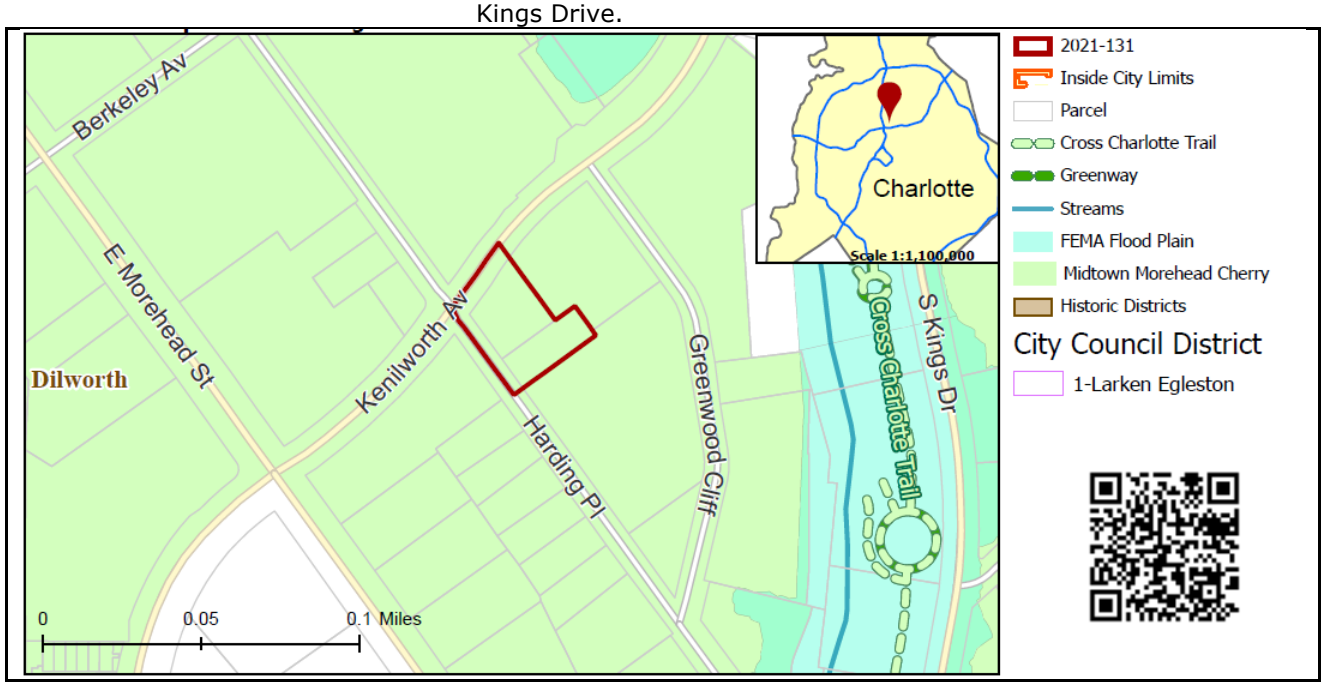
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-131
Final Staff Analysis
December 20, 2021

REQUEST	Current Zoning: MUDD-O PED (mixed use development district, optional, pedestrian overlay) Proposed Zoning: O-2 PED (office, pedestrian overlay)
LOCATION	Approximately 0.48 acres located in the eastern quadrant of the intersection of Harding Place and Kenilworth Avenue, west of South Kings Drive.



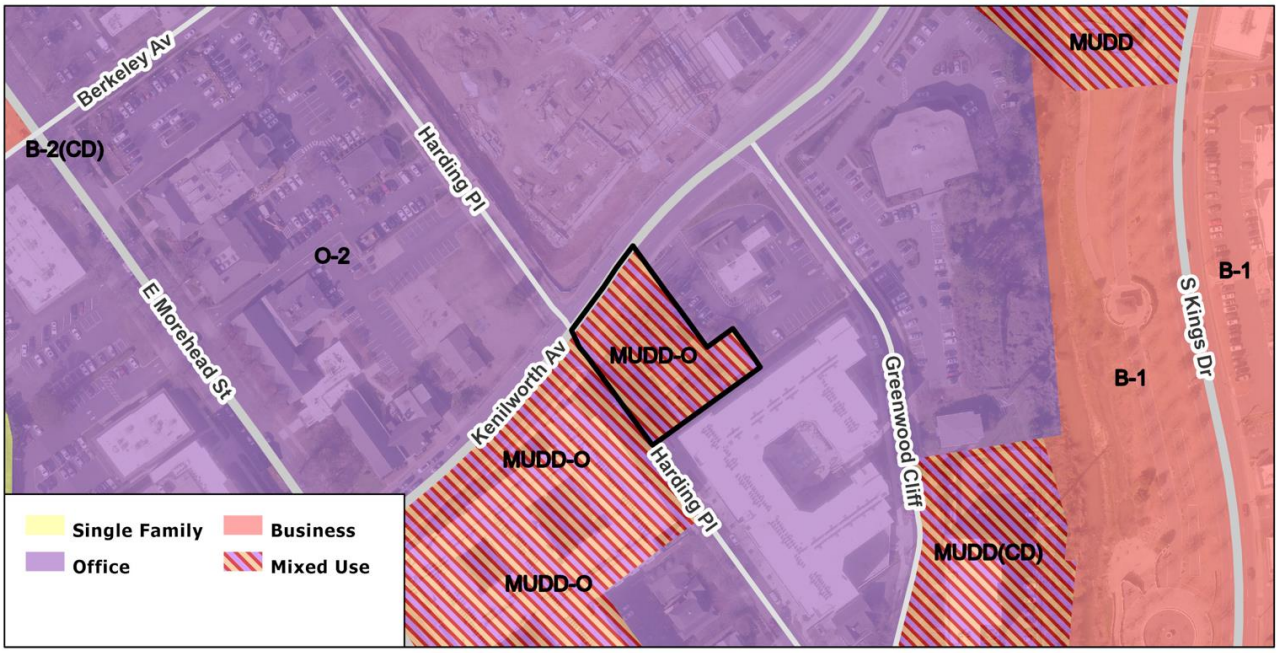
SUMMARY OF PETITION	The petition proposes to allow all uses in the O-2 (office) zoning district on parcels currently developed with two vacant single family homes.
PROPERTY OWNER	West Morehead Ventures, LLC
PETITIONER	West Morehead Ventures, LLC
AGENT/REPRESENTATIVE	Keith MacVean
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **consistent** with the *Midtown Morehead Cherry Area Plan* (2012) recommendation for office uses at this site. Rationale for Recommendation • The site is directly adjacent to areas zoned O-2. • This rezoning would allow for the redevelopment of the site to a use that is in line with the proposed land use prescribed in the area plan. • The site is located along a major thoroughfare among development of moderate intensity, appropriate for the application of the O-2 zoning district.

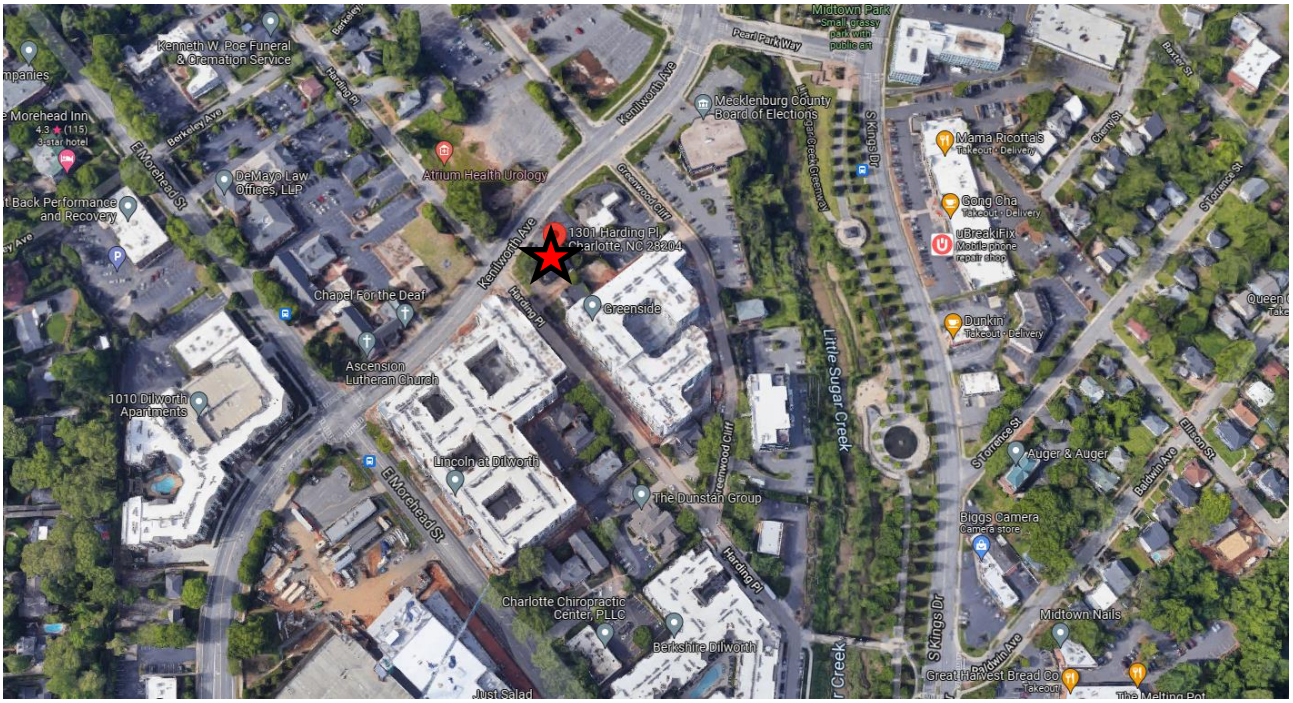
PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.
  - Allows all uses in the O-2 (office) zoning district.

- **Existing Zoning and Land Use**



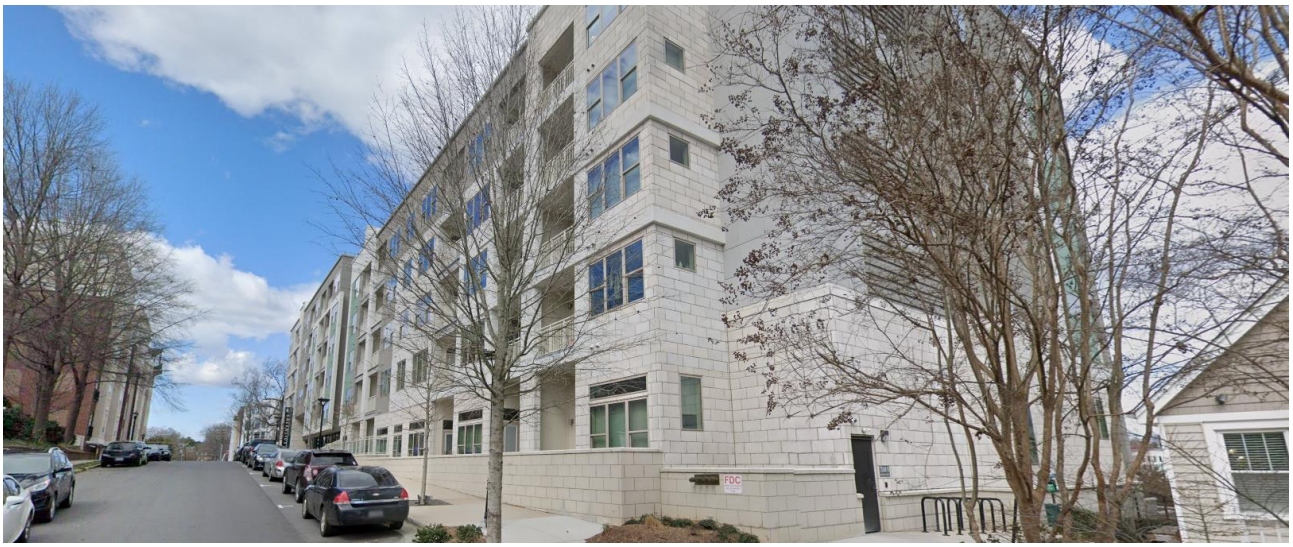
- This site was rezoned in 2018 as petition 2018-031 from O-2 to MUDD-O and is in an area with office, retail, institutional, multi-family residential, and mixed uses.



- The site is denoted with a red star.



- North of the site are retail uses.



- East of the site is a multi-family residential development.

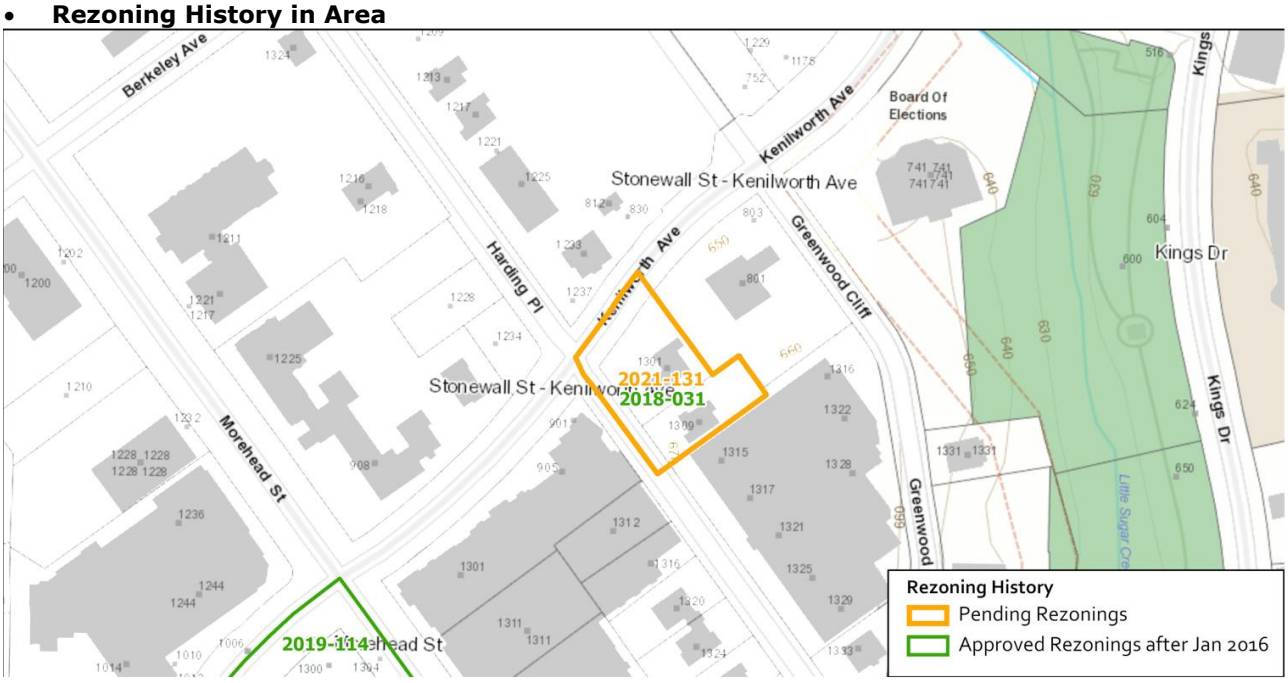


- South of the site is a multi-family residential mixed-use development and civic uses.



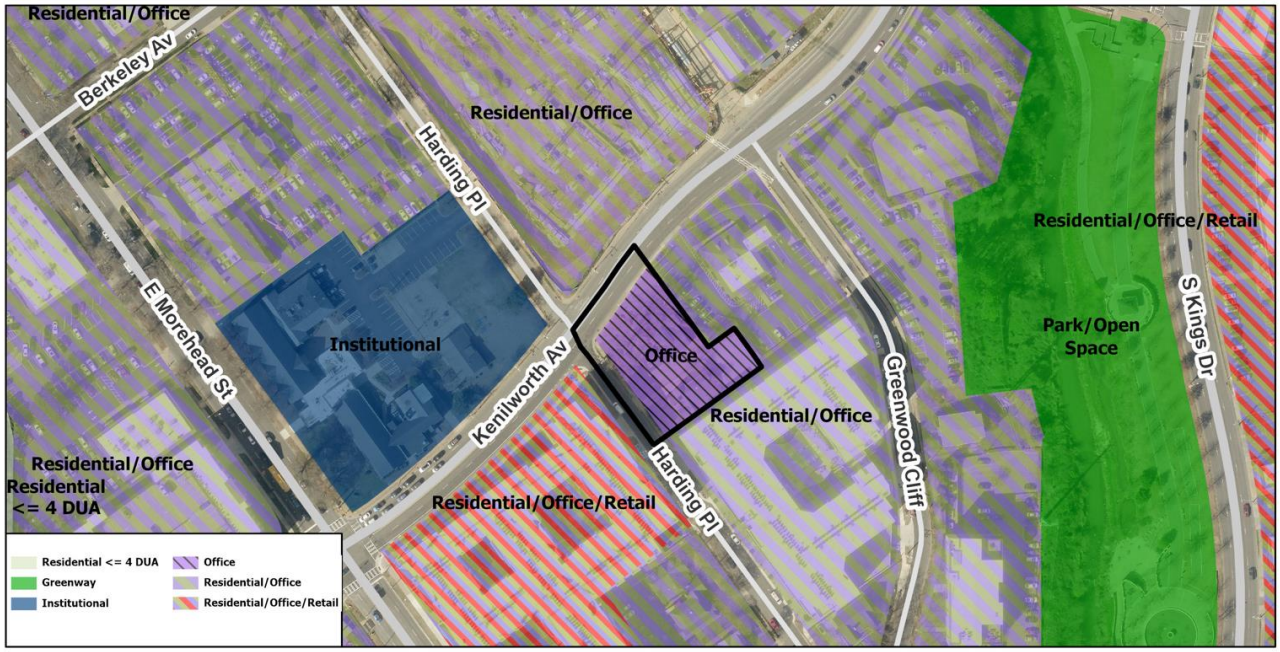
- West of the site are office uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-031	Rezoned 0.49 acres from O-2 PED to MUDD-O PED.	Approved
2019-114	Rezoned 70.53 acres from O-2, O-6(CD), B-1, B-2, R-5, and R-22MF to MUDD-O	Approved

- **Public Plans and Policies**



- The *Midtown Morehead Cherry Area Plan* (2012) calls for office uses at this site.
- **TRANSPORTATION SUMMARY**
  - The site is located adjacent to Kenilworth Avenue, a City-maintained major thoroughfare and Harding Place, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. This site is being rezoned conventionally, and there is no site plan to review. A planting strip is recommended to be installed along Kenilworth. CDOT will determine streetscape requirements for this site during the permitting process. Further details are listed below.
  - **Active Projects:**
    - There are no active projects near this site.
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**

    Current Zoning:

    Existing Use: 0 trips per day (site is vacant).

    Entitlement: Too many uses to determine the trip generation.

    Proposed Zoning: 85 trips per day (7,200 square feet of office uses).

DEPARTMENT COMMENTS (see full department reports online)

- **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 outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **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:** See advisory comments at www.rezoning.org

- **Urban Forestry:** No comments submitted.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902

Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-131

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	**Goal 1: 10- Minute Neighborhoods** All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	**Goal 2: Neighborhood Diversity & Inclusion** Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	**Goal 3: Housing Access for All** Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	**Goal 4: Trail & Transit Oriented Development (2-TOD)** Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	**Goal 5: Safe & Equitable Mobility** Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.	✓
	**Goal 6: Healthy, Safe & Active Communities** All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.	**N/A**
	**Goal 7: Integrated Natural & Built Environments** Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.	**N/A**
	**Goal 8: Diverse & Resilient Economic Opportunity** Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.	**N/A**
	**Goal 9: Retain Our Identity & Charm** Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.	✓
	**Goal 10: Fiscally Responsible** Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth	**N/A**