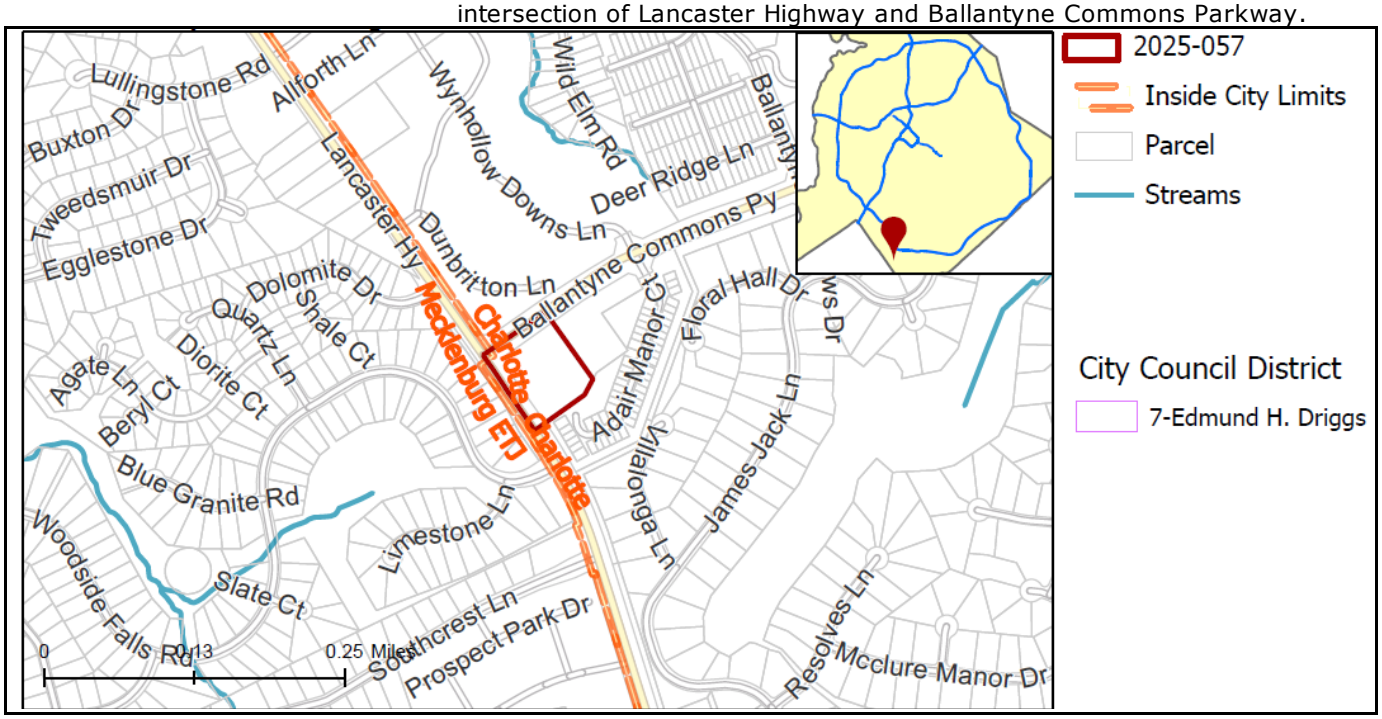
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2025-057
Pre-Hearing Staff Analysis
October 20, 2025

REQUEST	Current Zoning: B-1(CD) (Neighborhood Business, Conditional) Proposed Zoning: B-1(CD) SPA (Neighborhood Business, Conditional, Site Plan Amendment)
LOCATION	Approximately 2.17 acres located at the southeastern corner of the intersection of Lancaster Highway and Ballantyne Commons Parkway.



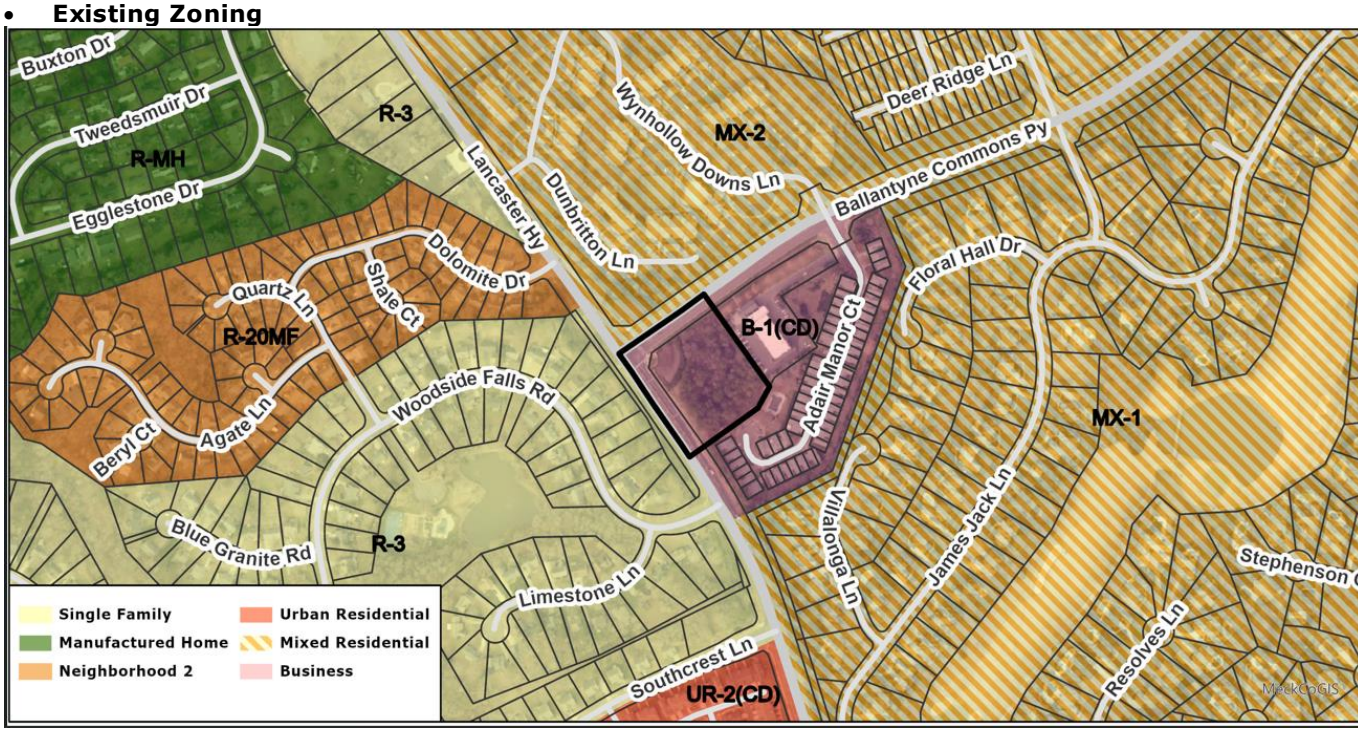
SUMMARY OF PETITION	The petition proposes to amend a previously approved plan to allow a right-in, right-out driveway onto Ballantyne Commons Parkway. The petition maintains previous entitlements for the balance of 22,000 square feet of retail uses on Parcel 1 as illustrated on the site plan.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	The Monbarren Family Partnership Ltd. Tribek Properties Bridget Grant, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3.

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design. Plan Consistency The petition is **consistent** with the *2040 Policy Map* recommendation for the Commercial Place Type. Rationale for Recommendation • The Commercial Place Type supports retail uses in a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian elements. • The petition would maintain the site's existing B-1(CD) zoning while amending the site plan to allow right-in, right-out access from Ballantyne Commons Parkway.

- The proposed site plan amendment would not make any changes to the previously approved entitlements, building envelope, setbacks, buffers, or landscape areas.
- The petition would facilitate development of a parcel that has remained vacant while all surrounding parcels have been developed.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

- **Background**
  - The site was rezoned via petition 1998-054(C) to allow 22,000 square feet of retail uses on the site and adjacent portion of Parcel 1 shown on the previous rezoning site plan.
- **Proposed Request Details**
  The site plan amendment contains the following changes:
  - Maintains entitlements to allow 22,000 square feet of retail uses on the subject site as well as adjacent parcel, which are referred to as Parcel 1 on the previous rezoning site plan.
  - Maintains conditions and design standards of the previously approved plan.
  - Requests a right-in, right-out driveway access from Ballantyne Commons Parkway.
- **Existing Zoning**



  - The site and adjacent property to the east and south is zoned B-1(CD) (Neighborhood Business, Conditional). The site is surrounded by a mix of districts including MX-1 (Mixed-Use District 1), MX-2 (Mixed-Use District 2), R-3 (Single Family Residential), R-20MF (Multifamily Residential), R-MH (Residential Mobile Home), and UR-2(CD) (Urban Residential-2, Conditional).

The site, marked by a red star, is adjacent to commercial uses to the east but surrounded primarily by a mix of residential uses including multifamily stacked, multifamily attached, and single family. The Ballantyne mixed-use district is located approximately one mile to the east along Ballantyne Commons Parkway.

Street view of the site as seen from Lancaster Highway.

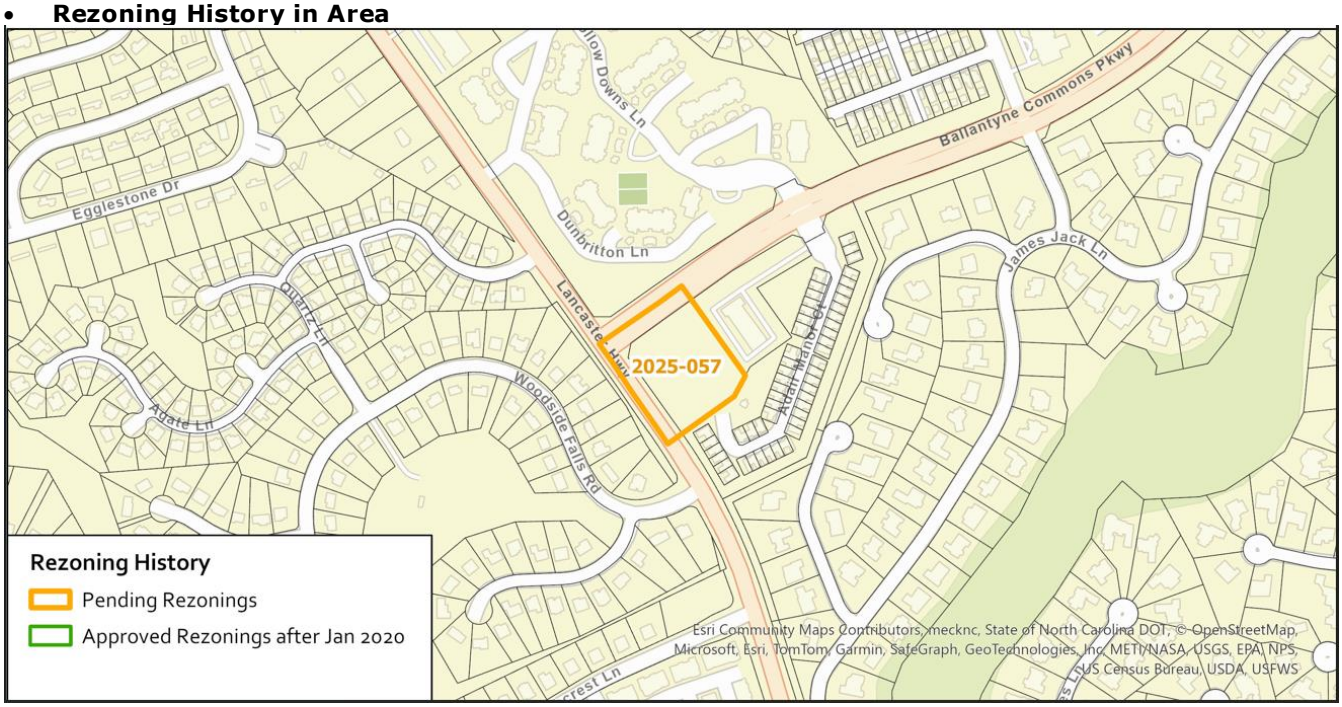
Street view of multifamily residential to the north of the site across Ballantyne Commons Parkway.

Street view of commercial use to the east of the site along Ballantyne Commons Parkway.

Street view of multifamily attached residential to the south of the site along Lancaster Highway.

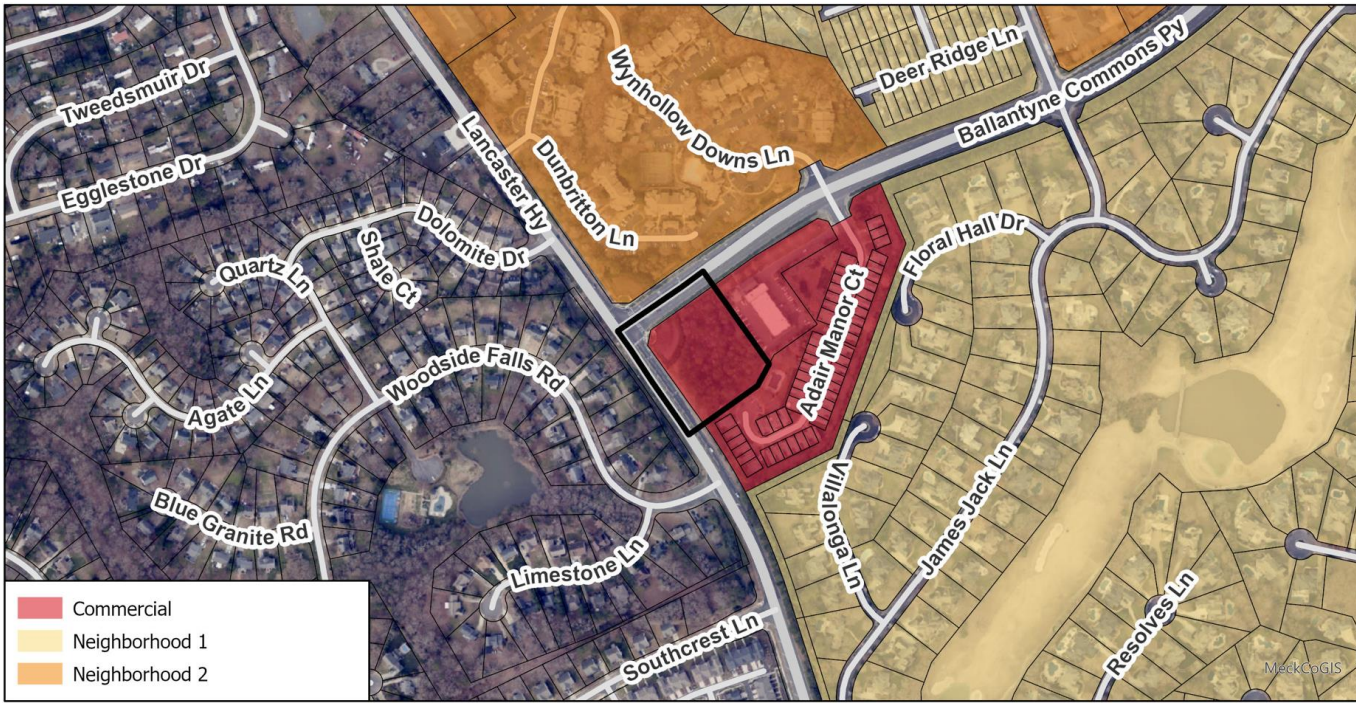
Street view of single family detached residential to the west of the site across Lancaster Highway.

- **Rezoning History in Area**



There are no recent rezonings in the vicinity of the site.

- **Public Plans and Policies**



  - The *2040 Policy Map* (2022) recommends the Commercial Place Type for the site.

- **TRANSPORTATION SUMMARY**
  - The site is located at the intersection of Ballantyne Commons Parkway, a City-maintained major arterial, and Lancaster Highway, a State-maintained major arterial. A Traffic Impact Study (TIS) is required for the proposed development. TIS was approved on 9/5/2025. Site plan and/or conditional note revisions are needed to commit to following site plan on rezoning plan set RZ-3.
  - **Active Projects:**
  - N/A
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 0 trips per day (based on vacant land).
  Entitlement: 715 trips per day (based on 11,500 SF of retail).
  Proposed Zoning: 3,383 trips per day (based on 4,830 SF convenience store).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Only Water is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org

- **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.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Add a conditional note stating that the site plan will follow Plan sheet RZ-3 as RZ-3 has the most up to date frontage and access.

Site and Building Design

2. Clearly label the petition number on each plan sheet.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908