

REQUEST

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

LOCATION

Approximately 4.56 acres located along the northern side of University City Boulevard, just west of the Mecklenburg/Cabarrus County line.



SUMMARY OF PETITION

The petition proposes to rezone a vacant parcel to allow all uses permitted by right and under prescribed conditions in the B-2 (general business) zoning district.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

K Sade Ventures LLC
K Sade Ventures LLC
Ty Shaffer, John Carmichael; Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Virtual Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northeast District Plan's* (1996) recommendation for retail uses at the site.

Rationale for Recommendation

- Transportation improvements (including left-overs and signalization) resulting from petition 2018-160 (approved October 2019) will improve overall pedestrian and traffic safety for planned retail uses at this site.
- The subject property location makes sense for retail uses as it fronts University City Boulevard and will serve a recently approved mixed residential development and numerous other residences in the area.
- The request is in alignment with the proposed land use for the site.

- This request is in alignment with the plan’s recommendation that commercial development be limited to areas already zoned for or identified as retail uses.

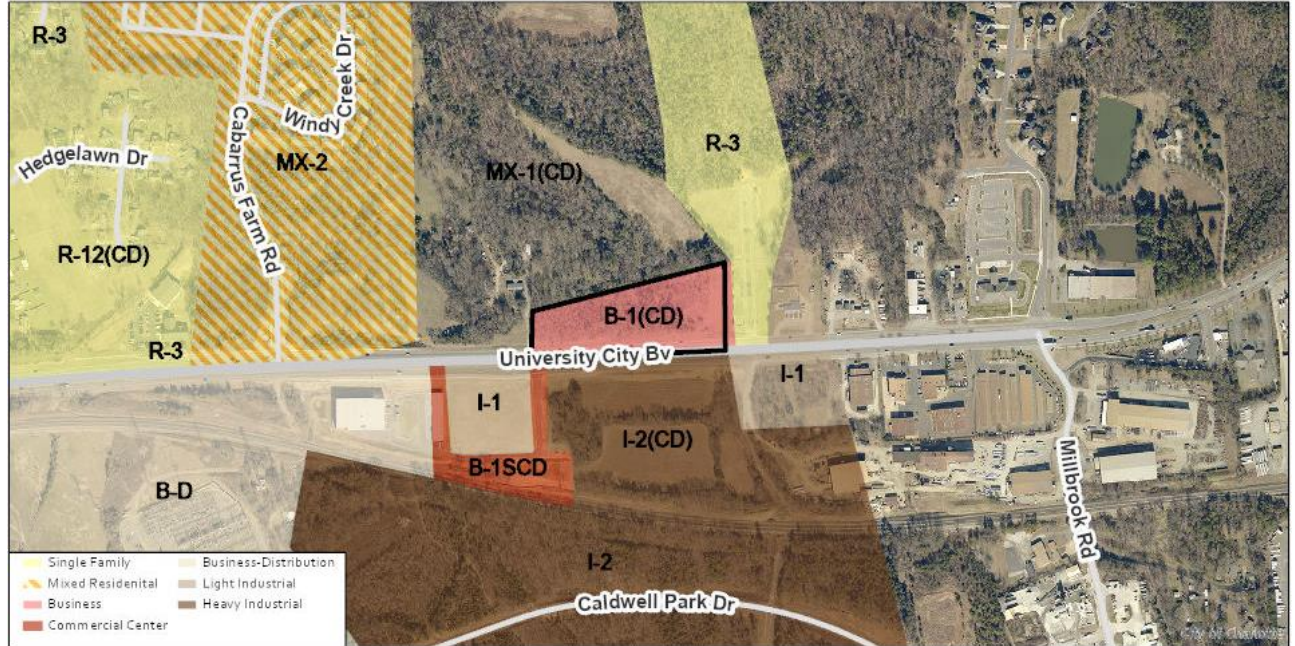
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Site allows all uses permitted by-right or under prescribed conditions in the B-2 zoning district but caps the maximum gross floor area for the site to 20,000 square feet.

- **Existing Zoning and Land Use**



The subject property is located outside of Charlotte city limits near the Mecklenburg/Cabarrus County line. A mixture of residential uses is located to the north of University City Boulevard, while a mixture of commercial/industrial uses are located to the south.

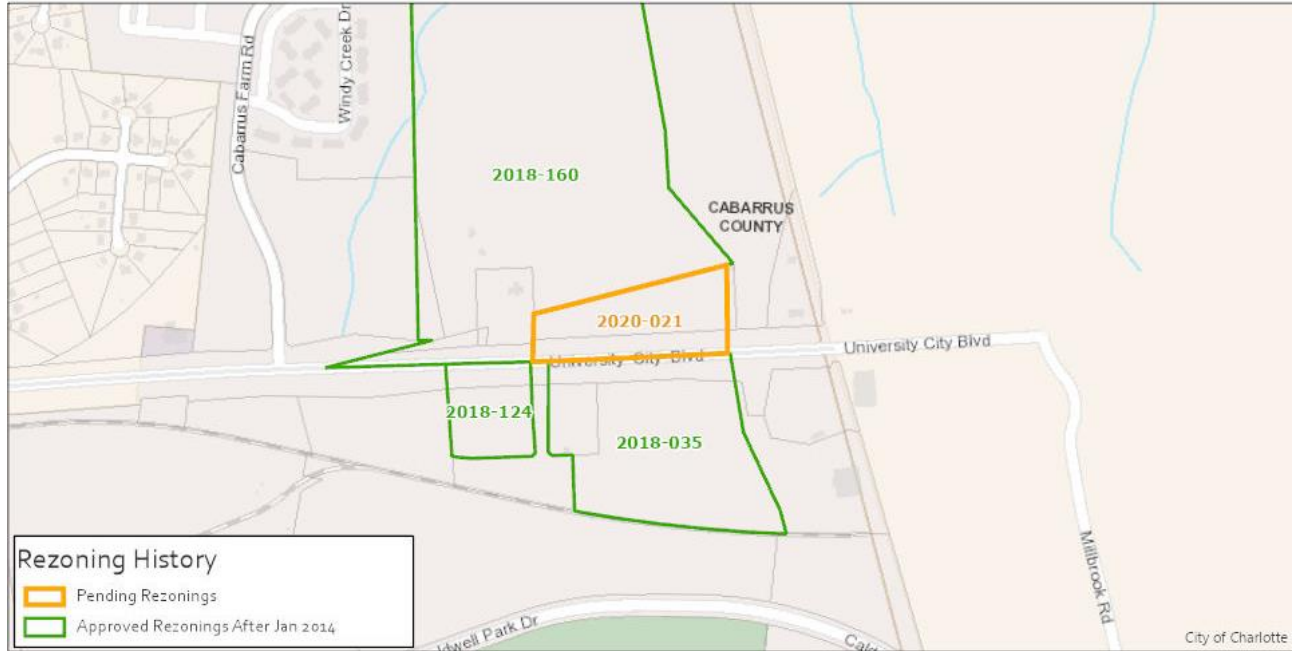


Approximate location of subject property denoted by red star.



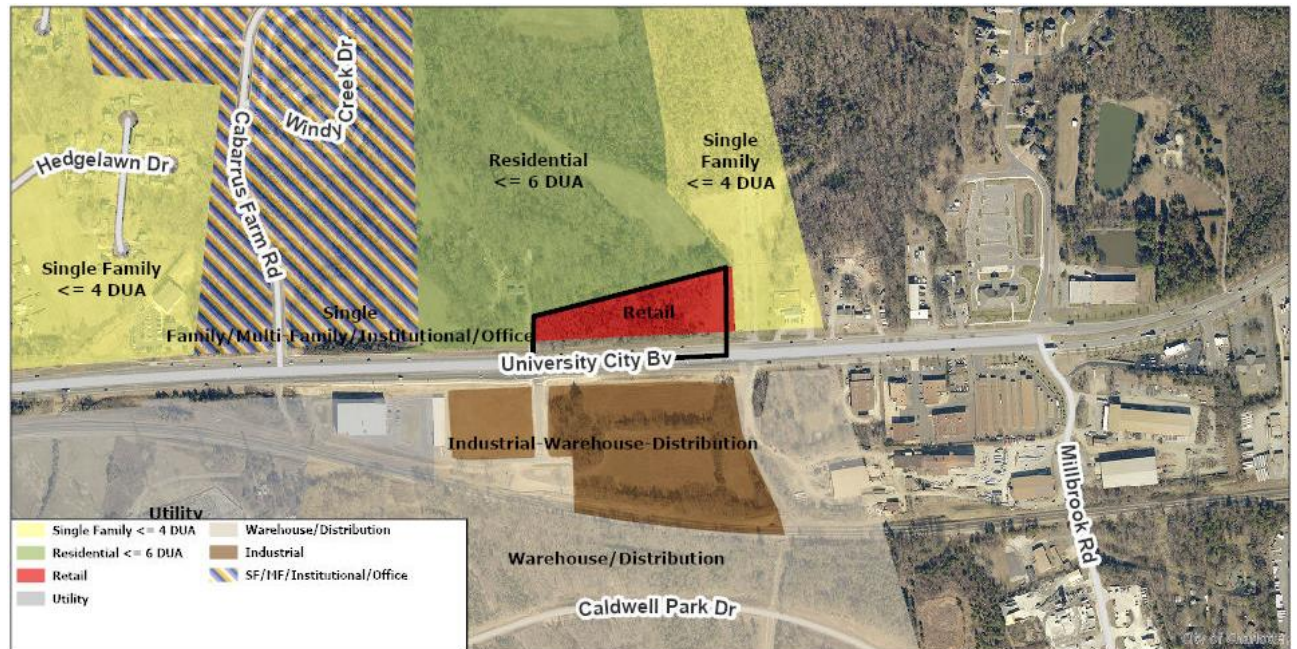
View from University City Boulevard looking north toward the subject property.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-160	Petition to rezone over 93.86 acres from R-3 to MX-1 (mixed residential) to accommodate a residential development of varying housing types.	Approved
2018-124	Petition to rezone in order to allow all uses in the I-1 (light industrial district).	Approved
2018-035	Petition to allow up to 120,000 SF of light industrial uses and up to 5,000 SF of retail.	Approved

• **Public Plans and Policies**



- The *Northeast District Plan* (1996) recommends retail uses for this site.
- **TRANSPORTATION SUMMARY**
 - The site is located on University City Boulevard. This portion of University City Boulevard is lacking curb, gutter, and sidewalk along the site’s frontage. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with city ordinance.

- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 0 trips per day (based on vacant land use).
Entitlement: no trip generation available for entitled land use type (funeral home)
Proposed Zoning: 2,328 trips per day (based on 20,000 SF of retail uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 5 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 5 students.
 - The proposed development will not increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Stoney Creek Elementary remains at 110%
 - James Martin Middle remains at 74%
 - Vance High remains at 129%
- **Charlotte Water:** Sewer service is accessible for this rezoning boundary. Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090