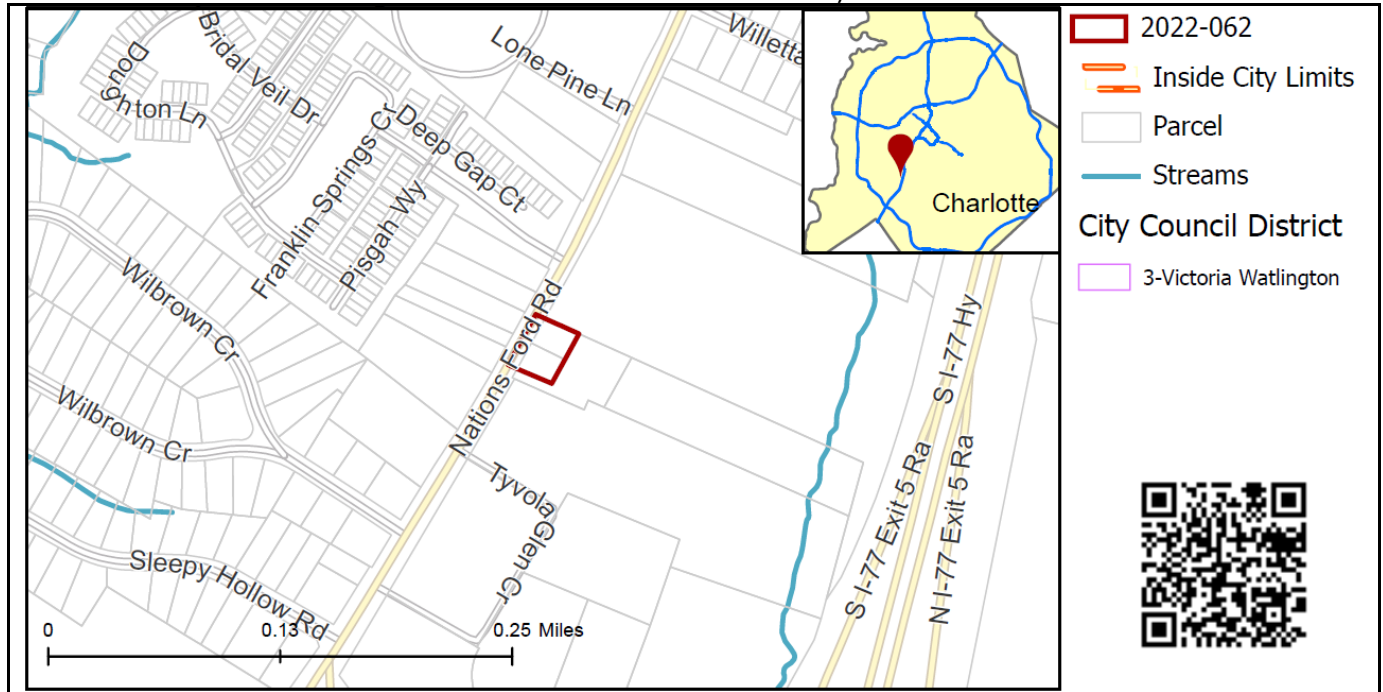


REQUEST

Current Zoning: R-17MF (multifamily residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 0.38 acres located on the east side of Nations Ford Road north of the intersection with Tyvola Road.



SUMMARY OF PETITION

The petition proposes to allow an automotive service station for fast charging of electric vehicles including 12 electric vehicle charging stalls and an up to ~~1,000~~ 900 square feet accessory structure for restrooms and vending machines.

PROPERTY OWNER

Justin Taylor

PETITIONER

Jeff Constantineau

AGENT/REPRESENTATIVE

Jeff Constantineau

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The petition is inconsistent with the Neighborhood 1 place type designation for this site. However, it is adjacent to Commercial and Campus place types that are developed with a hotel and place of worship, respectively.
- While the proposed NS zoning is inconsistent with the Neighborhood 1 place type recommendation, the current R-17MF zoning is also inconsistent.

- The proposed electric vehicle charging station will support a goal of the city's *Strategic Energy Action Plan* to reduce reliance on fossil fuels.
- The increasing number of electric vehicles in the community is creating a need for these types of charging stations.
- The petition will replace back of curb sidewalk with 8' planting strip and 6' sidewalk.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments

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

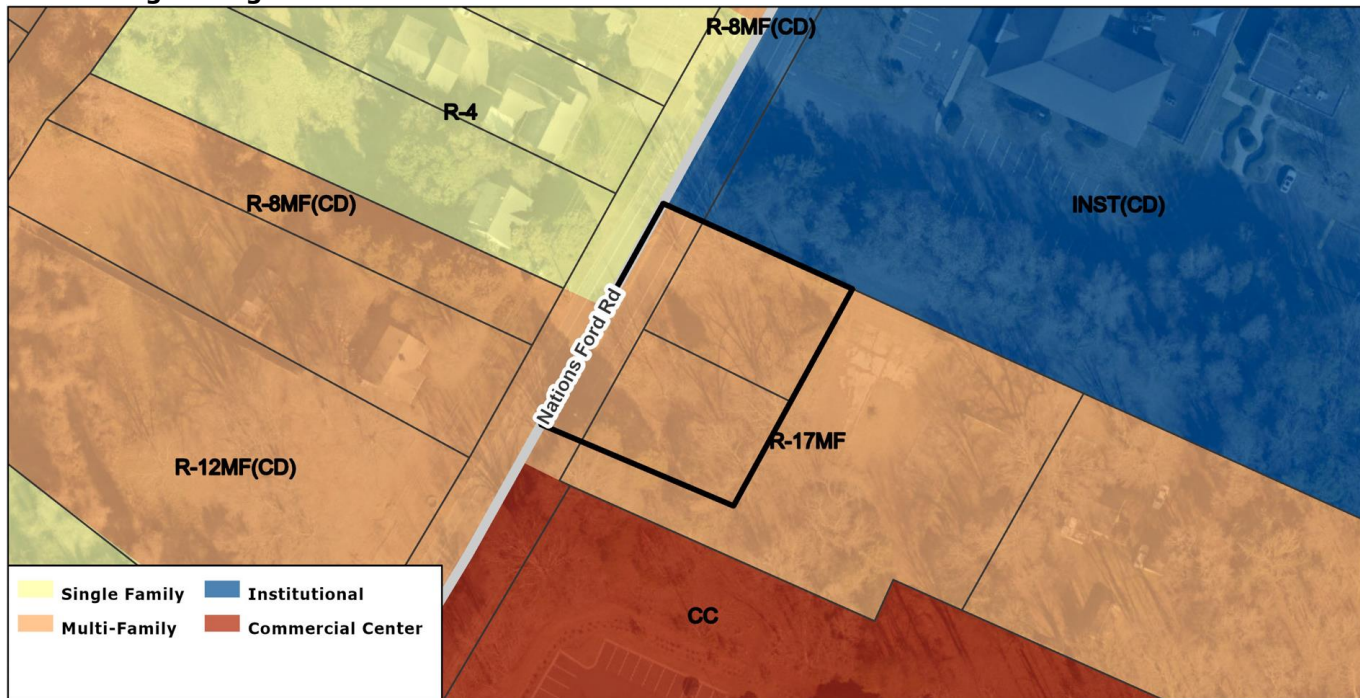
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes up to 12 electric vehicle charging stalls and one accessory structure of up to 900 square feet for restrooms and vending machine.
- Electric charging stalls are to be covered by canopy holding solar power panels.
- Limits building height to 40'.
- Commits to the dedication of 43' of right-of-way from the centerline of Nations Ford Road.
- Implements an 8' planting strip and 6' sidewalk along the site's Nations Ford Road frontage.
- Commits to building materials of brick, natural stone (or synthetic equivalent), or wood.
- Commits to screening of electrical equipment pad from adjoining properties and the public street.
- Limits freestanding lighting fixtures to 21' and requires that they be fully capped, shielded, and downwardly directed.

Existing Zoning



- The site is adjacent to INST(CD), R-17MF, and CC on the east side of Nations Ford Road and a mix of residential districts on the west side of Nations Ford Road including R-4, R-8MF(CD), and R-12MF(CD).

| Existing Zoning | Translated Zoning | Recommended Place Type |
|----------------------------------|-----------------------|------------------------|
| R-17MF (multifamily residential) | N2-B (Neighborhood 2) | N-1 (Neighborhood 1) |



The site, marked by a red star, is surrounded by a mix of uses including hotel, place of worship, single family detached residential, single family attached residential, and multifamily residential.



Street view of hotel uses just to the south of the site along Nations Ford Road.

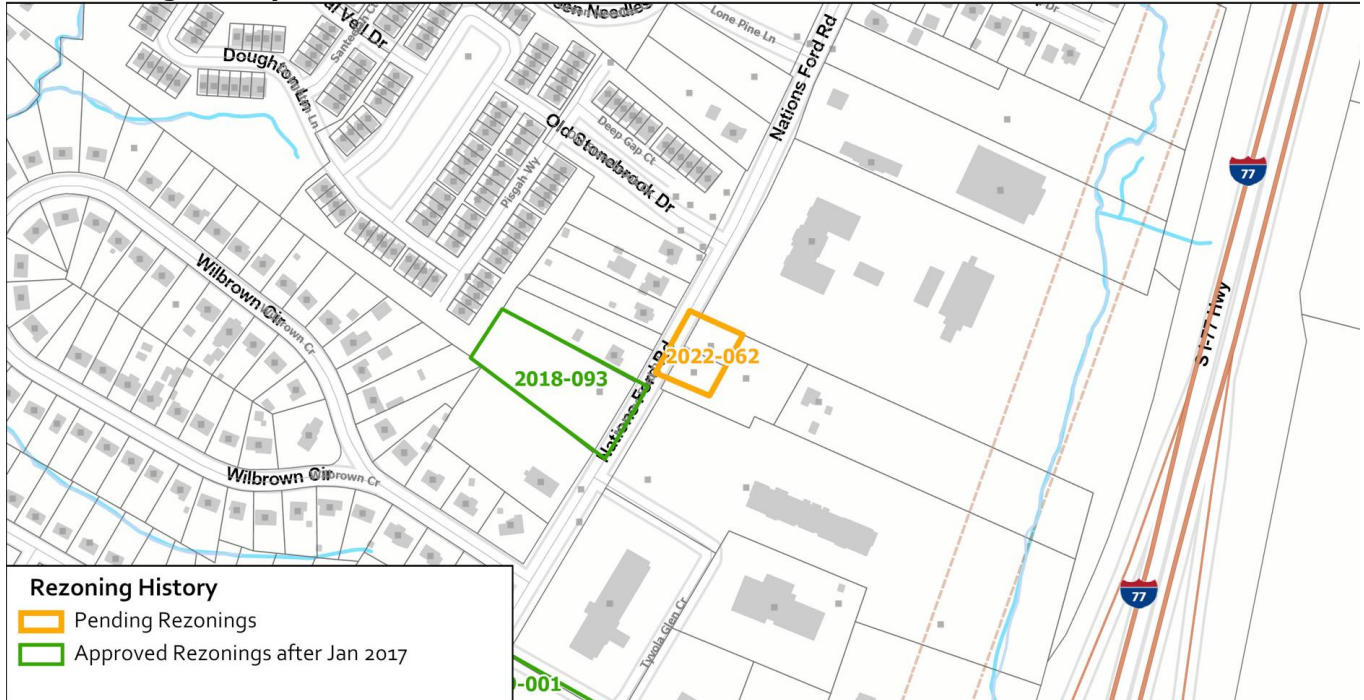


Street view of the currently wooded site as seen from Nations Ford Road.



Street view of single family residential to the west of the site across Nations Ford Road.

- Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|--|----------|
| 2018-093 | Petition to allow 17 single family attached dwellings at a density of 11.89 DUA. | Approved |

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 Place Type for this site, which is located in between a Commercial and Campus place types.

- **TRANSPORTATION SUMMARY**

- The petition is located on the east side of Nations Ford Road, a City-maintained minor throughfare north of Tyvola Glen Circle, a private street. In accordance with City Ordinances and Charlotte WALKS Policy, CDOT is coordinating with the petitioner to improve the driveway to City standards and provide an 8-foot planting strip and a 6-foot sidewalk along the site's frontage of Nations Ford Road. All outstanding CDOT issues have been addressed.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 20 trips per day (based on 6 multifamily dwellings).

Proposed Zoning: Not enough information to determine trips per day (based on 12 EV charging stations).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** 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 12-inch water distribution main located along Nations Ford Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Nations Ford Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **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 outstanding issues.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Reconcile conflicting notes regarding the square footage of the proposed accessory structure. The development data table states 1,000 SF whereas the permitted uses note states 900 SF.~~ **ADDRESSED**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908