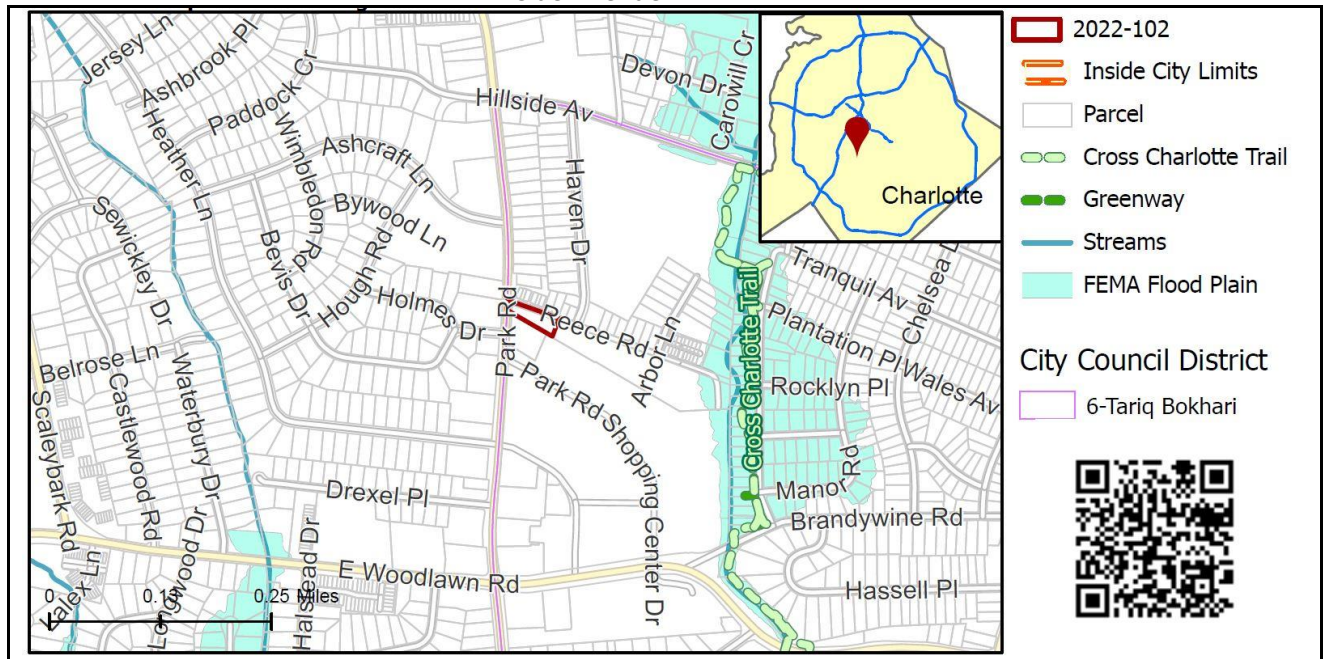


## REQUEST

Current Zoning: B-2(CD) (general business, conditional district)  
Proposed Zoning: B-1 (neighborhood business)

## LOCATION

Approximately 0.47 acres located on the east side of Park Road at the corner of Reece Road, north of Woodlawn Road and South of Hillside Avenue.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the B-1 zoning district on a parcel currently developed with a vacant building that was most recently used as a dry cleaner.

## PROPERTY OWNER

P2 Park Road Venture, LLC

## PETITIONER

Petite Phillipe, LLC

## AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins

## COMMUNITY MEETING

Meeting is not required.

## STAFF

## RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map (2022)* recommendation for Community Activity Center at this site.

### Rationale for Recommendation

- This petition is an appropriate and compatible with the Community Activity Center Place Type and the adjacent residential neighborhoods due to the small size of the site, limiting its potential for noncompatible development, and the number of uses permitted in the B-1 district that align with the recommended Place Type.
- The petition helps to serve the surrounding community by providing neighborhood scale commercial space with access to goods and services, dining, entertainment, and residential within easy walking distance.

- The site's size provides constraints that could limit the development intensity on the site which would further limit uses that may be permitted on the site.
- The site is served by the CATS number 19 local bus providing frequent transit access to Uptown, the SouthPark Community Transit Center, and the Carolina Place Mall Park and Ride, 7 days a week.
- Immediately adjacent to the site are several parcels zoned B-1, and this rezoning will align the zoning of this site with many of its neighbors.
- 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 Community Activity Center Place Type to Commercial Place Type for the site.

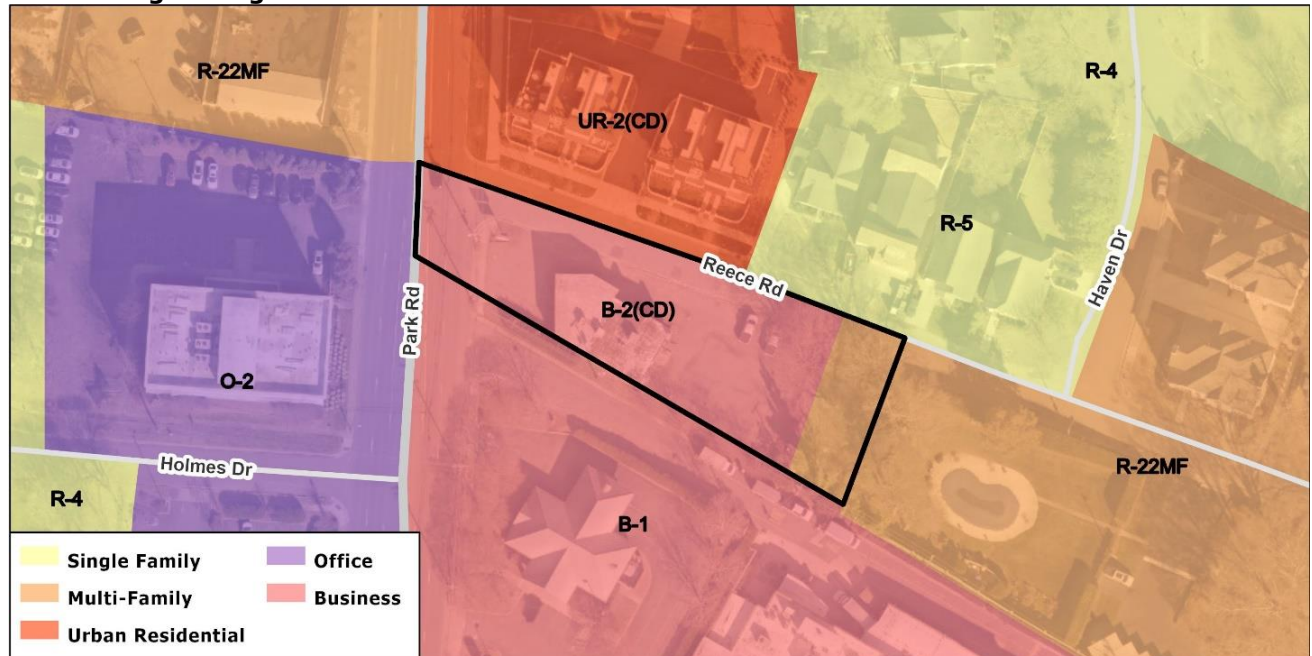
### PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- Allows all uses in the B-1 (neighborhood business) zoning district.

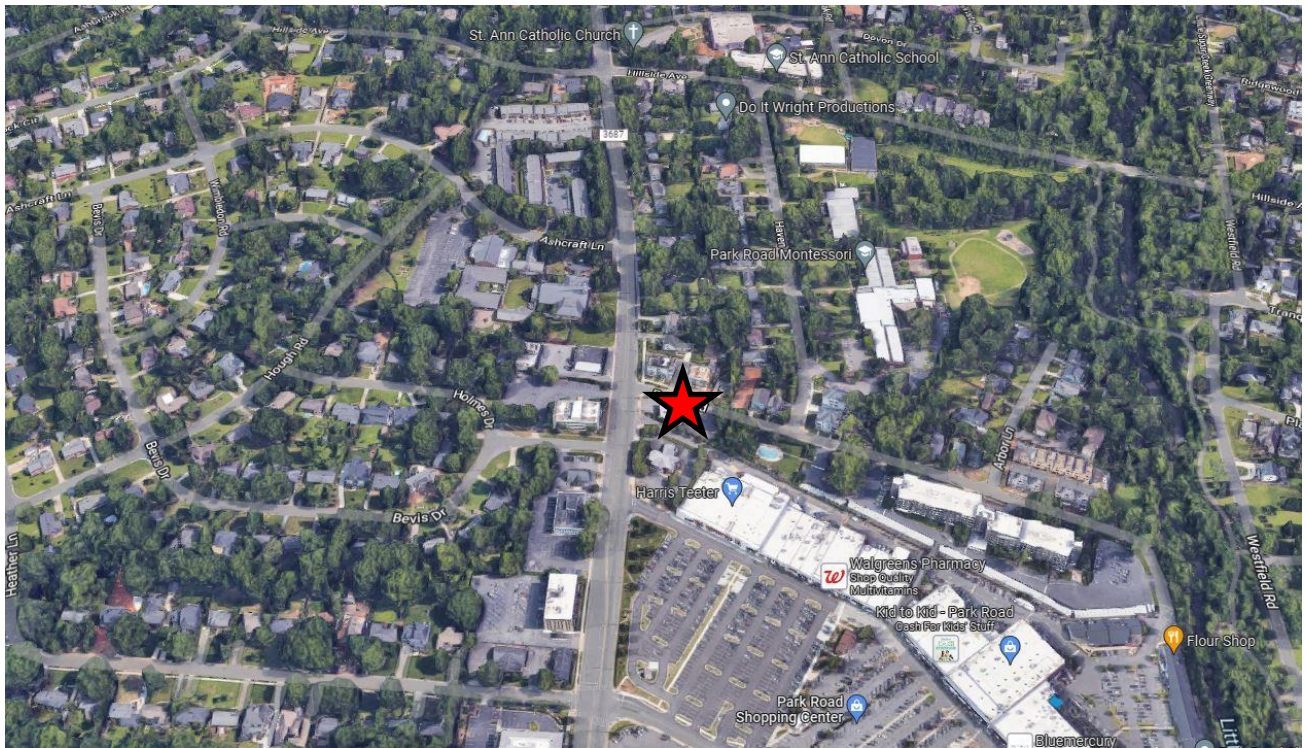
- **Existing Zoning and Land Use**



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

Existing Zoning	Translated Zoning	Recommended Place Type
B-2(CD) (general business)	Existing conditional district, no translation	(CAC) Community Activity Center





- The subject site is denoted with red stars.



- The site is located at on the east side of Park Road at the corner of Reece Road. The site is the former location of a dry cleaner.





- South of the site is an abutting branch bank and Park Road Shopping Center.



- North of the site are townhomes and single-family homes on the east side of Park Road and commercial, religious, and multi-family uses on the west side of Park Road.



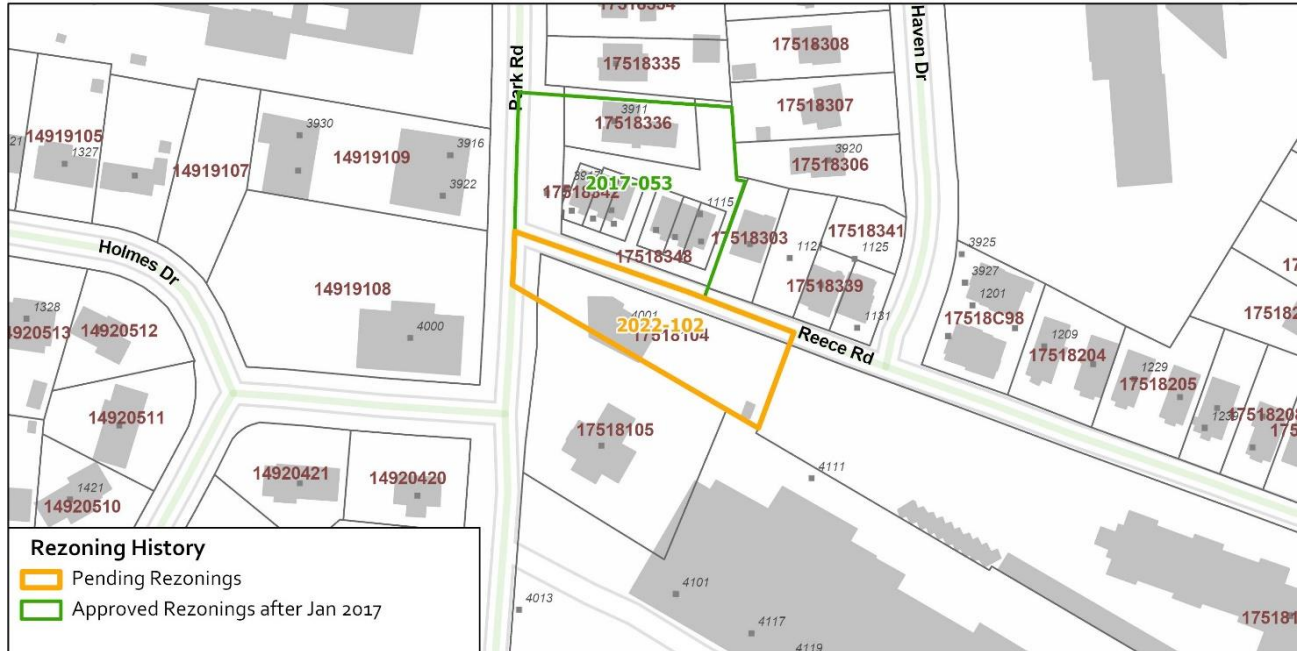
- West of the site are various office uses located on the west side of Park Road.



- East of the site along Reece Road are a mix of single-family and multi-family uses.

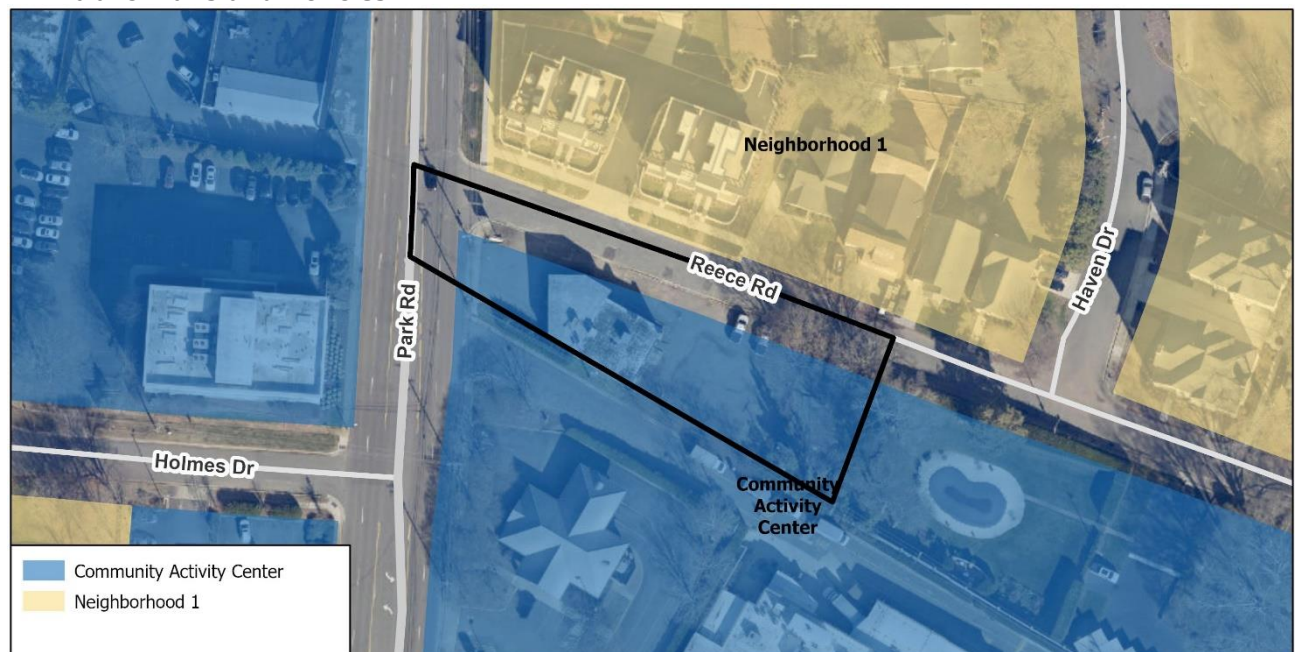


### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-053	Rezoned 0.86 acres from R-4 and R-5 to UR-2(CD).	Approved

### • Public Plans and Policies



- The 2040 Policy Map (2022) recommends Community Activity Center at this site.

### • TRANSPORTATION SUMMARY

- The petition is located on the south side of Reece Road, a City-maintained local street east of Park Road, a City-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:**
  - No active projects near the site.
- Transportation Considerations**
  - No outstanding issues.

- **Vehicle Trip Generation:**

- A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. A traffic impact study will be required during permitting if the site generates more than 2,500 daily trips.

**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 comments submitted.
- **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](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3571