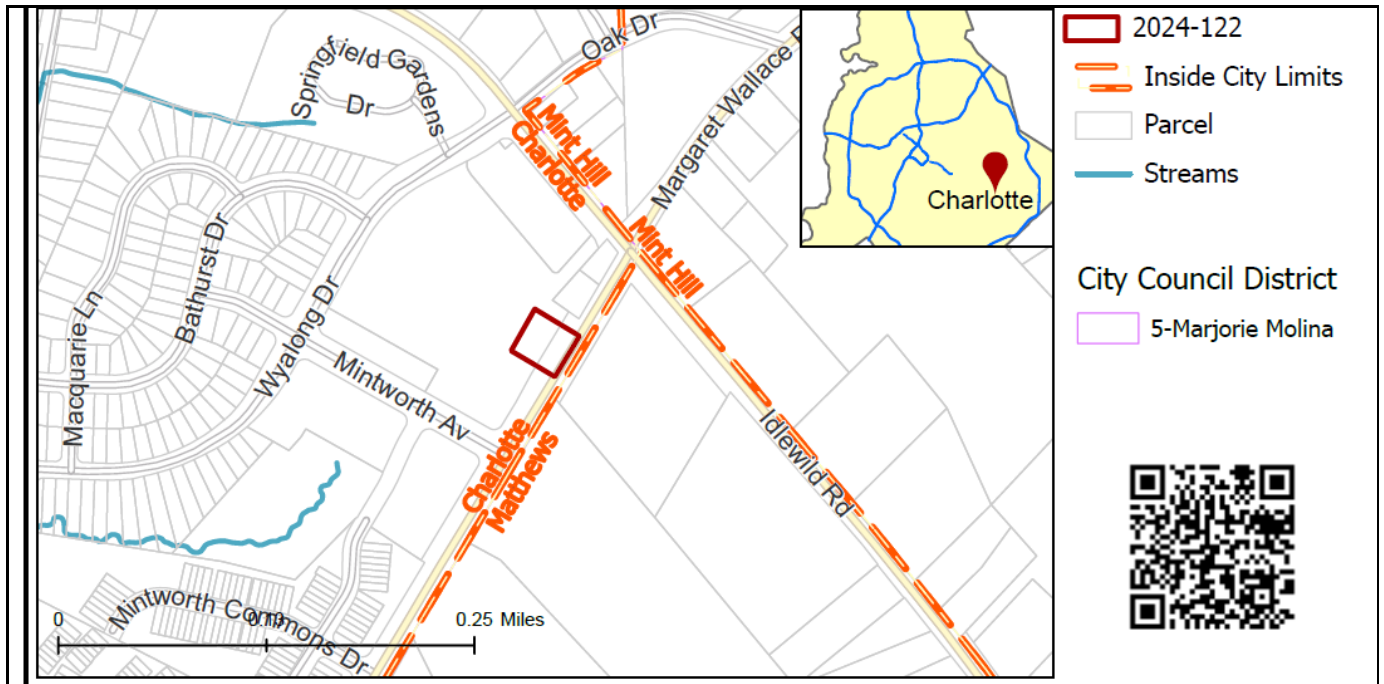


**REQUEST**

Current Zoning: NS (Neighborhood Services)  
Proposed Zoning: CG(CD) (General Commercial, Conditional)

**LOCATION**

Approximately .330 acres located along the north side of Margaret Wallace Road, south of Idlewild Road, and northeast of Mintworth Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow the development of the site with all uses permitted by-right and under prescribed conditions in the General Commercial zoning district except those listed in the conditions on a parcel that is currently undeveloped.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Mintworth Commons Holdings LLC c/o APG Advisors  
Mintworth Commons Holdings LLC c/o APG Advisors  
Bridget Grant, Moore & Van Allen

**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 Commercial.

Rationale for Recommendation

- The petition is consistent with the recommended *2040 Policy Map* Place Type of Commercial. The CG zoning permits a variety of uses that are typical of shopping centers.
- The undeveloped site is currently zoned NS and is entitled to develop with neighborhood retail uses inside of an existing shopping center.

- The site is walkable to nearby neighborhoods and is adjacent to daily needs. The site could increase access to goods and services offered in the existing shopping center.
- The site is located adjacent to a 4+ lane Avenue which is considered an arterial street and is intended to serve high volumes of traffic.
- The site is located along the route of the CATS 52x express bus providing commuter access to Uptown.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10-Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

**PLANNING STAFF REVIEW**

• **Background**

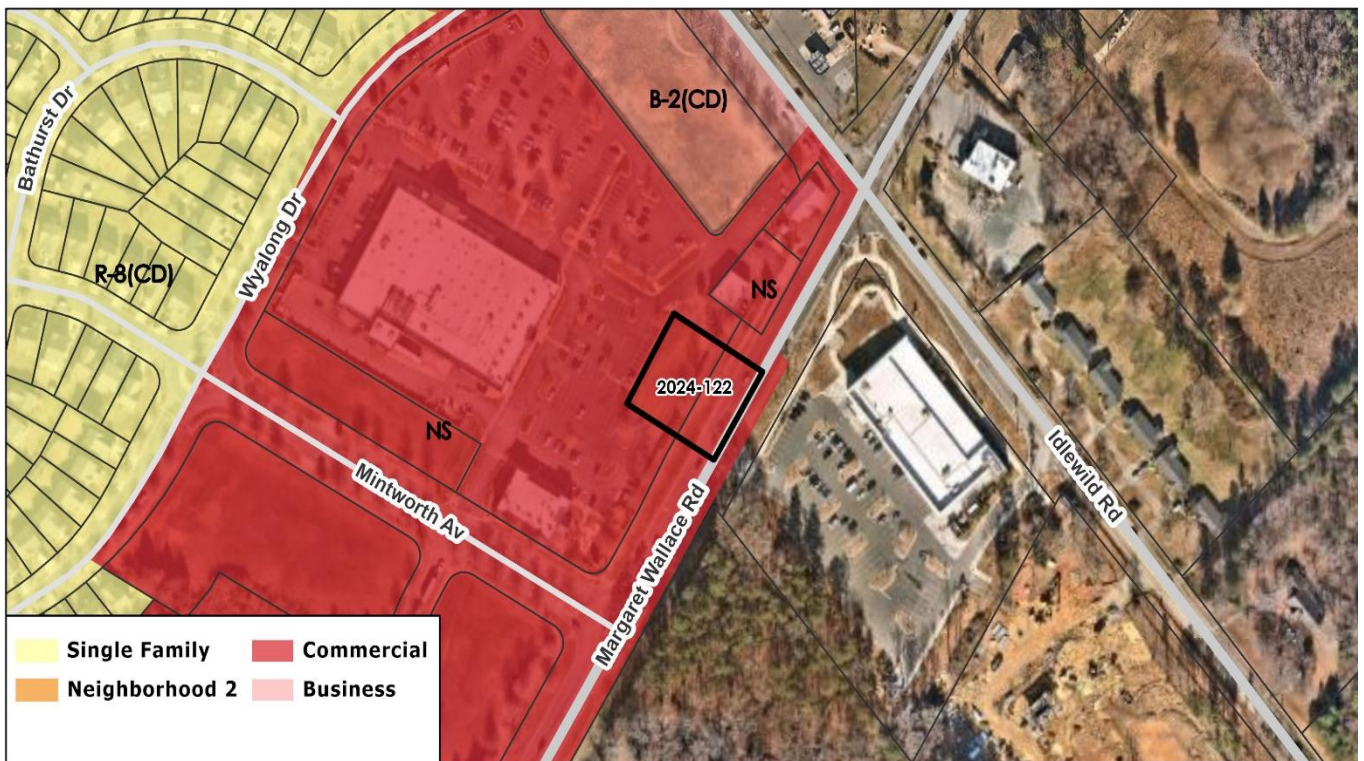
- The petition site was a part of a larger rezoning 2003-044, to rezone to NS and allow for 90,000 square feet of retail or restaurant uses, and 30,000 square feet of office uses.

• **Proposed Request Details**

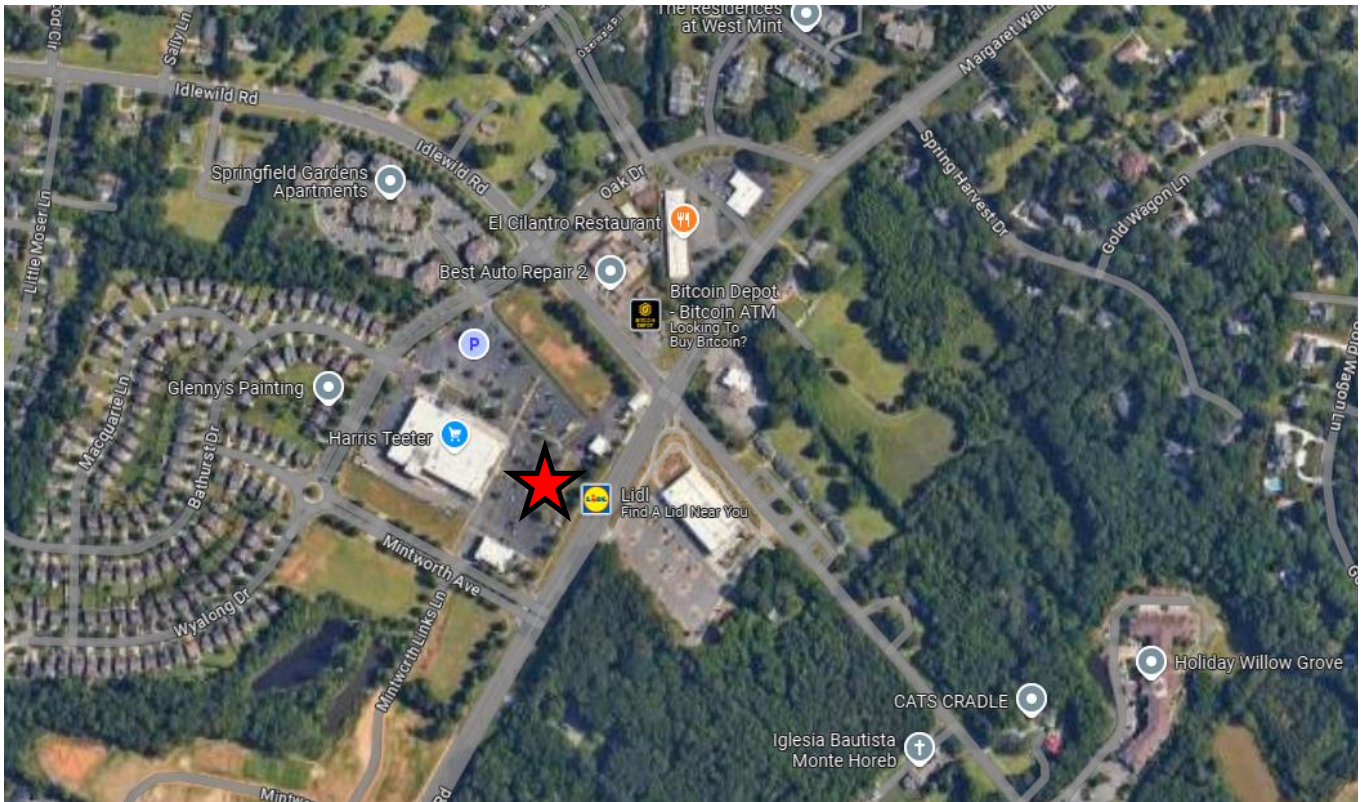
The development standards accompanying this petition contain the following provisions:

- The Site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the CG zoning district except as restricted and prohibited below.
- The following uses are not allowed on the Site: Adult Electronic Gaming Establishment; Car Wash; Drive-through Establishments; Employment/Labor Service Agency; Vehicle Fueling Facility; and Accessory Drive-through.

• **Existing Zoning**



- The site is currently zoned NS and is surrounded by other properties also zoned NS.



The site (indicated by the red star above) is located south of the intersection of Margaret Wallace Road and Idlewild Road.



Street-view of the site looking west from Margaret Wallace Road. The site is an outparcel an existing shopping center.



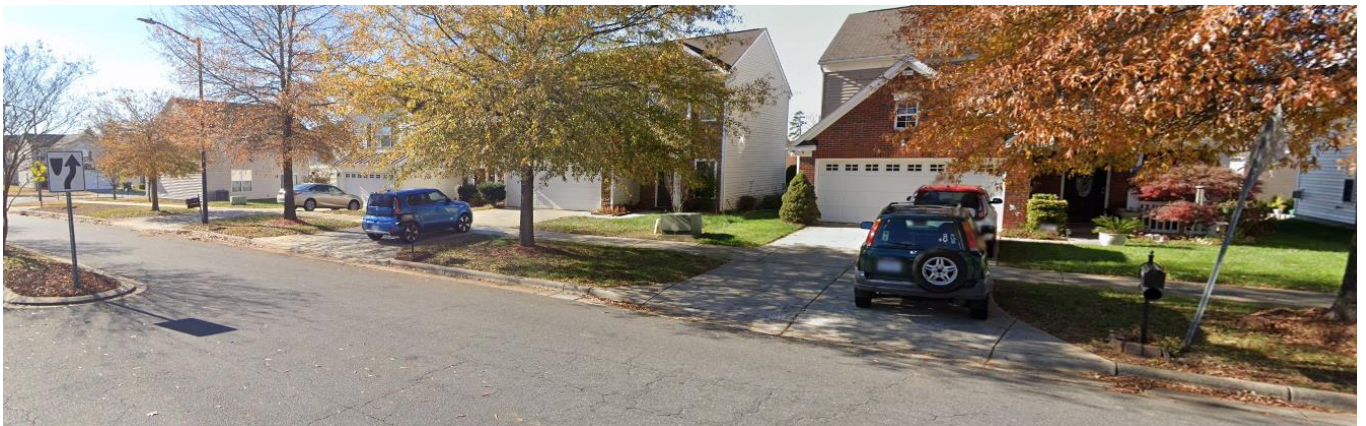
Street-view of the commercial activity to the north of the site at the intersection of Margaret Wallace Road and Idlewild Road.



Street-view of the grocery store to the east adjacent of the site on Margaret Wallace Road.

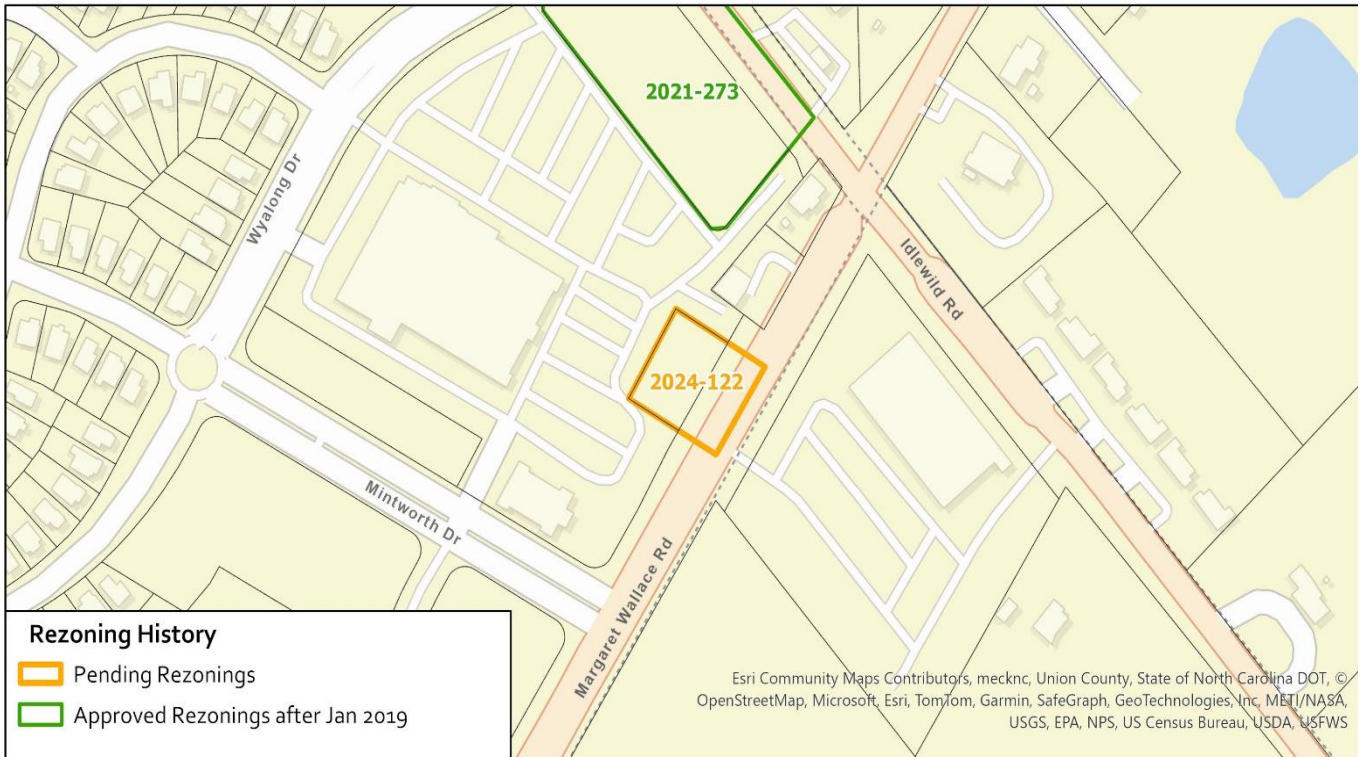


Street-view of the residential development to the south of the site.



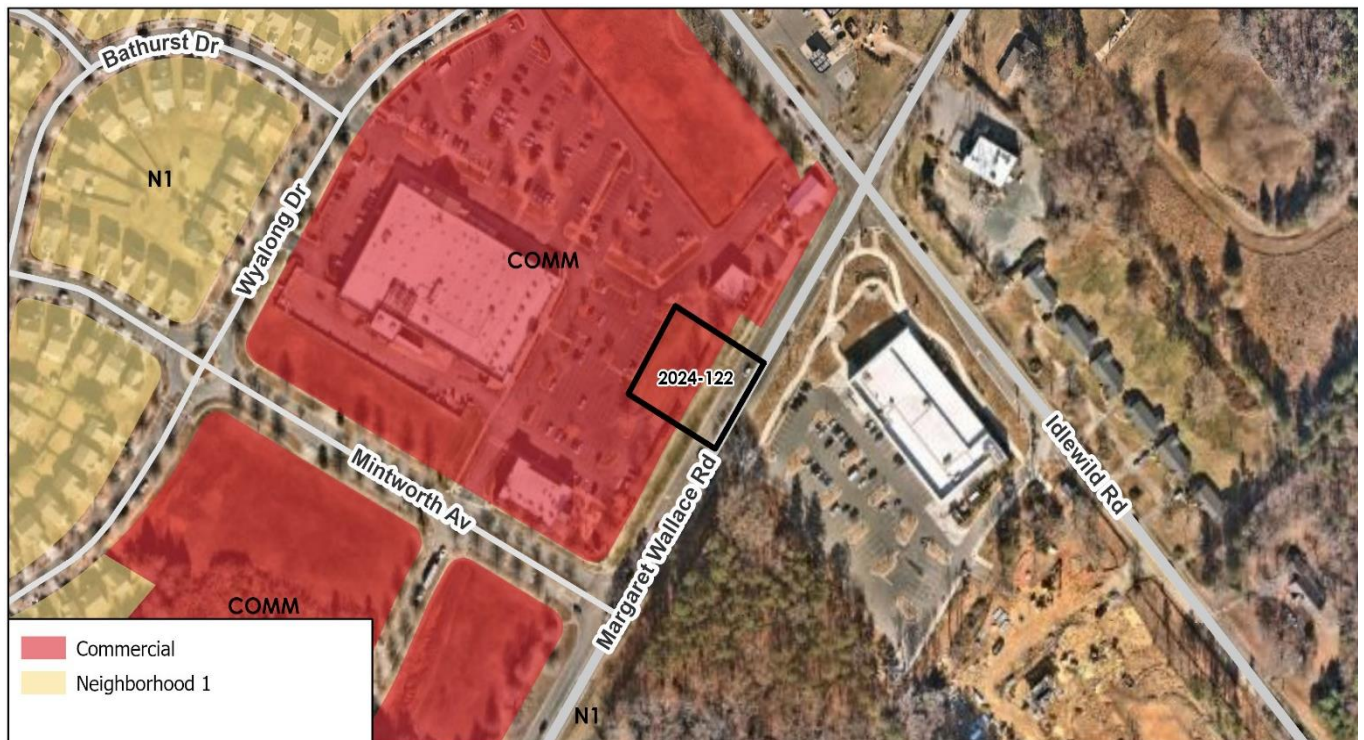
Street-view of the residential development to the west of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-273	Petition to rezone 1.66 acres from NS to B-2 (CD) to accommodate the development of an automated carwash with accessory cleaning stations.	Approved

• **Public Plans and Policies**



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

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- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Margaret Wallace Road, a State-maintained major arterial, south of Idlewild Road a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the nature of this 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:**
  - CIP - Margaret Wallace Road (Cedarbark Drive to Idlewild Road) Sidewalk
  - Project ID: PM51216062
  - Project Description: This project will involve installing sidewalk on Margaret Wallace Road from Cedarbark Drive to Idlewild Road.
  - Project Type: Pedestrian and Bike
  - Project Phase: Complete
  - Anticipated Completion Date: Mid 2019
  - PM: Patricia Abney - pabney@charlottenc.gov
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning: NS
  - Existing Use: 0 trips per day (based on vacant land use).
  - Entitlement: 369 trips per day (based on retail land use).
  - Proposed Zoning: Trip generation will be calculated during permitting based on the specific square footage of uses proposed

#### DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
  - **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
  - **Charlotte Department of Solid Waste Services:** No outstanding issues.
  - **Charlotte Fire Department:** No outstanding issues.
  - **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Margaret Wallace Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Margaret Wallace Rd. Insert location information from memo. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **Long Range Planning:** No outstanding issues.
  - **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry / City Arborist:** No outstanding issues.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Stuart Valzonis (704)353-1930