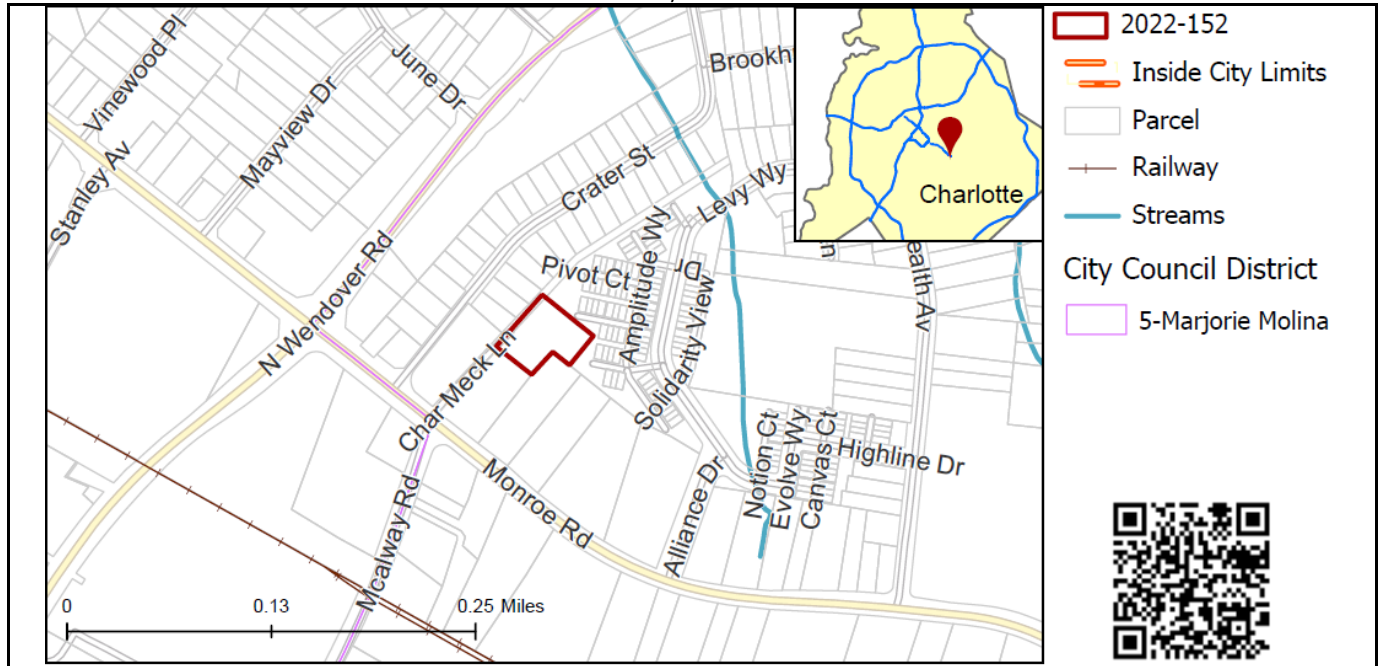


REQUEST

Current Zoning: O-2 (Office) and R-5 (Single Family Residential)
Proposed Zoning: B-2 (General Business)

LOCATION

Approximately 0.87 acres located on the southeast side of Char-Meck Lane, north of Monroe Road, and east of North Wendover Road.



SUMMARY OF PETITION

The petition proposes uses that are both permitted by right or under prescribed conditions in the B-2 (General Business) zoning district.

PROPERTY OWNER

VR INVESTMENTS LLC

PETITIONER

Vinroy Reid

AGENT/REPRESENTATIVE

Vinroy Reid

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form. A conditional district with limitation on auto-oriented uses and design, or a conventional request to the NC district under the UDO should be considered for this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood Center Place Type.

Rationale for Recommendation

- The parcel is located in a Neighborhood Center, which promotes a mixed-use, pedestrian oriented environment. The B-2 district is auto-centric and has potential uses that could be incompatible with the long-term goal of a Neighborhood Center.
- Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
- A conditional B-2 zoning request with limitations on auto-oriented uses and elements of design that promote the goals of the Neighborhood

Center, or a conventional request to the Neighborhood Center zoning district under the UDO could facilitate an outcome that is better aligned with the recommended Neighborhood Center Place Type.

- The site is adjacent to B-2 zoning to the south along Monroe Road. However, the policy map recommends those parcels for Neighborhood Center Place type.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 – Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Center Place Type to the Commercial Place Type for the site.

- **Proposed Request Details**

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

- Allows all uses in the B-2 zoning districts

- **Existing Zoning**



- The site is currently zoned O-2 and R-5 and is in an area with single and multi-family homes, urban residential, office, and business uses.

Existing Zoning	Translated Zoning	Recommended Place Type
O-2	OFC	Neighborhood Center
R-5	N1-C	Neighborhood Center



The subject site is denoted with a red star. It is in an area developed with a mixture of multi-family residential homes, commercial businesses, and offices.



The site currently has a home on the property.



North of the site there are single family residential homes.



East of the site are several commercial businesses, and non-residential uses..

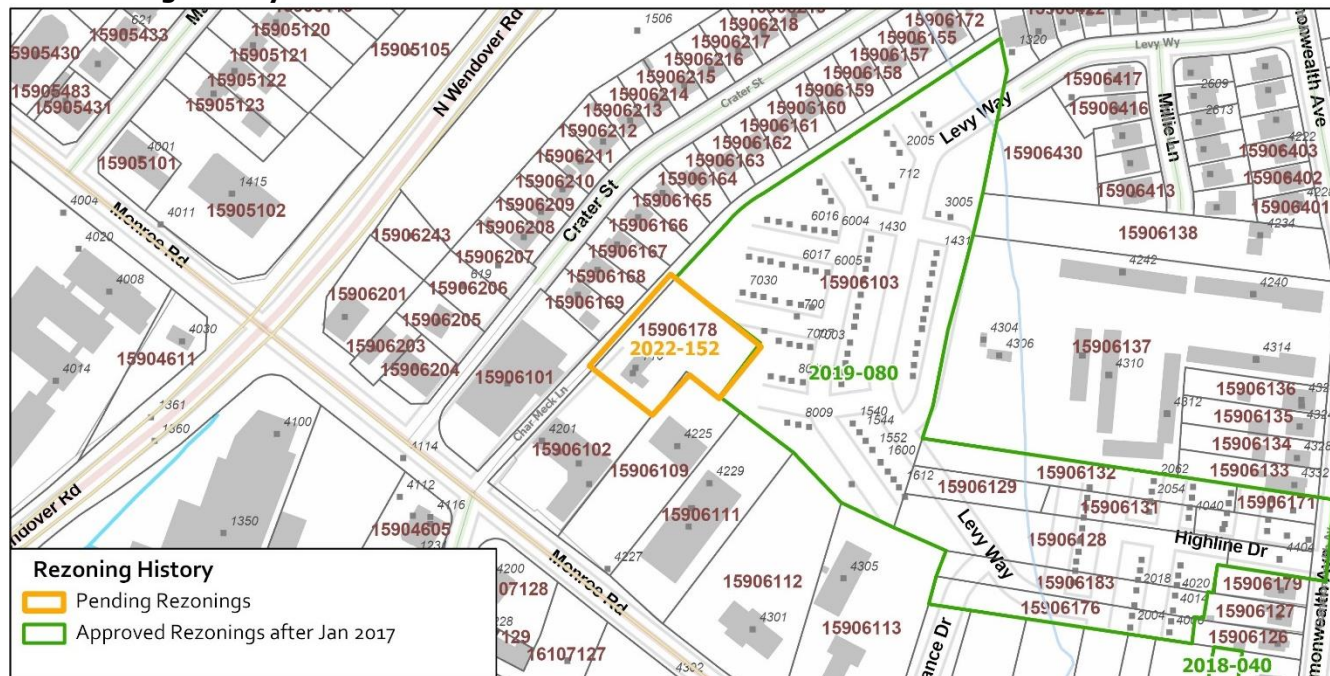


South of the site are railroad tracks, retail uses, autobody shop, and a car wash.



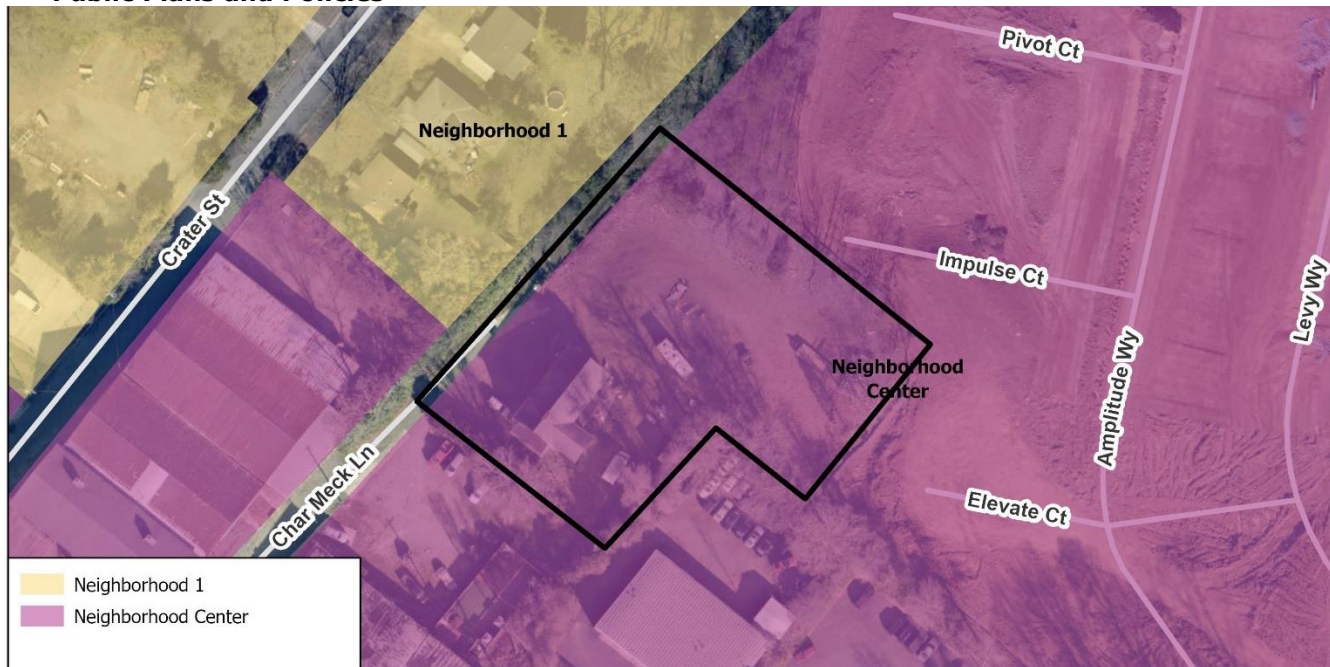
West of the site are autobody shops, corner stores, a animal hospital, a brewery, urgent care, and a neighborhood of single-family homes slightly adjacent to Monroe Rd.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-080	11.15 acres from R-5 & R-8 MF to UR-2 (CD)	Approved
2018-040	.038 acres from R-17MF to B-1	Approved

- **Public Plans and Policies**



- The *2040 Policy Map* recommends Neighborhood Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located on the east side of Char Meck Lane, a private-maintained local street north of Monroe Road, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating less than 2,500 daily trips and/or not triggering any other City TIS requirements. 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. Further details are listed below.
- **Active Projects:**
 - The Oaks at Oakhurst Subdivision
 - 712 Char Meck Lane
 - Context Subdivision
 - 4336 Commonwealth Avenue
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 70 trips per day (based on tax record).
 - Entitlement: 170 trips per day (based on General Guidance from Planning).
 - Proposed Zoning: 785 trips per day (based on General Guidance from Planning).

DEPARTMENT COMMENTS

- **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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Insert location information from memo. No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163