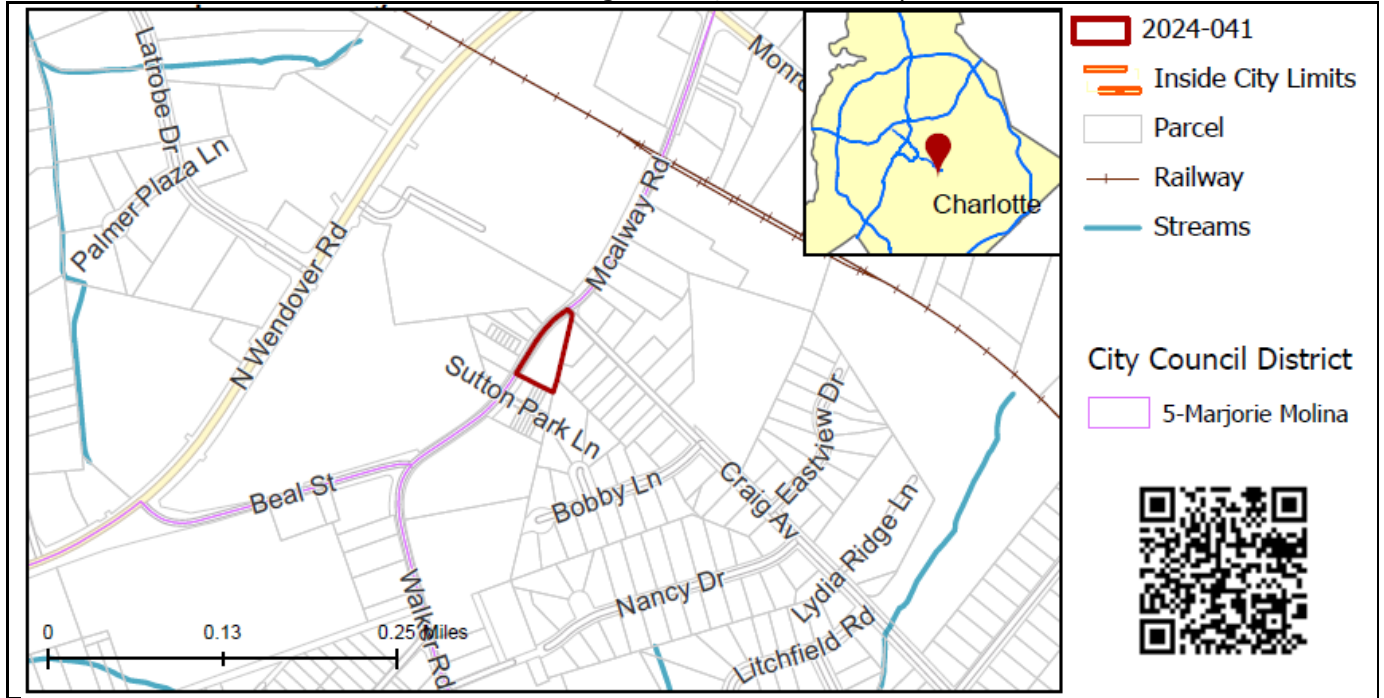


REQUEST

Current Zoning: N2-B (neighborhood 2-B) and OFC (office flex campus)
Proposed Zoning: N2-B (neighborhood 2-B)

LOCATION

Approximately 0.548 acres located on the east side of McAlway Road, west of Craig Avenue, north of Bobby Lane.



SUMMARY OF PETITION

The petition proposes to allow all uses by right and under prescribed conditions in the N2-B (neighborhood 2-B) on a vacant parcel of land.

PROPERTY OWNER

McAlway Road Ventures LLC

PETITIONER

McAlway Road Ventures, LLC

AGENT/REPRESENTATIVE

John Carmichael – Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The parcel abuts garden apartments to the east, townhomes to the south, and townhomes under construction to the west on lots zoned N2-B.
- The N2-B zoning district is intended for the development of multi-family dwellings, including multi-family attached and multi-family stacked units. Lower-intensity residential dwellings, including single-family, duplex, triplex, and quadruplex dwellings are permitted within the zoning district, subject to the standards of the N1-E zoning district, or as components of a multi-dwelling development.

- The site has split zoning with most of the site zoned OFC and the remainder zoned N2-B. The request proposes to bring the entire acreage under one zoning district.
- The rezoning site has frontage along McAlway Road, a City-maintained major collector.
- The petition is located within ¼ mile of a Neighborhood Activity Center.
- The petition is location within an Access to Housing Gap (EGF). Access to housing is a high priority need in this area according to the EGF Community Reports. The petition for uses allowed in the N2-B zoning district on the site, including multi-family attached dwelling units, seeks to address the housing need.
- The petition is made up of remnant parcels.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

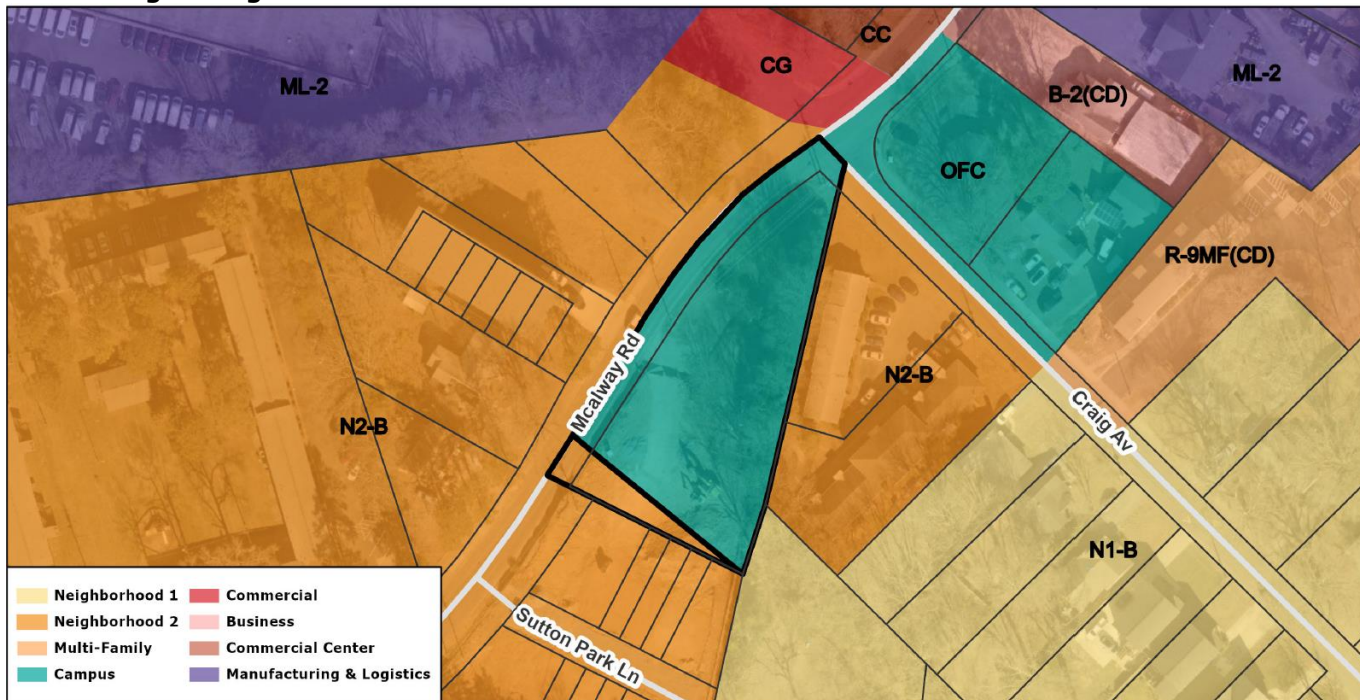
PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- Permit all uses by right and under prescribed conditions in the N-2B zoning district.

• **Existing Zoning**



- The site is currently vacant and immediately surrounded by single family homes, townhomes, townhomes under construction, garden apartments, townhomes, retail, warehouse, and vacant land on parcels zoned N1-B, N2-B, R-9MF(CD), OFC, CG, B-2(CD), CC, and ML-2.



The rezoning site (denoted by purple star) is immediately surrounded by a mix of residential types and retail uses.



The rezoning site (above and below pics) is currently vacant.



North/northeast are retail uses.



East/southeast are garden apartments, townhomes, and single-family homes.

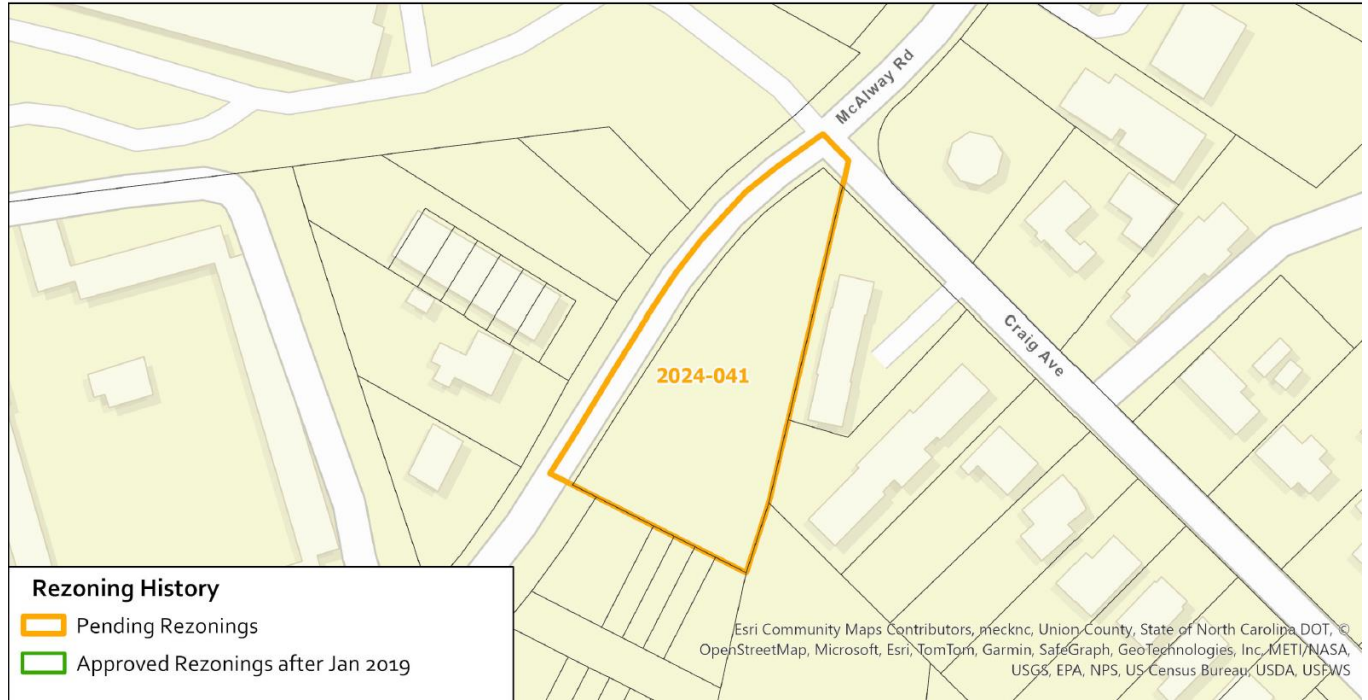


South/southwest are single family homes, townhomes under construction, and apartments.



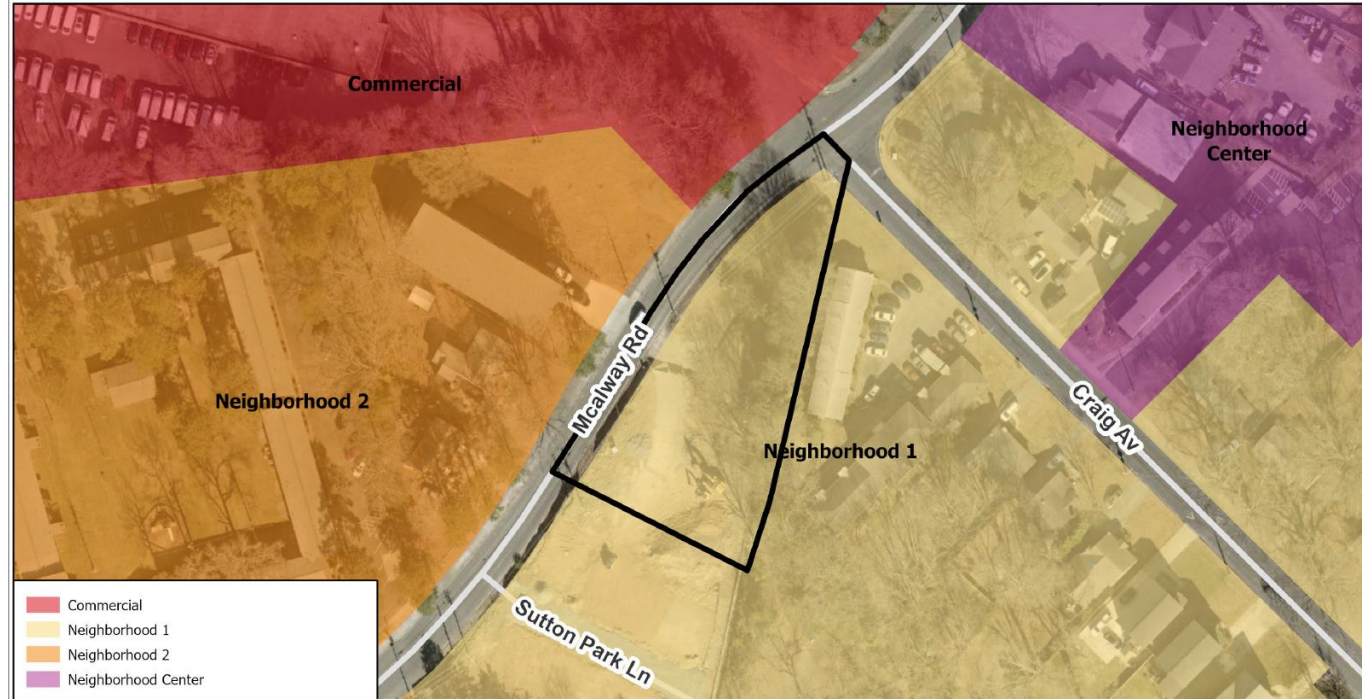
West are townhomes under construction.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-041	Request to rezone 0.548 acres to N2-B.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

The site is located adjacent to McAlway Road, a City-maintained major collector, south of Craig Avenue, a City-maintained major 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:**

- Monroe Road Streetscape
 - Improves Monroe Road between North Wendover Road and Eaton Road to create a more pedestrian-oriented corridor and installs a pedestrian hybrid beacon in front of Time Out Youth Center. Improvements will primarily include widened sidewalks and mid-block pedestrian crossings. The project length is 0.9 miles.
 - Project is scheduled to begin in early 2015

- **Transportation Considerations**

- A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition. If during the permitting process the site generates the designated number of trips outlined on Table 3.1 in the Charlotte Streets Manual, then a Comprehensive Transportation Review will be required. See advisory comments at www.rezoning.org.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: Vacant (based on Tax Record).

Entitlement: 135 trips per day (based on 8,250 sq ft office).

Proposed Zoning: N2-B, 5.5 acres (trip generation not provided for conventional rezonings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Due to a lack of specific information at this time, CMS is unable to determine impact on school utilization. The following data is as of 20th Day of the 2023-24 school year.
 - Billingsville Elementary currently at 83%
 - Cotswold Elementary currently at 52%
 - Alexander Graham Middle currently at 100%
 - Myers Park High currently at 119%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along McAlway Road and an existing 8-inch water distribution main located along Craig Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 15710978. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **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 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

Planner: Claire Lyte-Graham (704) 336-3782