

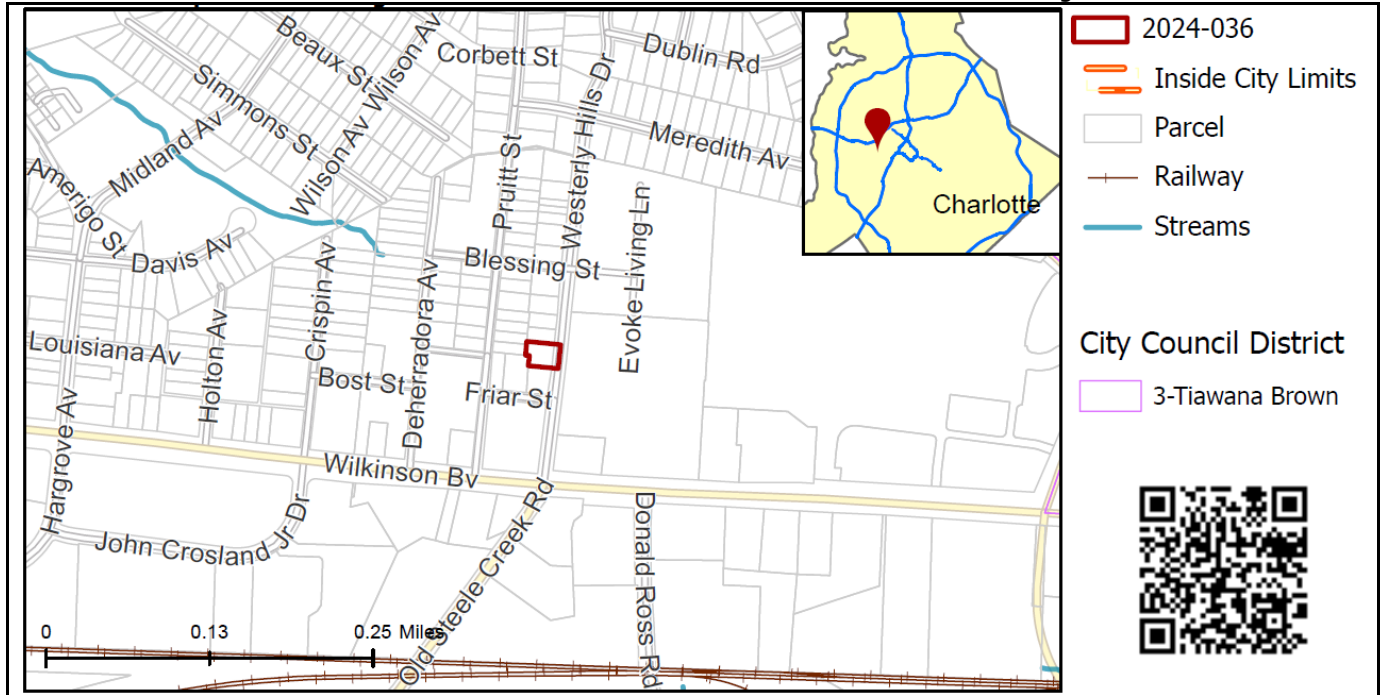
REQUEST

Current Zoning: N1-D (Neighborhood 1-D) and CG (General Commercial)

Proposed Zoning: NC (CD) (Neighborhood Center, Conditional)

LOCATION

Approximately 0.23 acres located on the west side of Westerly Hills Drive, north of Wilkinson Boulevard and south of Blessing Street.



SUMMARY OF PETITION

The petition proposes to allow office and accessory uses on a property developed with a single-family dwelling in the Westerly Hills neighborhood.

PROPERTY OWNER

Blue Cardinal Investments LLC

PETITIONER

Julio Barriga

AGENT/REPRESENTATIVE

Julio Barriga

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3.

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 proposed Neighborhood Center zoning district and place type would provide an appropriate transition from the Neighborhood 1 place type to the north and west of the site and the Community Activity Center place type to the south and east.
- The development standards accompanying the petition limit uses to office and accessory uses. The proposed office use is an appropriate transitional use between more intense commercial uses to the south and east of the site and established residential uses to the north and west.

- The petition limits building height to 40', which matches the maximum building height of the N1-D zoned parcels to the north and west of the petition site.
- The site is less than ¼ mile from existing bus stops for CATS routes #5 and #35 and approximately ½ mile from the proposed CATS Silver Line station.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

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 Center.

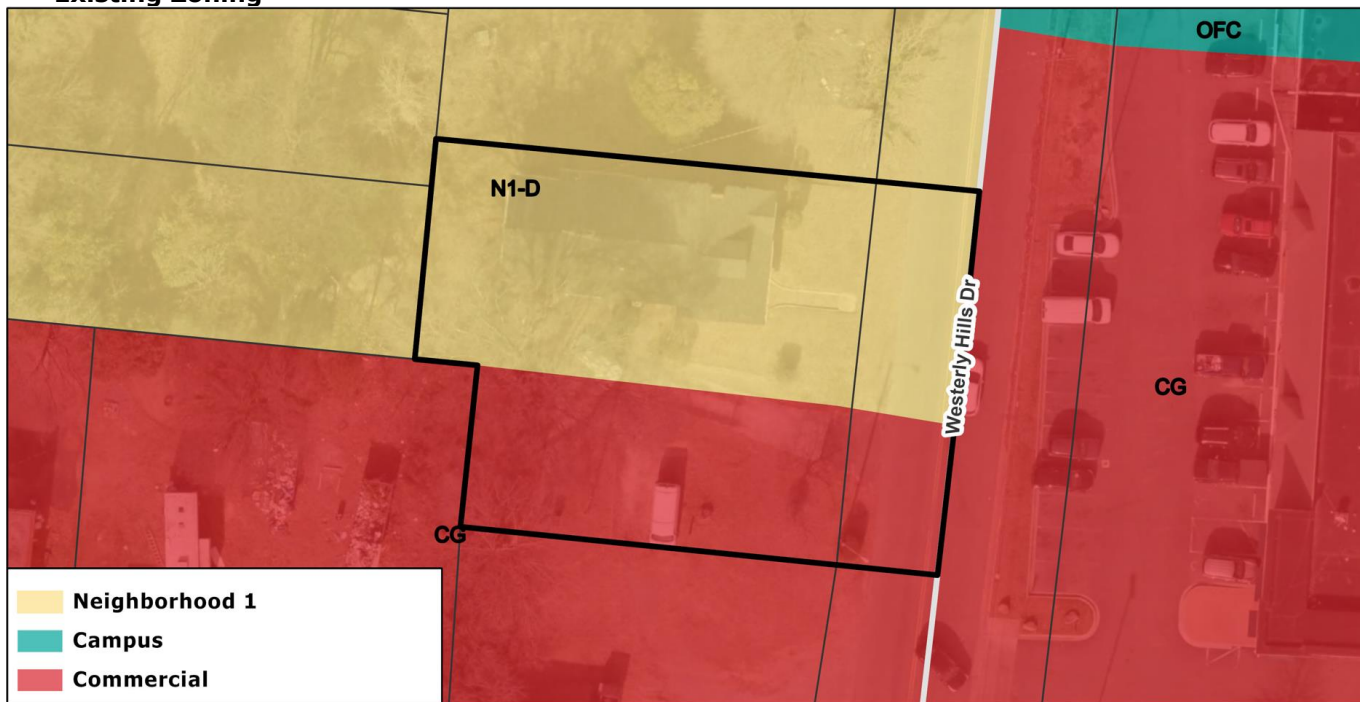
PLANNING STAFF REVIEW

• **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- Limits uses to office and accessory uses.
- Limits building height to 40'.

• **Existing Zoning**



- The site is split zoned with the northern half zoned N1-D and the southern half zoned CG. Similarly, properties to the north of the site are zoned N1-D while properties south of the site are zoned CG. There is one parcel to the northeast of the site across Westerly Hills Drive zoned OFC.



The site, marked by a red star, is surrounded by a mix of uses with commercial uses to the south and east and residential uses to the north and west.



Street view of the site from Westery Hills Drive. The site is currently occupied by a single family dwellings.



Street view of residential uses to the north of the site along Westery Hills Drive.



Street view of commercial uses to the east of the site across Westery Hills Drive.

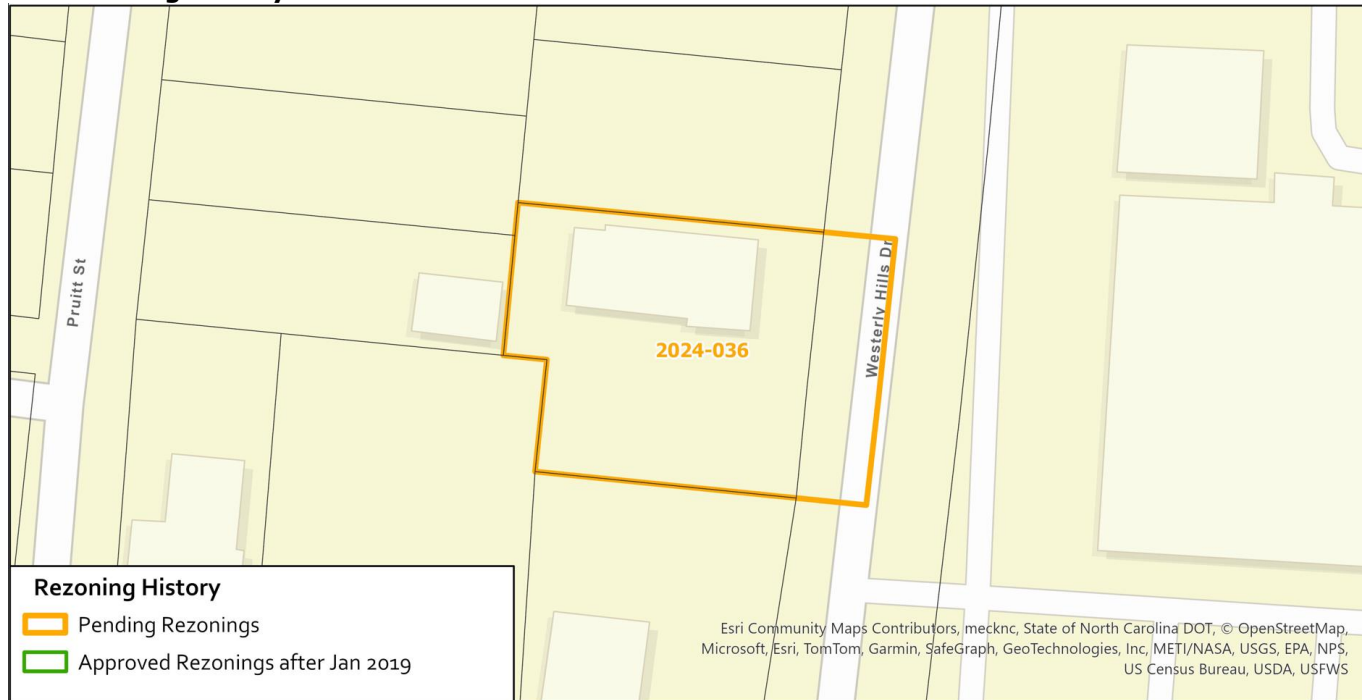


Street view of commercial uses to the south of the site along Westerly Hills Drive.



Street view of residential uses to the west of the site along Pruitt Street.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There are no recent rezonings in the vicinity of the site.	

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Westerly Hills Drive, a City-maintained major collector, north of Wilkinson Boulevard, a State-maintained expressway. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conditional rezoning only establishing developmental standards for the parcel. 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:**

- There are no known active projects in the vicinity.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 15 trips per day (based on one single-family dwelling).

Entitlement: 410 trips per day (based on one single-family dwelling and 3,920 SF of retail).

Proposed Zoning: 157 trips per day (based on 10,018 SF of general office).

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-Douglas International Airport:** No comments submitted.
- **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 6-inch water distribution main located along Westerly Hills Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main along Westerly Hills Dr. 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 outstanding issues.
 - **Stormwater Services Land Development Engineering:** No outstanding issues.
 - **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
Planner: Joe Mangum (704) 353-1908