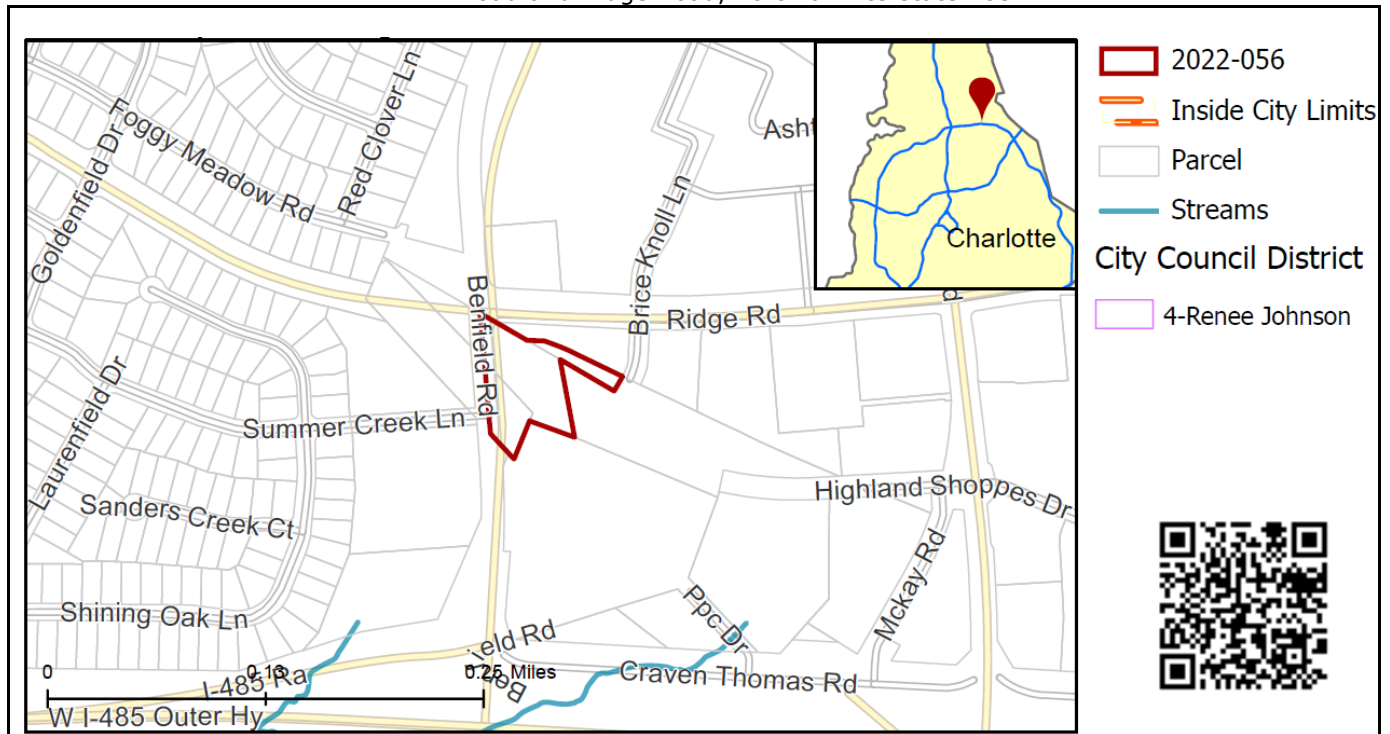


REQUEST

Current Zoning: R-3 (single family residential) and CC (commercial center)
Proposed Zoning: B-1(CD) (neighborhood business, conditional)

LOCATION

Approximately 1.27 acres located at the southeast intersection of Benfield Road and Ridge Road, north of Interstate 485.



SUMMARY OF PETITION

The petition proposes a 4,400 square-foot outdoor seasonal sales farmer's market on vacant land.

PROPERTY OWNER

Barbara Reitzel

PETITIONER

Mark Plott, Inc

AGENT/REPRESENTATIVE

Cindy Reid, Irvin law Group

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 and **consistent** with the Community Activity Center Place Type.

Rationale for Recommendation

- This petition is an appropriate and compatible use with the surrounding Community Activity Center and residential neighborhoods
- The petition helps to serve the surrounding community by providing access to fresh, healthy, seasonal produce.
- This petition will dedicate 57-feet of ROW to the future alignment of Highland Shoppes Drive.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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 Community Activity Center Place Type for the site.

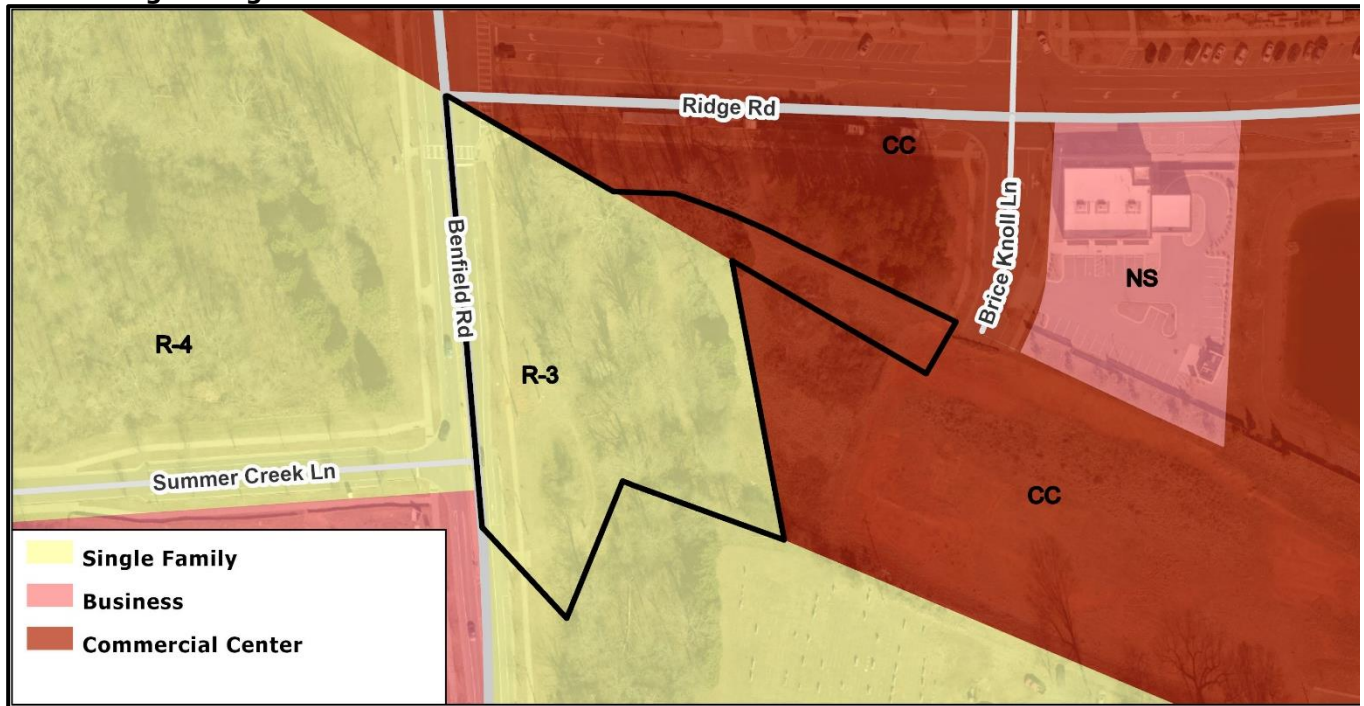
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 4,400 square-foot outdoor seasonal sales farmer's market.
- Access is provided by an entrance on Benfield Road and a driveway that connects to Brice Knoll Lane.
- Dedicates 57-feet of ROW to the future alignment of Highland Shoppes Drive.
- Commits to a 22.5-foot buffer and fence between the site and church and pre-school.

• Existing Zoning



- The surrounding land uses include single family and multi-family dwellings, a religious institution, pre-school, retail, and commercial uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (neighborhood 1-A)	Neighborhood 1 and Community Activity Center Place Type
CC (commercial center)	CC (commercial center)	Neighborhood 1 and Community Activity Center Place Type



The site is denoted by a red star.



The property to the west along Summer Creek Lane is developed with single family homes.

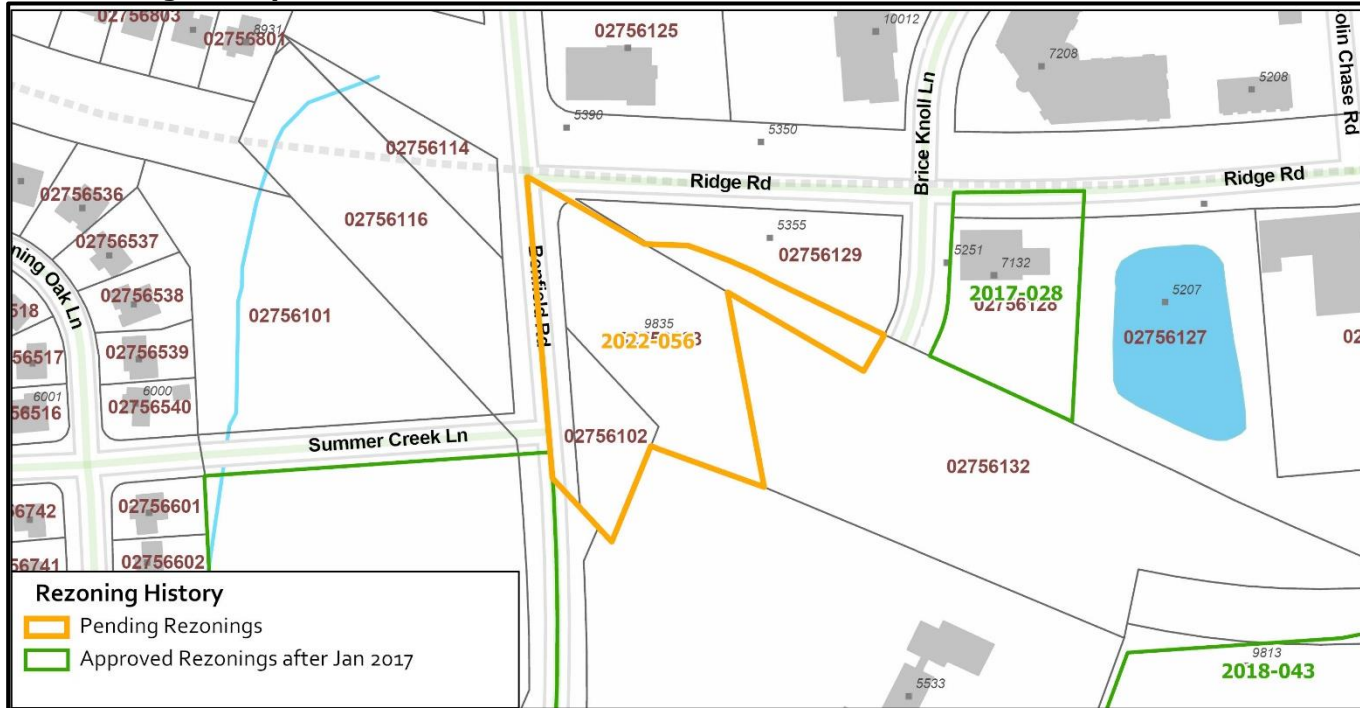


The property to the south is a religious institution and a pre-school.



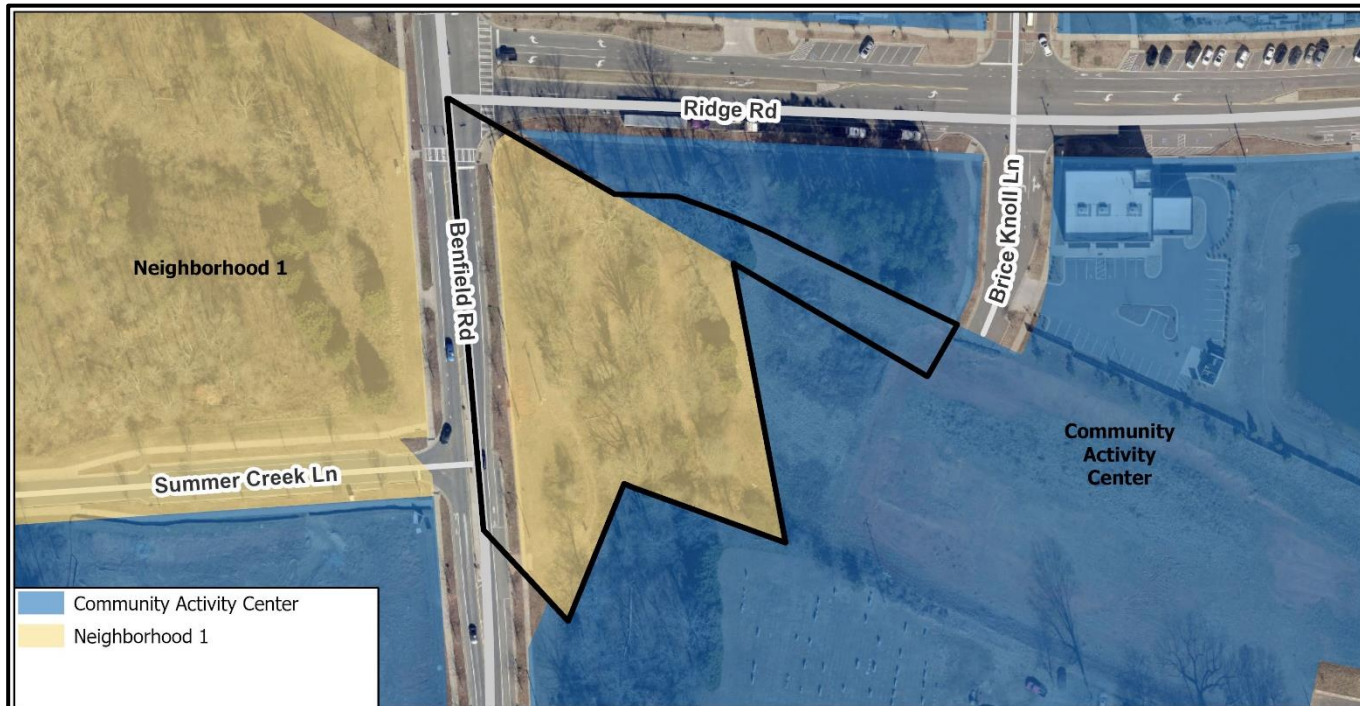
The property to the North along Ridge Road is the Prosperity Village Square shopping center.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-028	Rezoned .077 acres to allow a 4,500-square foot retail building to allow retail, office and/or EDEE.	Approved
2018-043	Rezoned 5.85 acres to allow a nursery/greenhouse and a building containing other retail, office, eating/drinking/entertainment (EDEE) and personal services uses.	Approved

- **Public Plans and Policies**



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

TRANSPORTATION SUMMARY

- The petition is located adjacent east of Benfield Road, a city maintained minor thoroughfare, and south of Ridge Road, a city maintained major thoroughfare. The site is also located adjacent to Brice Knoll Lane, a city maintained local road. A Traffic Impact Study (TIS) is not needed for this. The existing bike lanes, sidewalks, and planting strips on Benfield Road and Ridge Road will remain with this petition. CDOT has coordinated with the petitioner to extend the median along Benfield Road, extend existing Brice Knoll Lane along their site frontage, and dedicate 57-feet of ROW for the future alignment of Highland Shoppes Drive. Outstanding comments include the addition of a conditional note committing to the extension of the median along Benfield Road at the proposed site driveway. Further details are listed below.
- **Active Projects:**
 - None
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-2
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 30 trips per day (based on 3 single family dwelling units).
 - Proposed Zoning: undetermined trips per day (based on 4,400 square-foot farmer's market).

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 Fire Department:** No outstanding issues.
- **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 8-inch water distribution main located along Alleghany Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located in the parcel. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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.

OUTSTANDING ISSUESTransportation

1. Add conditional note committing to the extension of the median to 50-feet past the proposed driveway on Benfield Road.
2. Clarify the proposed site access type at Benfield Road.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225