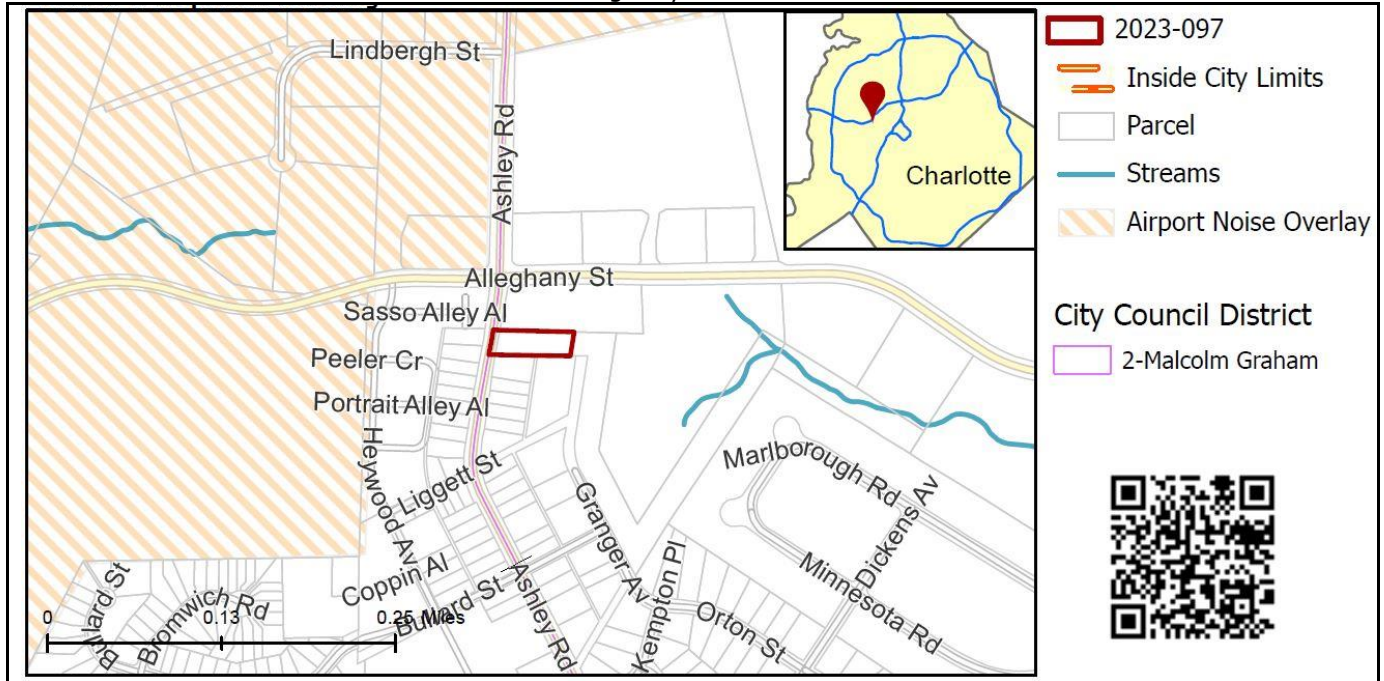


**REQUEST**

Current Zoning: R-22MF(CD) (multi-family, conditional)  
Proposed Zoning: N2-B (neighborhood 2)

**LOCATION**

Approximately 0.64 acres located along the east side of Ashley Road, south of Alleghany Street.



**SUMMARY OF PETITION**

The petition proposes to allow any use in the N2-B zoning districts on a parcel that is currently undeveloped.

**PROPERTY OWNER**

MW group Propco, LLC

**PETITIONER**

Drakeford Communities

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Neighborhood 2 Place Type.
- The site is in an area with a range of uses including single-family, multi-family, institutional, and commercial, within walking distance to a grocery store, an elementary school, and two high schools.
- The site is located along a proposed and funded urban greenway that will connect to Wilkinson Boulevard.
- The site is located along the route of the number 2, 30, 34, and 235 CATS local buses providing access to the Charlotte Transportation Center (CTC), SouthPark Community CTC, Goodwill Campus, West Blvd library, and the Lynx Blue Line among other destinations.

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

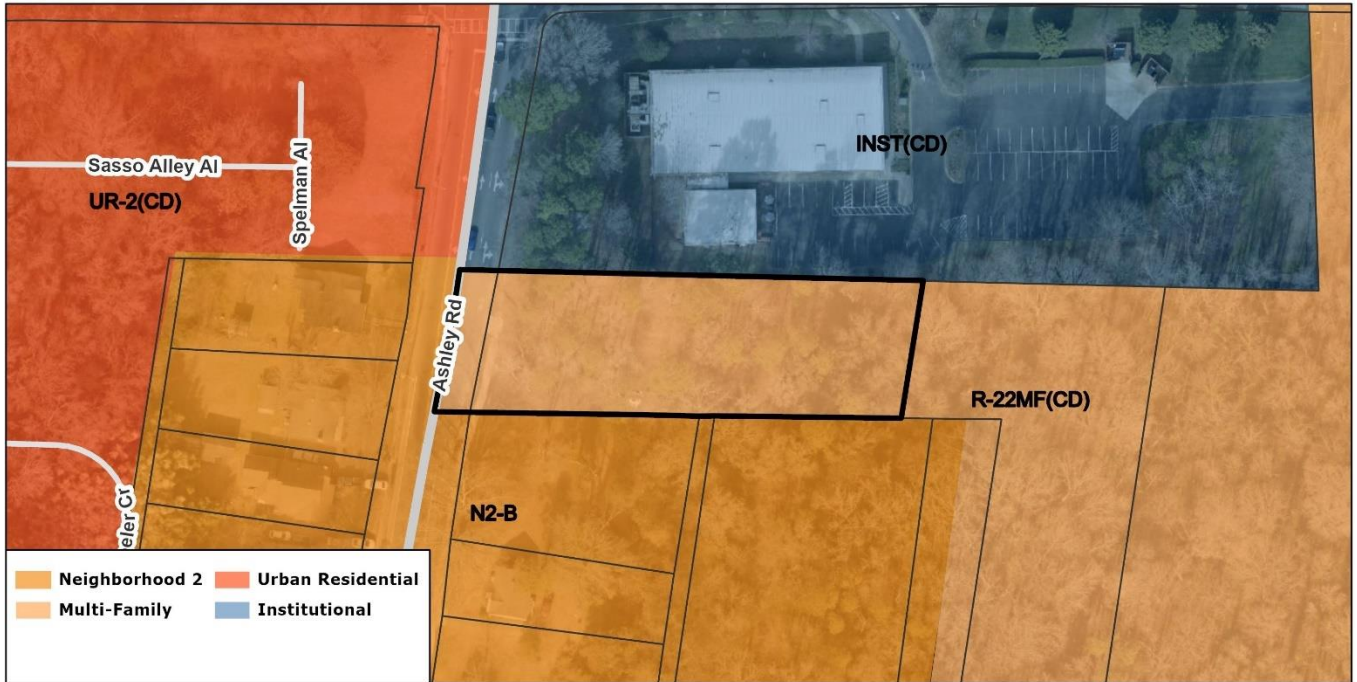
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

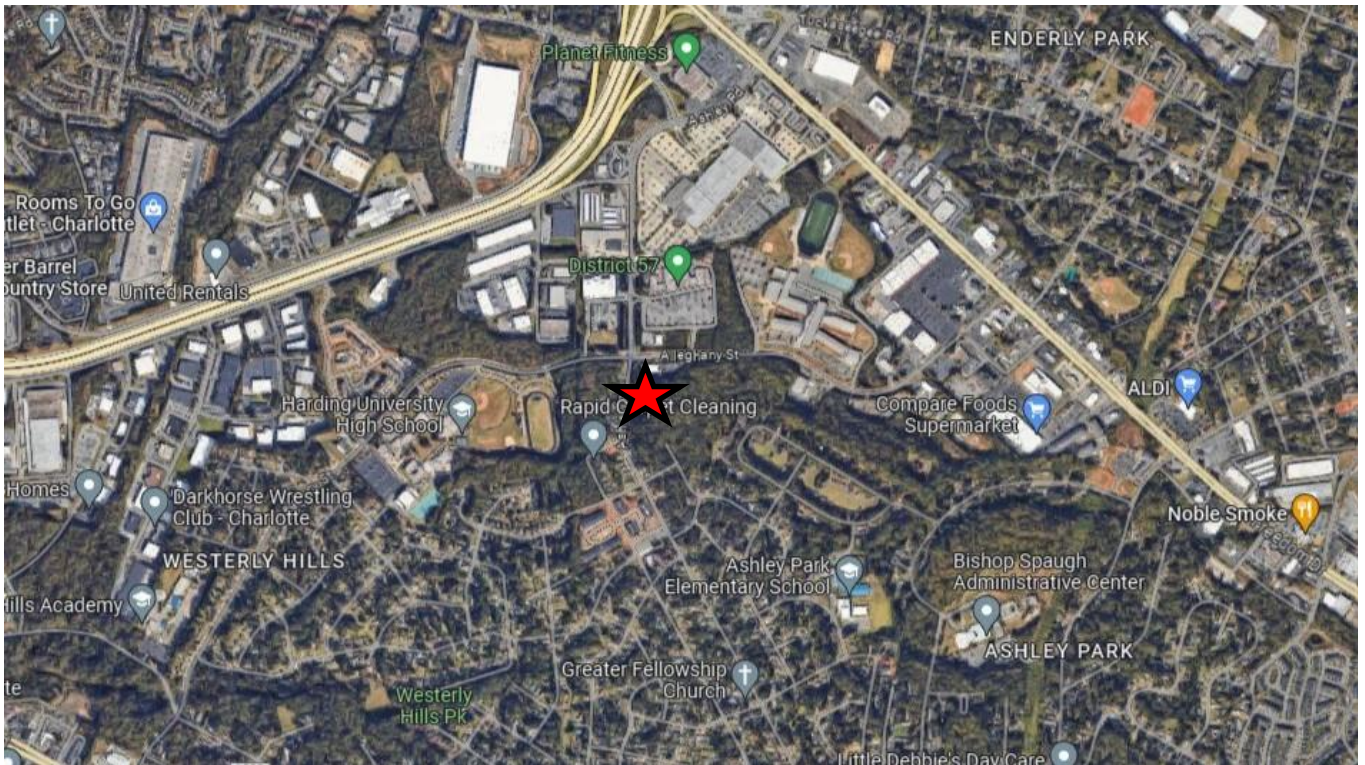
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the N2-B (neighborhood 2) zoning district.

• **Existing Zoning**



- The property is currently zoned R-22MF(CD) (multi-family, conditional). The site is adjacent to other R-22MF(CD) parcels to the east, as well as parcels zoned N2-B (neighborhood 2) to the south and to the west across Ashley Road. The parcel to the north at the corner of Ashley Road and Allegheny Street is zoned INST(CD) (institutional, conditional) and the property located to the northwest at the southwest corner of the intersection Ashley Road and Allegheny Street is zoned UR-2(CD) (urban residential, conditional).



The site (indicated by red star above) located along the east side of Ashley Road, south of Alleghany Street. The site is adjacent to a mix of uses ranging from single-family and multi-family to institutional and commercial.



View of the site looking east from Ashley Road. The site is currently undeveloped and wooded.



View of single-family homes located along Ashely Road zoned N2-B (neighborhood 2).



View of the Central Piedmont Community College (CPCC) City View Center campus cosmetology school. Located north of the site, at the southeast corner of the intersection of Alleghany Street and Ashley Road.

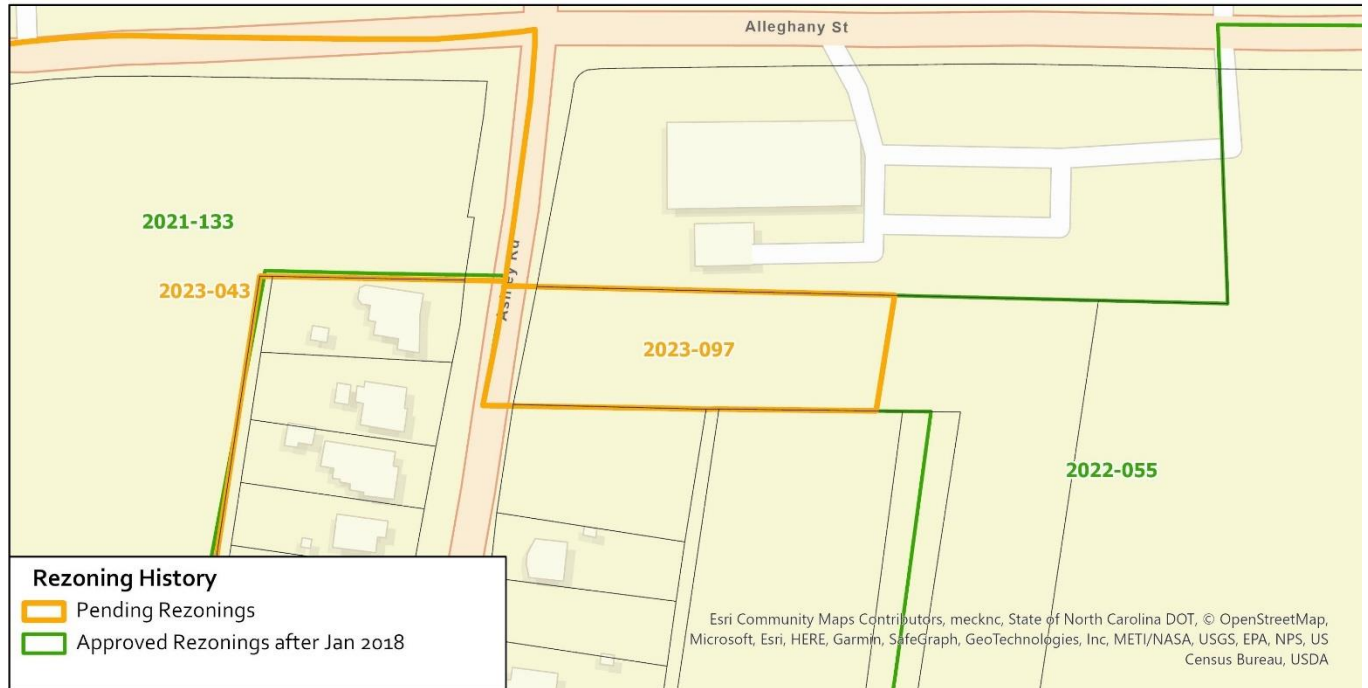


View of the Food Lion shopping center located at the northwest corner of Alleghany Street and Ashley Road within a ¼-mile walking distance of the site. There are several retail developments located within 1-mile of the site.



View of the Philip O. Berry Academy of Technology located on Alleghany Street northeast of the site. There are three schools located with a ½-mile walking distance of the site including Harding University High School and Ashley Park Elementary School.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-133	7.07 acres located on the south side of Alleghany Street and north side of Bullard Street, west of Ashley Road. To NS SPA from R-12MF.	Approved
2022-055	13 acres located on the east and west side of Granger Avenue and south side of Alleghany Street, east of Ashley Road. To R-22MF(CD) from B-D(CD) and INST.	Approved
2023-043	7.01 acres located at the southwest intersection of Alleghany Street and Ashley Road, and the north side of Bullard Street, west of Heywood Avenue. To UR-2(CD) from UR-2(CD) and N2-B.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

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- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Ashley Road, a City-maintained minor arterial, south of Alleghany Street, a City-maintained minor arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- Alleghany Crossing
  - Commercial project constructing an apartment complex located at 1515 Alleghany Street.
  - Project is currently under review.
- City View Parking Lot Expansion
  - Commercial project expanding a parking lot located at 1609 Alleghany Street.
  - Project is approved.
- Ashley Liggett Site
  - Commercial project constructing a triplex at the intersection of Ashley Road and Liggett Street.
  - Project is currently under review.
- Ashley Flats
  - Commercial project construction multi-family units located at 2112 Ashley Road.
  - Project is currently under construction.
- Ashley Towns
  - Subdivision project construction townhouses located at 1723 Alleghany Street.
  - Project is currently in progress.

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning: N1-A

Existing Use: Vacant

Entitlement: 25 trips per day based on 14 dwelling units.

Proposed Zoning: Too many uses to determine trip generation.

## 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Ashley Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Ashley Rd. 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.