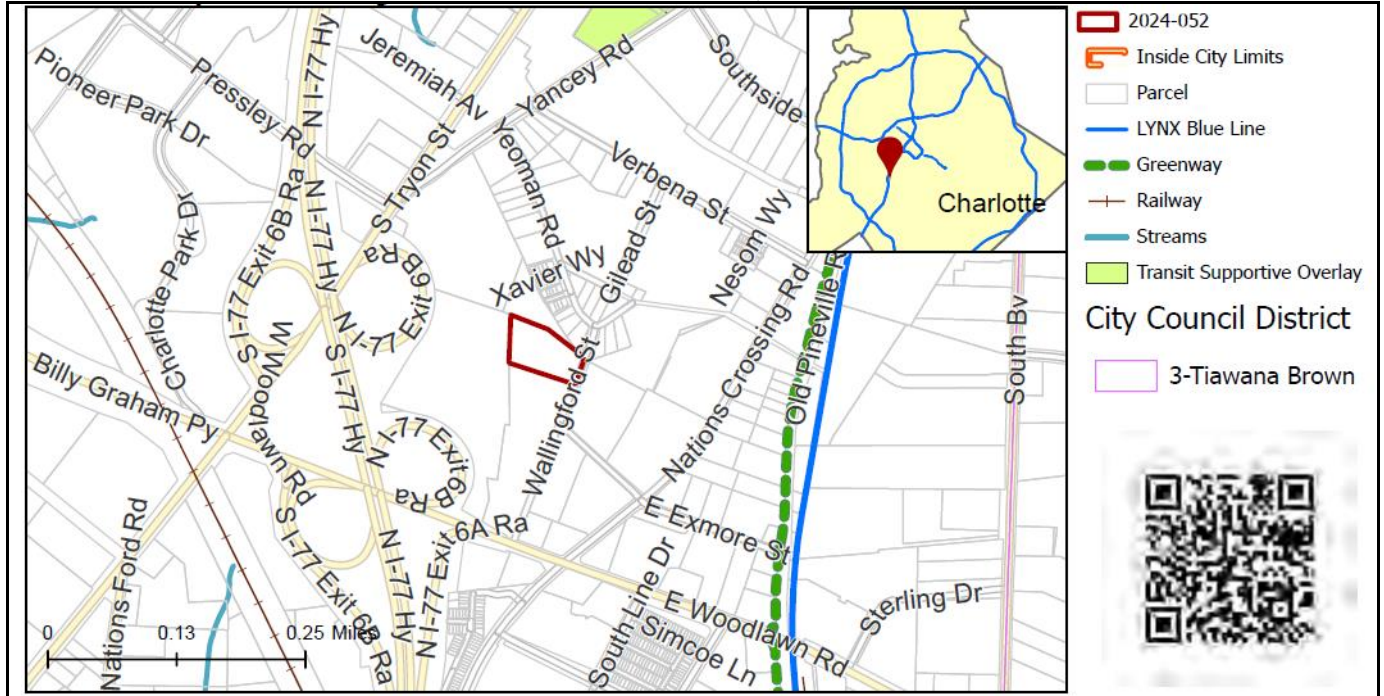


REQUEST

Current Zoning: CG (General Commercial)
 Proposed Zoning: CAC-1 (Community Activity Center - 1)

LOCATION

Approximately 1.58 acres located on the west side of Wallingford Street, north of Woodlawn Road, and south of Yeoman Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the CAC-1 district on a property developed with a parking lot and small warehouse.

**PROPERTY OWNER
 PETITIONER**

FHNC 212 W Woodlawn
 Providence Group Capital
 Keith MacVean, Moore & Van Allen

AGENT/REPRESENTATIVE

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 **inconsistent** with the *2040 Policy Map* recommendation for Commercial place type.

Rationale for Recommendation

- The petition site is adjacent to Community Activity Center place type to the north and east.
- The petition site is approximately ½ mile walking distance from the Woodlawn Blue Line station.
- The petition site is within an area identified as having insufficient housing. The CAC-1 zoning district permits housing and is intended to accommodate areas that are transitioning from an automobile-centric orientation toward a more walkable, moderate intensity mix of uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods

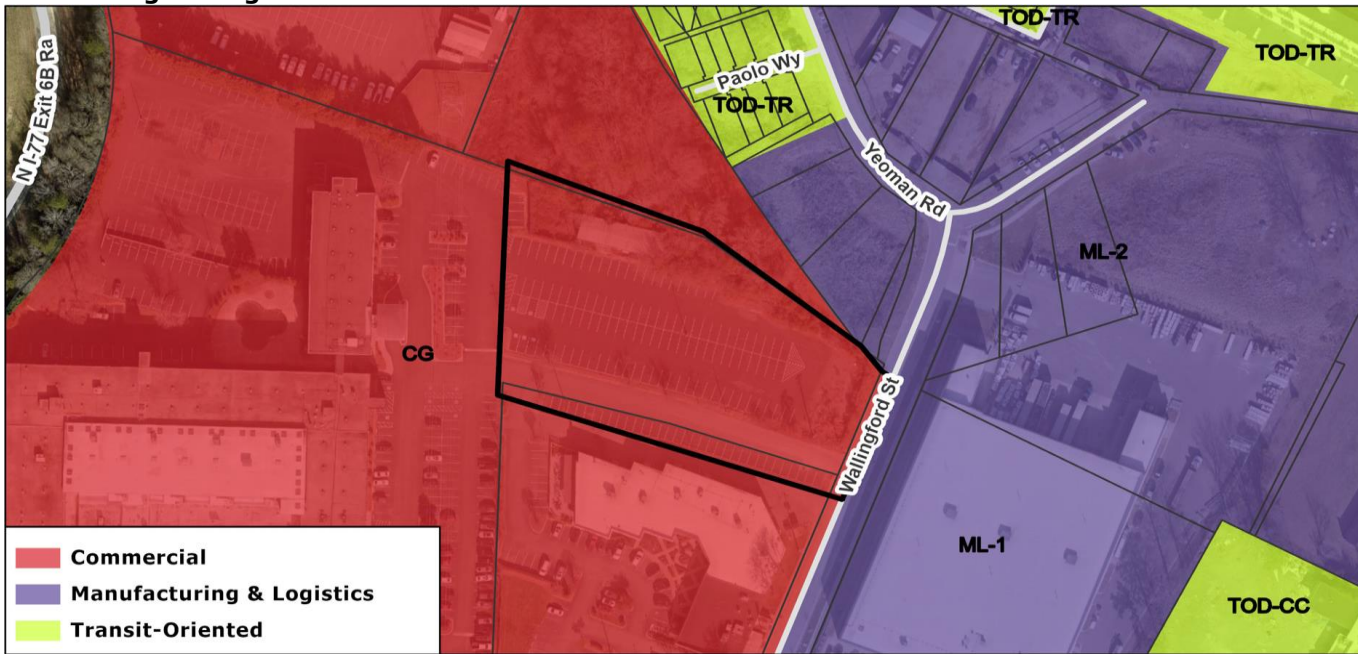
The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Commercial place type to Community Activity Center for the site.

PLANNING STAFF REVIEW

• **Proposed Request Details**

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

• **Existing Zoning**



- The petition site and all adjacent properties to the north, west, and south are zoned CG. The properties to the east are zoned ML-1 and ML-2 with some TOD-TR and TOD-CC zoned properties further to the east and north.



The site, marked by a red star, is surrounded by a mix of uses including commercial, industrial, and multi-family residential.



Street view of the site, developed with a parking lot and small warehouse, as seen from Wallingford Street.



Street view of commercial and multi-family residential uses to the north of the site along Yeoman Road and Gilead Street.



Street view of industrial use to the east of the site across Wallingford Street.



Street view of commercial uses to the south of the site.



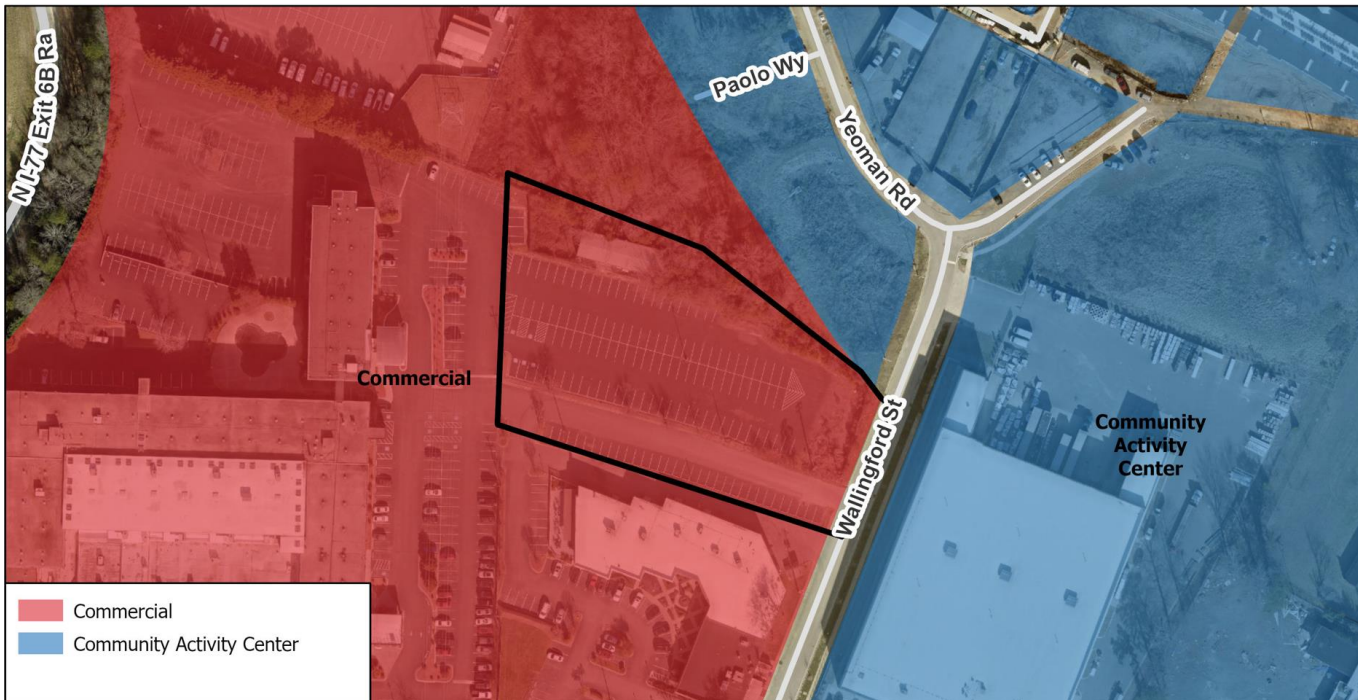
Street view of hotel uses to the west of the site as seen from the petition site.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-184	Request to rezone 0.86 acres to allow all uses permitted in TOD-TR.	Approved
2021-098	Request to rezone 3.49 acres to allow all uses permitted in TOD-CC.	Approved
2020-126	Request to rezone 4.25 acres to allow all uses permitted in TOD-TR.	Approved
2019-132	Request to rezone 5.9 acres to allow all uses permitted in TOD-TR.	Approved

Public Plans and Policies



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

TRANSPORTATION SUMMARY

- The site is located adjacent to Wallingford Street, a City-maintained local street, south of Yeoman Road, 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:**
- No active projects near the site.
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 45 trips per day (based on 2,125 SF warehouse).

Entitlement: 1,230 trips per day (based on 23,700 SF retail).

Proposed Zoning: For conventional petitions, trip generation will be determined at the time of permitting based upon the specific used proposed.

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 Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water currently does not have water or sewer system accessible for the rezoning boundary under review. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity. 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: Joe Mangum (704) 353-1908