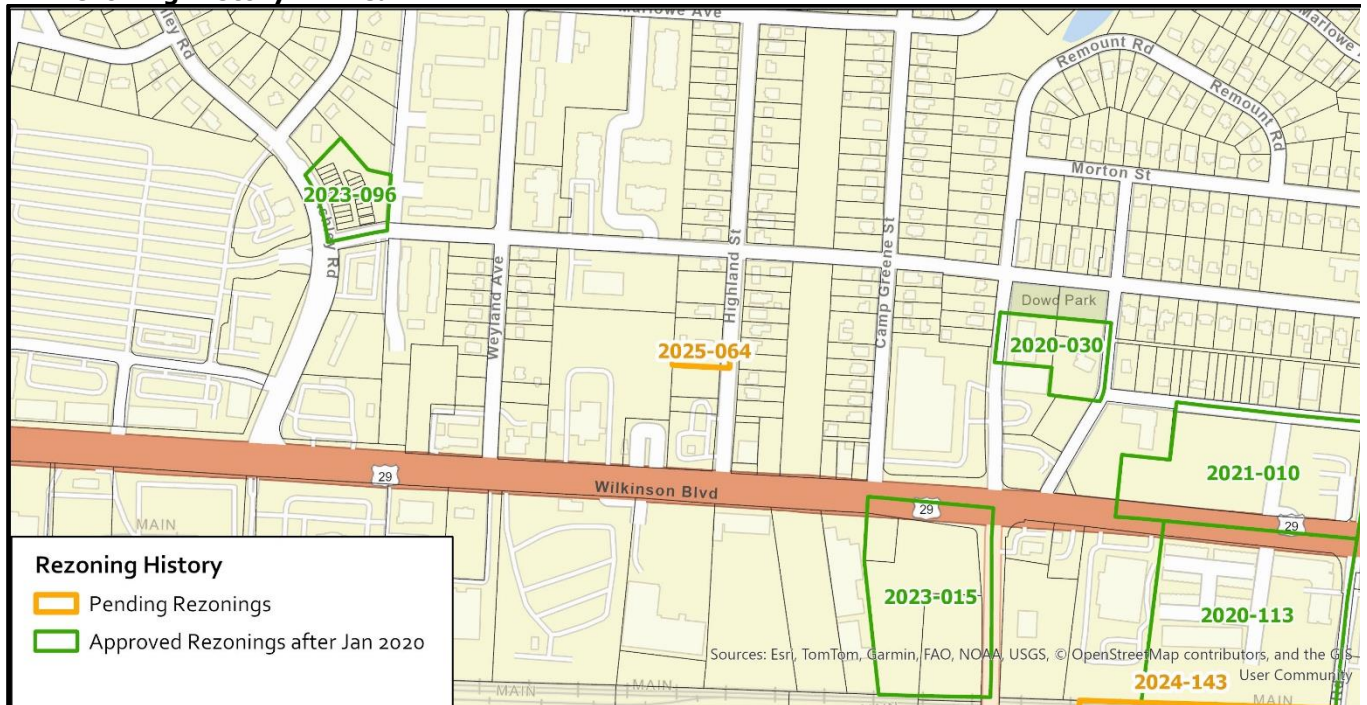


The property to the west along Wilkinson Boulevard is the Fire station 10 and the Dairy Queen.



The properties to the east across Highland Street are single family homes.

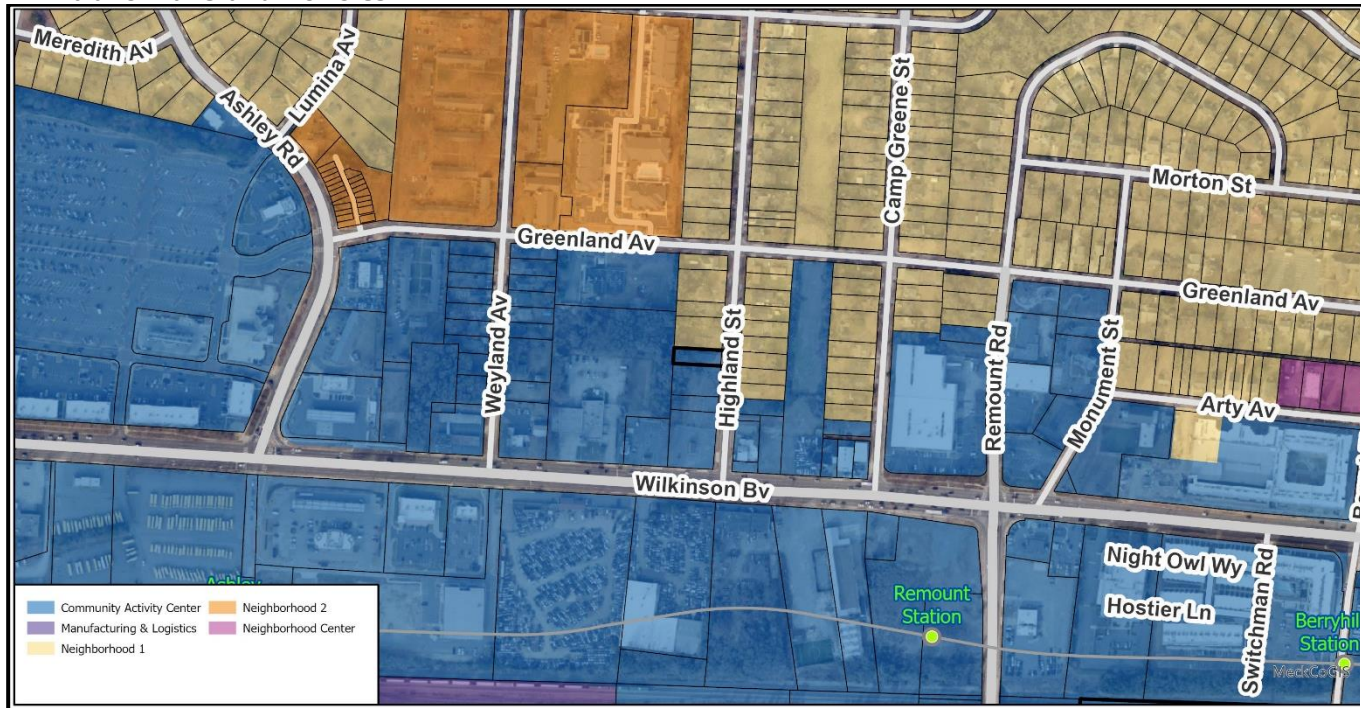
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-030	Rezoned 1.46 acres from R-5 (Single Family Residential) to MUDD-O (Mixed Use Development District, Optional) to adaptively reuse the buildings onsite, including the historic Dowd House, to allow up to 16,000 SF of office and/or commercial uses.	Approved
2020-113	Rezoned 6.95 acres from I-1 (Light Industrial) to TOD-CC (Transit Oriented Development-Community Center) to allow all uses in the TOD-CC district.	Approved
2021-010	Rezoned 4.9 acres from B-1 (Neighborhood Business), O-2 (Office), and R-22MF (Multi-Family Residential) to TOD-NC (Transit Oriented	Approved

	Development-Neighborhood Center) to allow all uses in the TOD-NC zoning district.	
2023-015	Rezoned 4.5 acres from ML-2 (Manufacturing and Logistics-2) to TOD-NC(CD) Transit Oriented Development, Neighborhood Center, Conditional) to allow all uses permitted by-right and under prescribed conditions in the TOD-NC district.	Approved
2023-096	Rezoned 1.00 acre from OFC (Office Flex Campus) and N1-B (Neighborhood 1-B) to N2-B (Neighborhood 2-B) to allow all uses permitted in the N2-B zoning district.	Approved
2024-143	Proposes to rezone 13 acres from ML-2 (ANDO) ((Manufacturing and Logistics-2, Airport Noise District Overlay), ML-1 (Manufacturing and Logistics-1) to CAC-1(CD)ANDO (Community Activity Center-1, Conditional, Airport Noise District Overlay) to allow all uses in the CAC-1 zoning district and reserve right-of-way for future transit.	Pending

• **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 adjacent to Highland Street, a City-maintained local street, north of Wilkinson Boulevard, a State-maintained major expressway. 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:**

- LYNX Silver Line
 - Proposed Light Rail project from Central Piedmont Community College in the Town of Matthews to Monroe Road and Independence Boulevard through Uptown Charlotte then along Wilkinson Boulevard to the City of Belmont
 - Currently in the design phase

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 15 trips per day (based on 1 single-family dwelling unit).

Entitlement: 301 trips per day (based on 1,700 square feet of retail).

Proposed Zoning: 15 trips per day (based on 1 single-family dwelling unit).

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:** Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Ashley Park K-8 at 83%.
 - West Charlotte High at 96%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Highland Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Highland Street. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **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: Michael Russell (704) 353-0225