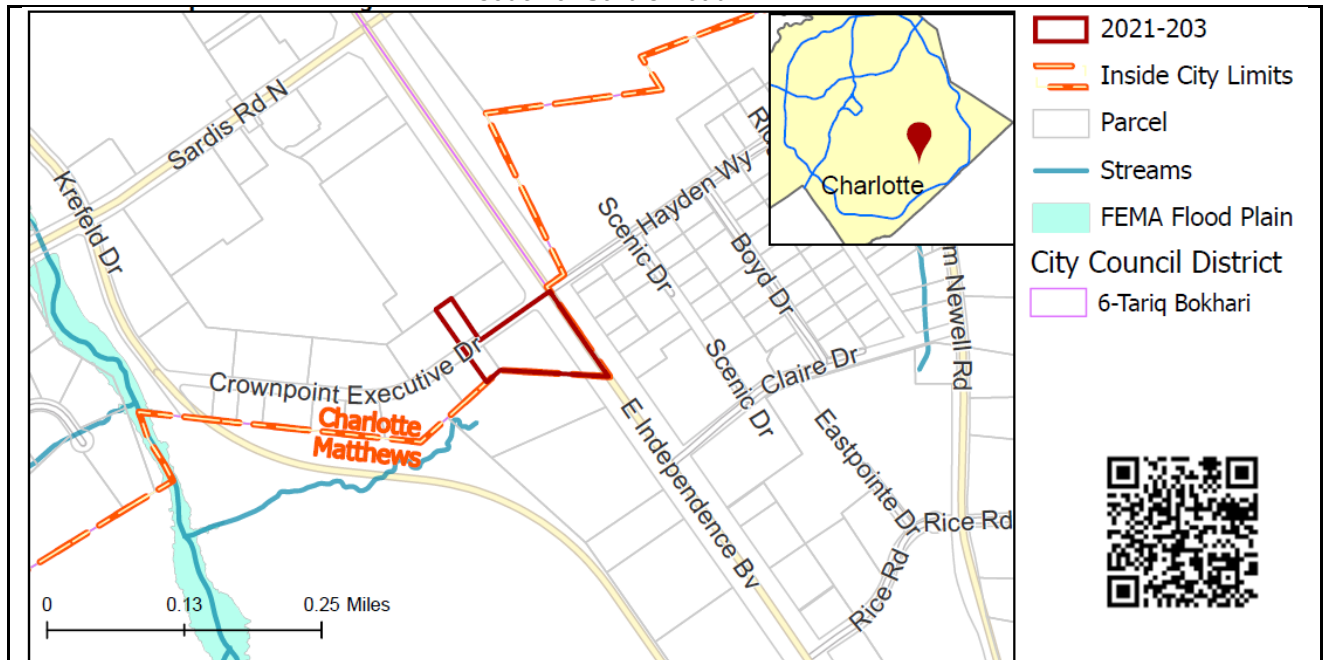


REQUEST

Current Zoning: B-2(CD) (general business, conditional) and B-D (distributive business)
Proposed Zoning: B-2 (general business) and I-1 (light industrial)

LOCATION

Approximately 2.80 acres located on the north and south side of Crownpoint Executive Drive, west of Independence Boulevard, and south of Sardis Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the B-2 (general business) zoning district on a parcel developed with office uses and proposes to allow all uses in the I-1 (light industrial) zoning district for portions of two parcels developed with warehouse and parking uses.

PROPERTY OWNER

Land Growth, LLC; Evelyn Ann Thomas, LLC; and Thomas Evelyn Ann, LLC

PETITIONER

Land Growth, LLC

**AGENT/REPRESENTATIVE
COMMUNITY MEETING**

Keith MacVean
Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Independence Boulevard Area Plan* (2011) recommendation for retail uses on a portion of the site and **inconsistent** with the recommendation for TOD – Employment uses on a portion of the site.

Rationale for Recommendation

- The parcel proposed to be rezoned to the B-2 zoning district from the existing B-2(CD) zoning district is consistent with the land use recommendation for the plan and is directly adjacent to other areas zoned B-2.

- The small portions of two parcels that the petitioners are requesting to rezone to I-1 have existing land uses that are consistent with the light industrial zoning district.
- The application of the B-2 and I-1 zoning districts is appropriate for this area given the surrounding context of car dealerships, industrial areas, offices, and large shopping centers. This corridor, and in particular the western side of Independence Boulevard, does not have existing residential or pedestrian-oriented development that would otherwise be incongruent with this petition.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan* (2011), from transit oriented development – employment to light industrial uses for a portion of the site.

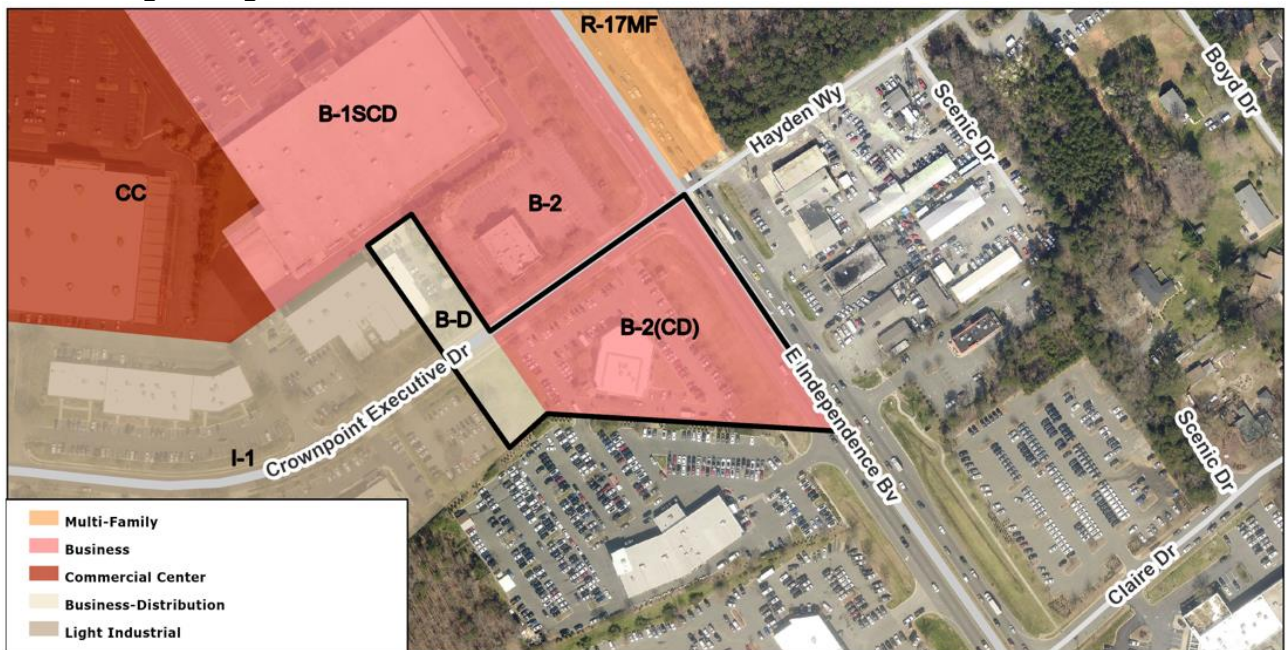
PLANNING STAFF REVIEW

- **Proposed Request Details**

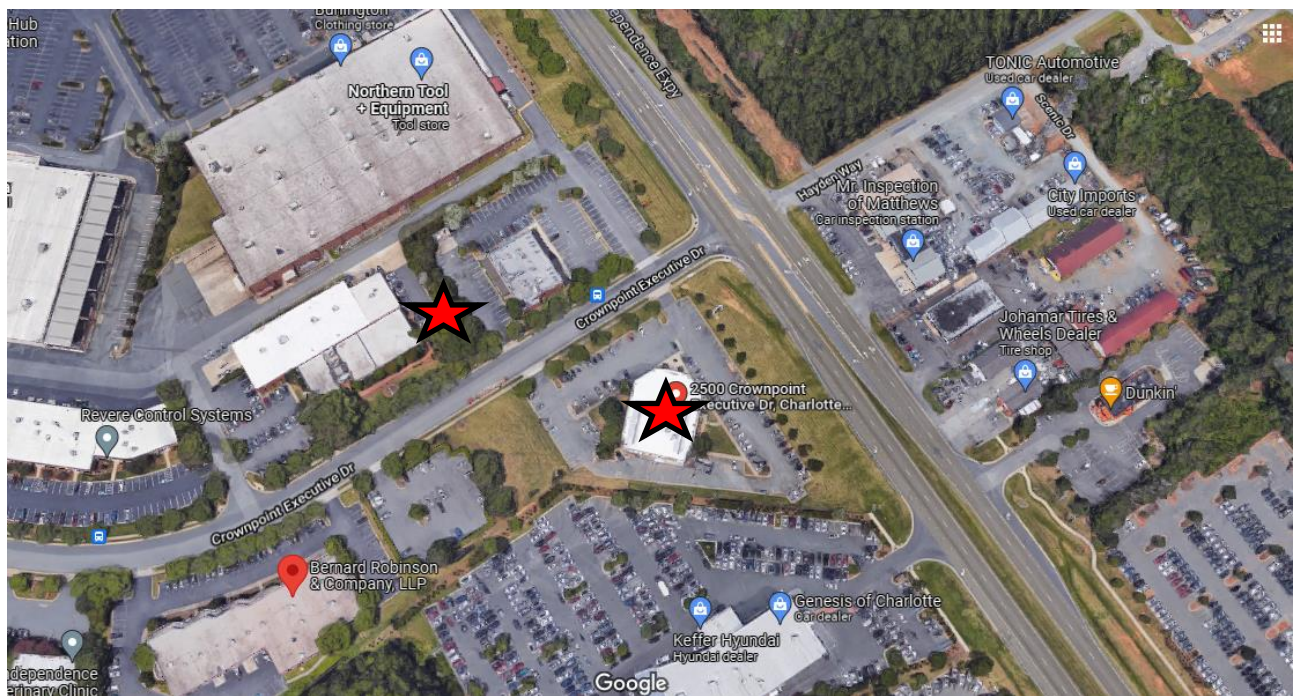
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses in the B-2 and I-1 zoning districts.

- **Existing Zoning and Land Use**



- The site is currently zoned B-2(CD) and B-D and is in an area with office, retail, and industrial uses.



- The subject site is denoted with red stars.



- North of the site is a restaurant.



- East of the site are retail and warehouse/distribution uses.

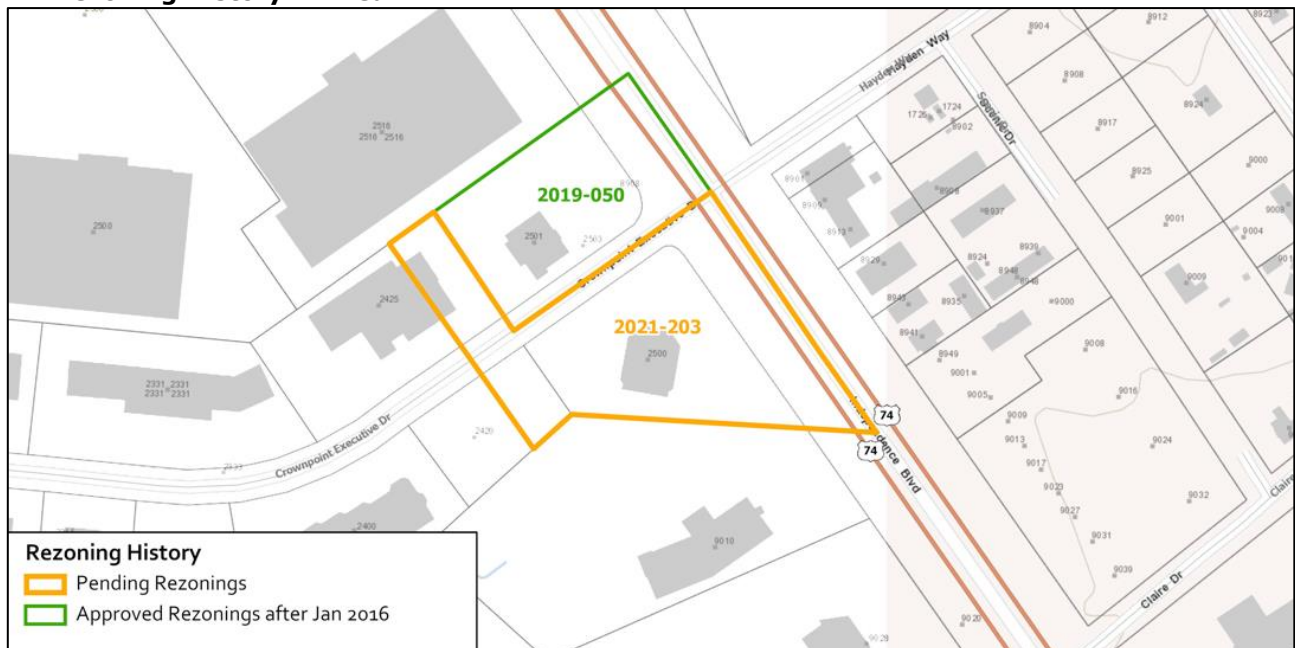


- South of the site is a car dealership.



- West of the site are office uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-050	Rezoned 1.45 acres from B-D to B-2.	Approved

- **Public Plans and Policies**



- The *Independence Boulevard Area Plan* (2011) recommends retail uses on a portion of the site and transit oriented development – employment uses on a portion of the site.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to a State-maintained major thoroughfare, Independence Boulevard, and a City maintained minor thoroughfare, Crownpoint Executive Drive. This site is requesting B-2 and I-1 zoning districts and will be subject to transportation improvements in accordance with CDOT Standards. A Traffic Impact Study is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips.
 - **Active Projects:**
 - There are no active projects near the site.
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 135 trips per day (based on 11,413 square feet of office, warehousing, and an auto parts service center).

Entitlement: 190 trips per day (based on 18,813 square feet of office, warehousing, an auto parts service center, and warehouses uses).

Proposed Zoning: 350 trips per day (based on 13,100 square feet of retail and light industrial 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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 24 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 24 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Matthews Elementary from 121% to 124%
 - Crestdale Middle at 107%
 - Butler High from at 106%.
- **Charlotte Water:** 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:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** 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 # 2021-203

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.	X
	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.	X
	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.	X
	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

	<p>Goal 5: Safe & Equitable Mobility</p> <p>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.</p>	<p>X</p>
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>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.</p>	<p>✓</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>X</p>
	<p>Goal 10: Fiscally Responsible</p> <p>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</p>	<p>N/A</p>