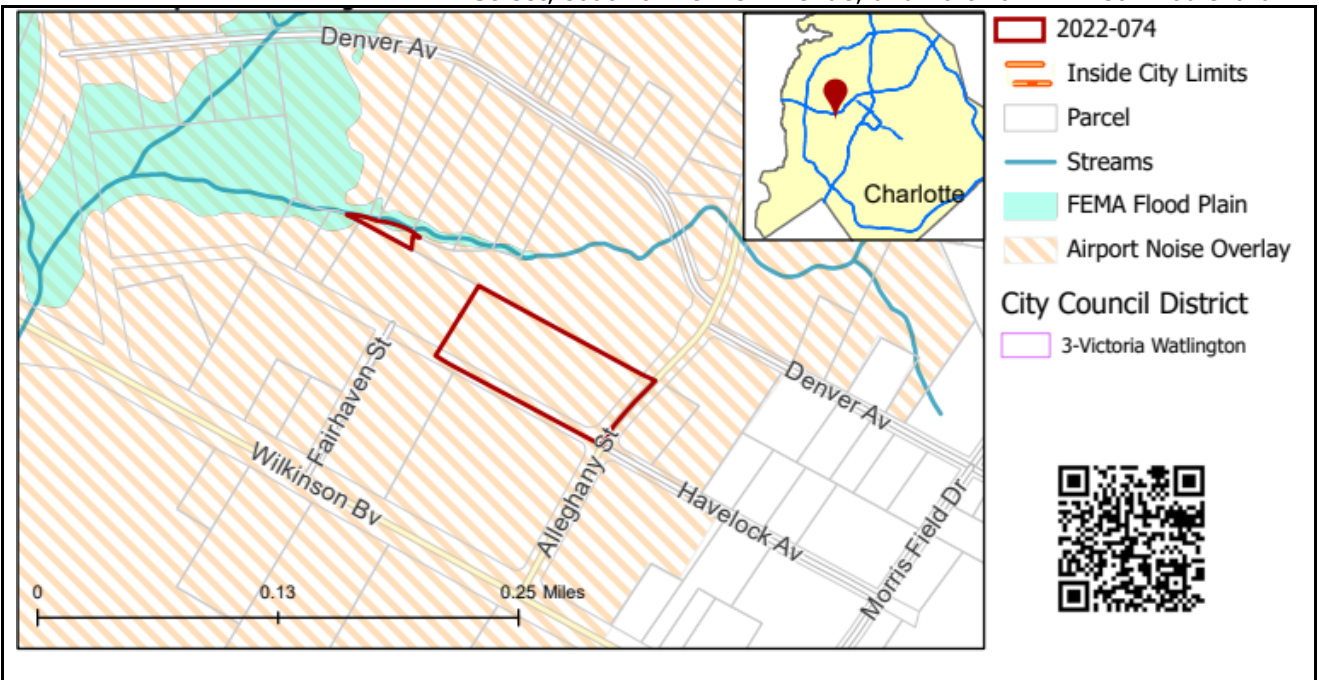


REQUEST

Current Zoning: I-1 AIR (light industrial, airport noise overlay)
Proposed Zoning: R-22MF AIR (multi-family residential, airport noise overlay)

LOCATION

Approximately 2.40 acres located on the west side of Alleghany Street, south of Denver Avenue, and north of Wilkinson Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses in the R-22MF (multi-family residential) zoning district for a vacant parcel in west Charlotte.

PROPERTY OWNER

FC Land Fund, LLC

PETITIONER

Crosland SE

AGENT/REPRESENTATIVE

Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center.

Rationale for Recommendation

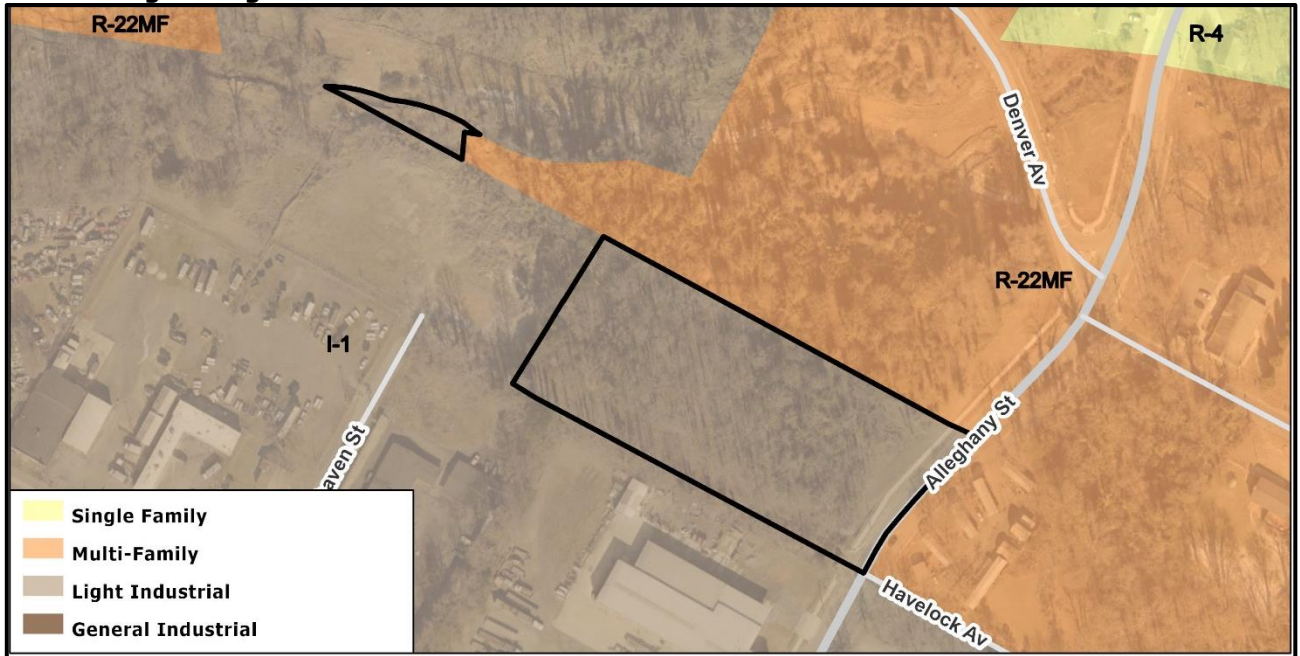
- The petition is for a portion of a parcel that is split zoned and aligns the zoning for the parcel to be R-22MF.
- The petition allows for development that aligns with the 2040 Policy Map.
- The zoning could allow development that increases the housing type and options in the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10-Mintue Neighborhood
 - 2: Neighborhood Diversity.

PLANNING STAFF REVIEW

- **Proposed Request Details**

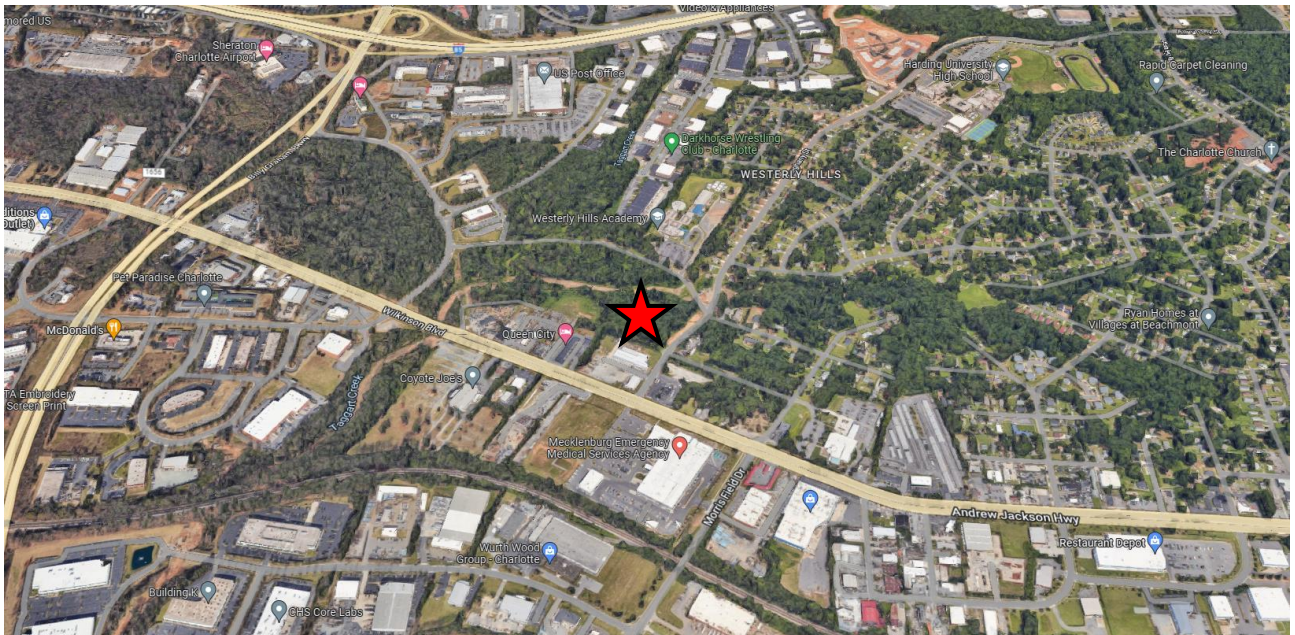
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The site is a portion of a larger parcel that is split zoned R-22MF and I-1. There is industrial zoning to the south and west and multi-family and single family zoning to the east and north.

Existing Zoning	Translated Zoning	Recommended Place Type
I-1	ML-1, Manufacturing & Logistics	CAC, Community Activity Center



The site, indicated by the red star, is in an area developed with a mixture of industrial, warehouse, manufacturing and single family residential uses



The site is vacant.



Directly north of the site is vacant land part of the larger parcel that includes the rezoning site. Further north across Denver Av. is a school and single family homes along Alleghany St.



East of the site, across Alleghany St., is a manufactured home park.

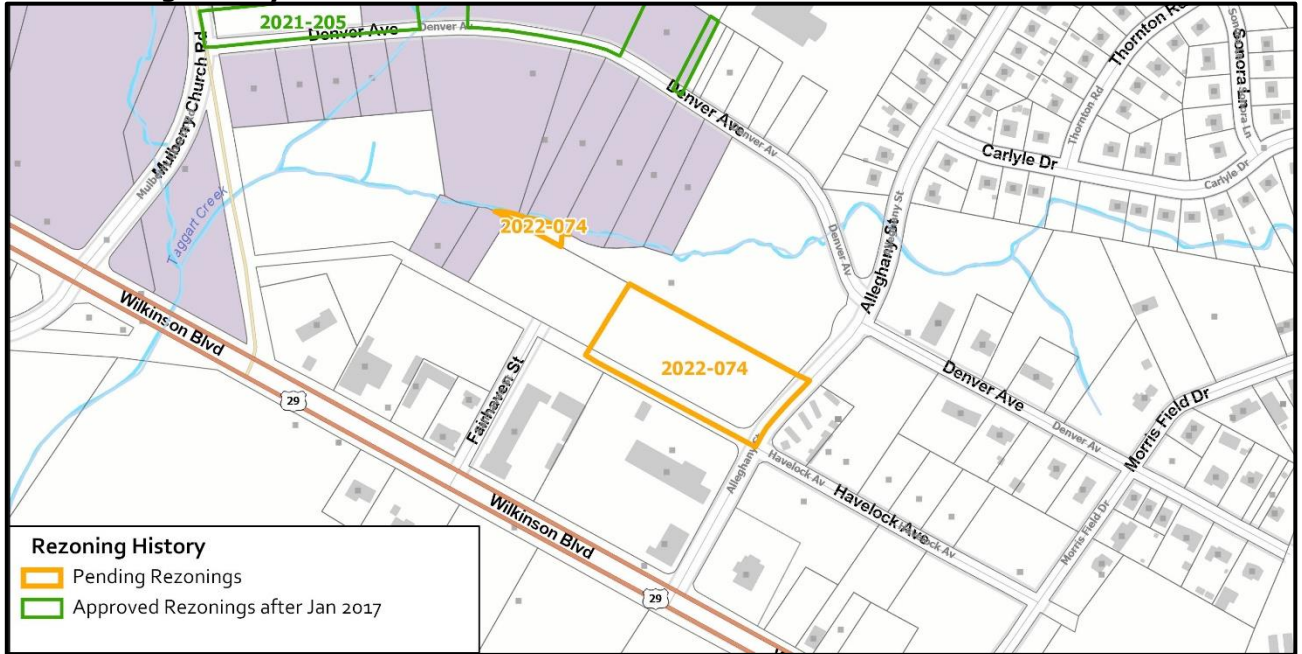


South of the site is an industrial use.



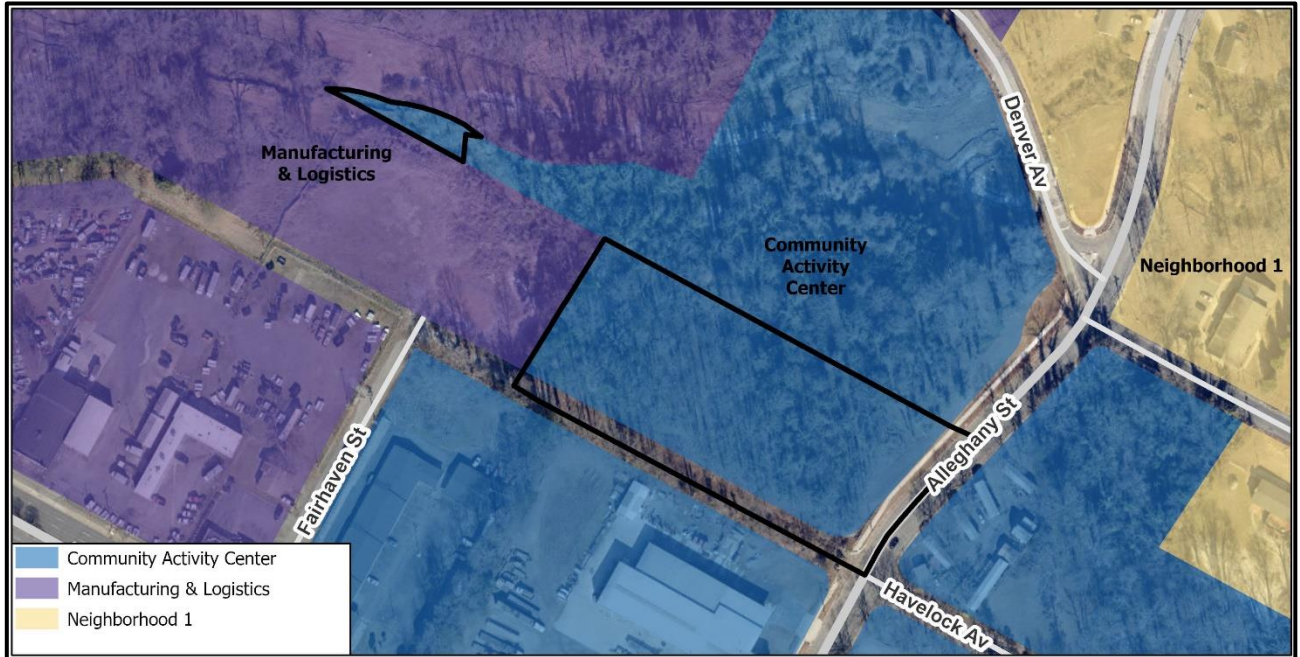
West of the site is vacant land fronting Denver Av. and Mulberry Church Rd.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-205	Rezoned 15.70 acres, northwest of the site on Denver Av. to allow all uses in the I-1 (light industrial) zoning district.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Community Activity Center for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on the west side of Alleghany Street, a City-maintained minor throughfare north of Wilkinson Boulevard, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
 - Alleghany Avenue Pedestrian and Bike Improvements
 - This project will provide sidewalk on north side of Alleghany Avenue with pavement restriping to provide bike lanes from Wilkinson Boulevard to Ashley Road.
 - Project completed March 2022
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant parcel).
 - Entitlement: 80 trips per day (based on 24,000 sqft of industrial).
 - Proposed Zoning: 205 trips per day (based on 52 multi-family dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 9 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 9 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Westerly Hill Academy at 90%
 - Wilson Stem Academy at 83%
 - Harding University High at 129%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Alleghany St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 24-inch gravity sewer main located along the north side of the parcel. 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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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

Planner: John Kinley (704) 336-8311