

REQUEST

Current Zoning: NS (Neighborhood Services).
Proposed Zoning: NC(CD) (Neighborhood Center, conditional)

LOCATION

Approximately 0.52 acres located north of Parkwood Avenue, east of Allen Street, and west of Pegram Street.



SUMMARY OF PETITION

The petition allows all uses permitted by-right and under prescribed conditions in the NC zoning district, excluding those uses specifically prohibited by the conditional plan. The site contains a vacant commercial structure.

PROPERTY OWNER

Green Brid Properties, LLC

PETITIONER

Porcha Thomas

AGENT/REPRESENTATIVE

Porcha Thomas

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 12

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- While the petition is inconsistent with the *2040 Policy Map* recommendation for the Neighborhood Center (NC) Place Type, the current Neighborhood Services (NS) zoning district permits a range of uses that are consistent with those allowed uses under the NC district. The Neighborhood Center Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential.
- This petition is appropriate and compatible with the surrounding uses and the Neighborhood Center Place Type designation as it creates an

opportunity to fill a need for access to essential amenities, goods, and services in an area that has been identified as lacking access to amenities by the *2040 Comprehensive Plan*.

- The site is within 1/3-mile of the Little Sugar Creek Greenway within 1/2-mile walk of the Parkwood Lynx Blue Line station.
- The site is located along the route of the CATS number 4 local bus providing transit access between the Sugar Creek LYNX Blue Line station and the Charlotte Transportation Center (CTC).
- 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 Neighborhood 1 Place Type to the Neighborhood Center Place Type for the site.

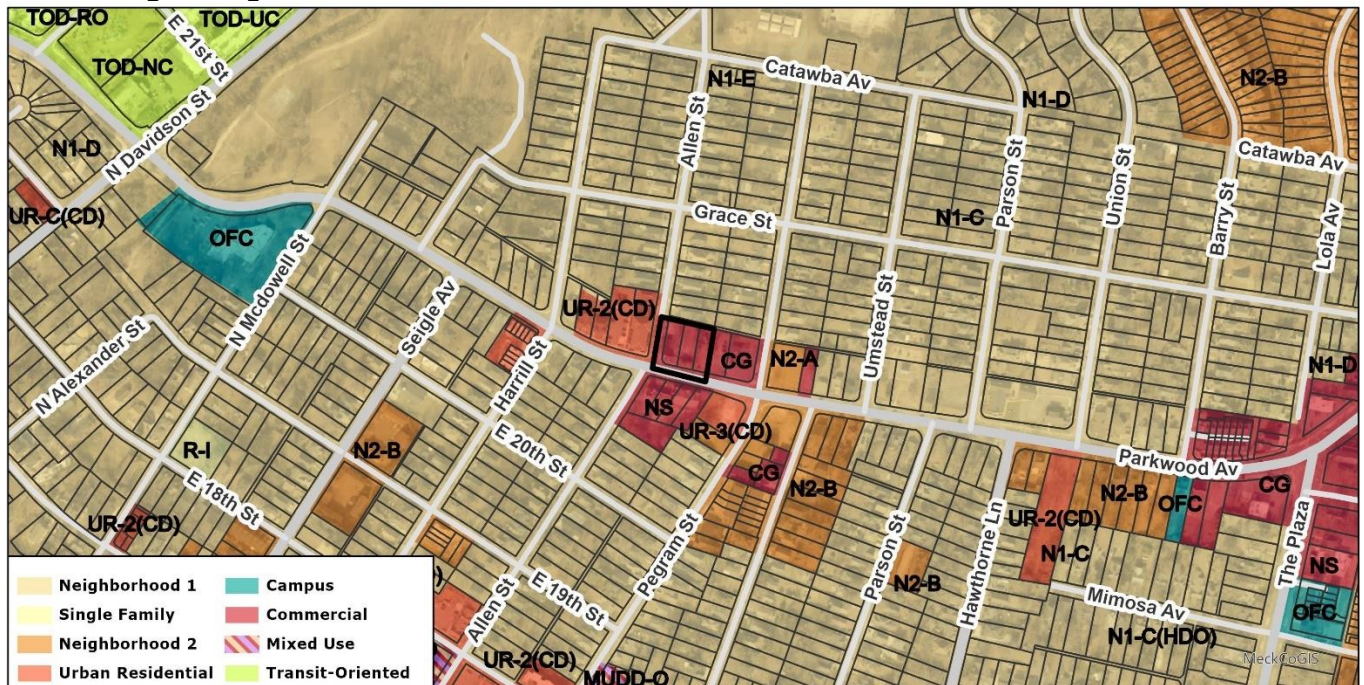
PLANNING STAFF REVIEW

Proposed Request Details

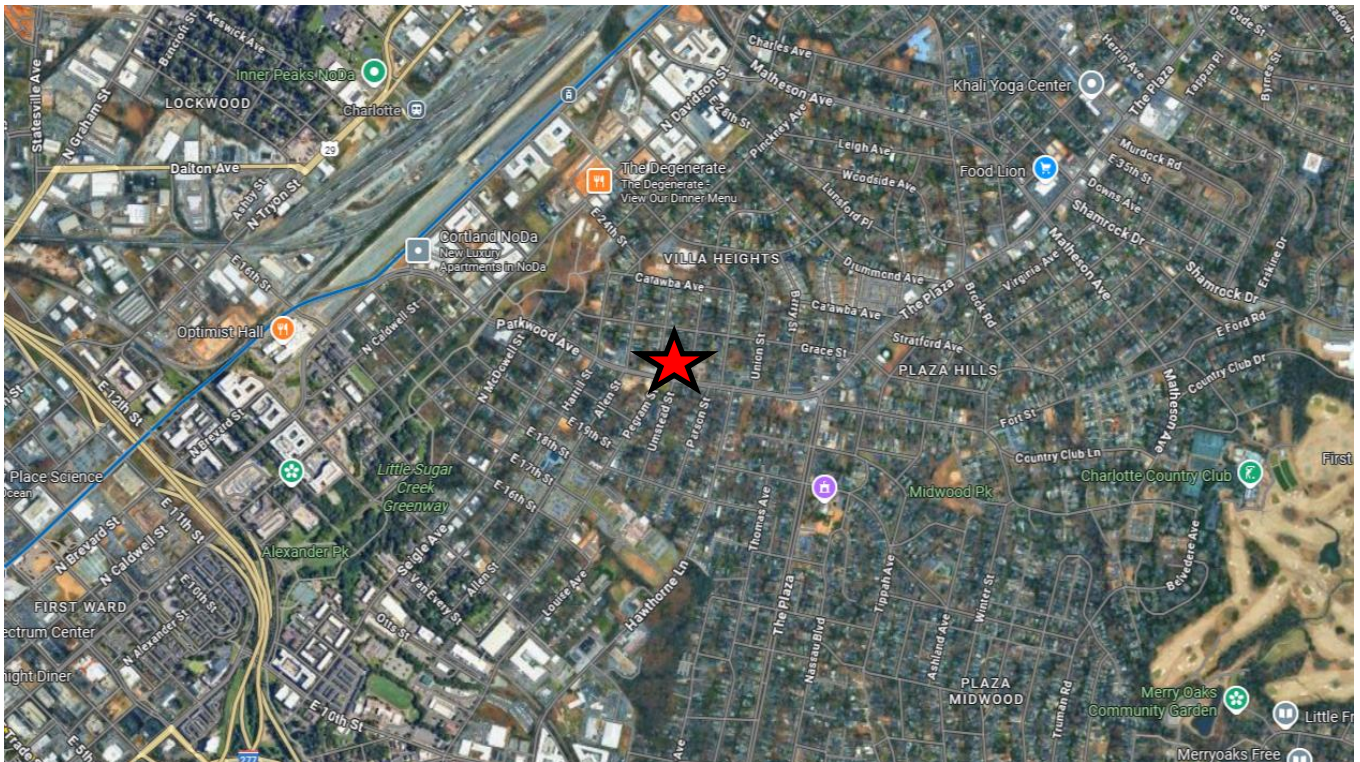
The site plan accompanying this petition contains the following provisions:

- Permits the development of principal and accessory uses allowed by-right and under prescribed conditions in the NC (Neighborhood Center) zoning district including Personal Service Establishments.
- The following uses are prohibited: Dormitory, group home, vehicle fueling facility, vehicle rental (enclosed), minor vehicle repair, homeless shelter, beneficial fill site, principal use parking lot, passenger terminal, public transit facility, utility (including transmission & distribution), wireless telecommunications, temporary outdoor entertainment, accessory drive-through, and outdoor entertainment.

Existing Zoning



- The site is zoned NS (Neighborhood Services, conditional). The site is adjacent to other properties zoned NS to the south across Parkwood Avenue. The site is abutting properties zoned CG (General Commercial) to the east and N1-C (Neighborhood 1-C) to the north. And is adjacent to properties zoned UR-2(CD) (Urban Residential-2, conditional) to the west across Allen Street.



The site (indicated by red star above) is located along north of Parkwood Avenue at the intersection with Allen Street. This site is approximately 1/3-mile east of North Davidson Street and 1/3-mile west of The Plaza. The area contains a broad range of uses including large multi-family stacked developments near the LYNX Blue Line Parkwood station to the west. Multi-family attached developments and neighborhood oriented retail establishments can be found along Parkwood Avenue and commercial uses to the east near the intersection with the Plaza. The site is in an area surrounded by Neighborhood 1 developments to the north and south.



View of the site looking northeast from the intersection of Parkwood Avenue and Allen Street. The site contains a vacant commercial building. On the rezoning application, the petitioner stated the intent to renovate the existing building.



View of a retail building located to the east of the site along Parkwood Avenue at the intersection of Pegram Street.



View of an adaptive reuse of a church building converted to an apartment building located to the west of the site along Parkwood Avenue across Allen Street.



View of an abandoned multi-family development construction site located to the south of the site across Parkwood Avenue.



View of newly constructed single-family homes along Allen Street north of the site. This is typical of the development pattern in the neighborhoods located off Parkwood Avenue.

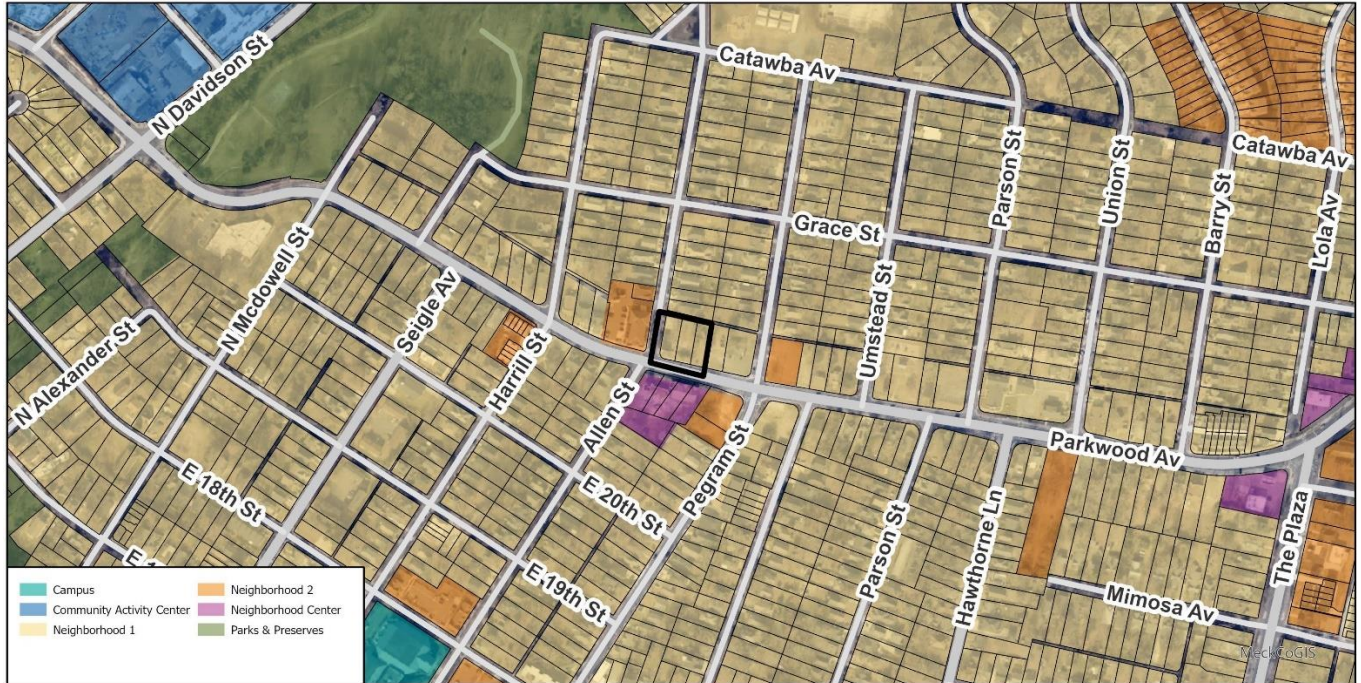
• Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-005	Rezoned 0.92 acres located south of Parkwood Avenue, east of Allen Street, and west of Pegram Street from R-5 (Single-Family) to NS(Neighborhood Services) for a mixed-use development consisting of up to 22 dwellings and 3,000 sq.ft. of commercial.	Approved
2020-076	Rezoned 0.51 acres located along the north side of Parkwood Avenue, on the east side of Allen Street, and west of Pegram Street from B-1 (Neighborhood Business) to NS (Neighborhood Services). For a mixed-use development consisting of up to 22 dwellings and 10,000 sq.ft. of commercial.	Approved
2021-034	Rezoned 0.29 acres located along the northeast side of Parson Street, east of North Davidson Street, and south of Matheson Avenue. A conventional rezoning request from R-5 (Single-Family) to R-8 (Single-Family).	Approved
2021-120	Rezoned 0.45 acres located on the east side of The Plaza, south of Mecklenburg Avenue and north of Mimosa Avenue from B-1 (Neighborhood Business) and O-2 (Office) to NS (Neighborhood Services) for any use permitted in the NS (Neighborhood Services) district excluding fuel sale, drive-thrus, and arcades.	Approved
2022-035	Rezoned 0.37 acres located at the southwest intersection of Parkwood Avenue and Harrill Street, east of Seigle Avenue from R-5 (Single-Family) to UR-2(CD) (Urban Residential, conditional) for up to 9 multi-family attached dwellings.	Approved
2022-107	Rezoned 1.0 acre located on the south side of Parkwood Avenue, east of Hawthorne Lane, north of Belvedere Avenue, and west of The Plaza from N1-C (Neighborhood 1-C) and N2-B (Neighborhood 2-B) to UR-2(CD) (Urban Residential, conditional) for up to 18 multi-family attached dwellings.	Approved
2022-222	Rezoned 0.37 acres located on the east side of Parson Street, west of Union Street, and north of Parkwood Avenue. A conventional rezoning request from N1-C (Neighborhood 1-C) to N1-D (Neighborhood 1-D).	Approved
2024-083	Rezoned 0.324 acres located along the north side of Parkwood Avenue and the east side of Pegram Street and approximately 0.197 acres located along the west side of Pegram Street, south of Parkwood Avenue. A conventional rezoning from UR-3(CD) (Urban Residential, conditional) and CG (General Commercial) to N2-A Neighborhood 2-A).	Approved
2025-008	Rezoned 0.96 acres located on the south side of Parkwood Avenue, the east side of Allen Street, and west of Pegram Street from NS	Pending

	(Neighborhood Services) to NC(CD) (Neighborhood Center, conditional) for up to 60 multi-family stacked dwelling units.	
2025-051	Rezoned 0.33 acres located on the east side of Parson Street, north of Parkwood Avenue, and south of Grace Street. A conventional rezoning request from N1-C (Neighborhood 1-C) to N1-D (Neighborhood 1-D).	Pending

- Public Plans and Policies**



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

- TRANSPORTATION SUMMARY**

- The site is located at the intersection of Parkwood Avenue, a City-maintained major arterial, and Allen Street, 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:**

- N/A

- Transportation Considerations**

- No Outstanding Issues.

- Vehicle Trip Generation:**

Current Zoning: NS

Existing Use: 292 trips per day (based on 1,482sq.ft. of retail)

Entitlement: 1,380 trips per day (based on 10,000sq.ft. of retail and 22 dwellings).

Proposed Zoning: Too many uses to determine trip generation. .

- 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:**
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Villa Heights Elementary remains 108%

- Eastway Middle remains 109%
 - Garinger High remains 100%
 - **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Parkwood Ave. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Parkwood Ave. 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.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818