

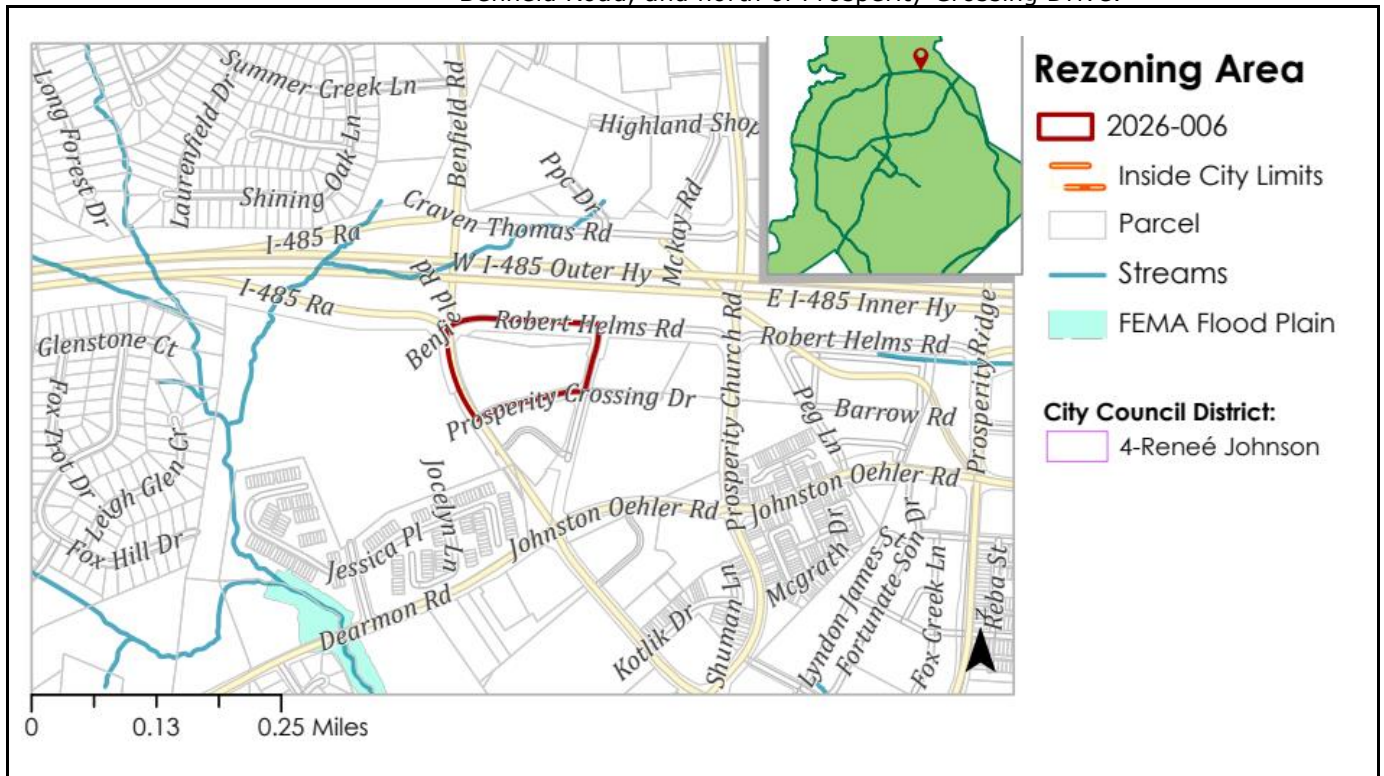
REQUEST

Current Zoning: CC (Commercial Center), Unzoned parcel 02707229
Proposed Zoning: CAC-1 (Community Activity Center-1)

LOCATION

Address: 5731 Prosperity Crossing Drive, Charlotte, NC 28269

Approximately 5.01 acres located south of Robert Helms Road, east of Benfield Road, and north of Prosperity Crossing Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the CAC-1 zoning district. The property is currently developed with two medical office buildings.

PROPERTY OWNER

Prosperity Medical I, LLC

PETITIONER

Goode Properties

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

The community meeting was held on Wednesday, March 25, 2026, and 2 people from the community attended.

The community meeting report notes that items discussed at the meeting include the history of the project area and an overview of the broader issues such as community concerns, environmental constraints, and market realities considered with a rezoning petition.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *North Middle & Outer Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by proposing a district that allows for uses which may provide additional amenities, goods, services, and/or residential units within an existing Community Activity Center.

Rationale for Recommendation

- The site is designated as a Community Activity Place Type by the *North Middle & Outer Community Area Plan* and the *2040 Policy Map*. The request is in alignment with the site's Place Type designation and Community Area Plan goals.
- This petition is appropriate and compatible with surrounding development and the Community Activity Center Place Type.
- The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- The site is served by local CATS bus route 59 and is in the Prosperity Church Road micro transit zone. CATS Micro provides on demand shared rides from one point to another within a designated zone.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

- Existing Zoning:

- CC: This is a conditional legacy district (RZP-2005-001) allowing up to 50,000 square feet of office space.

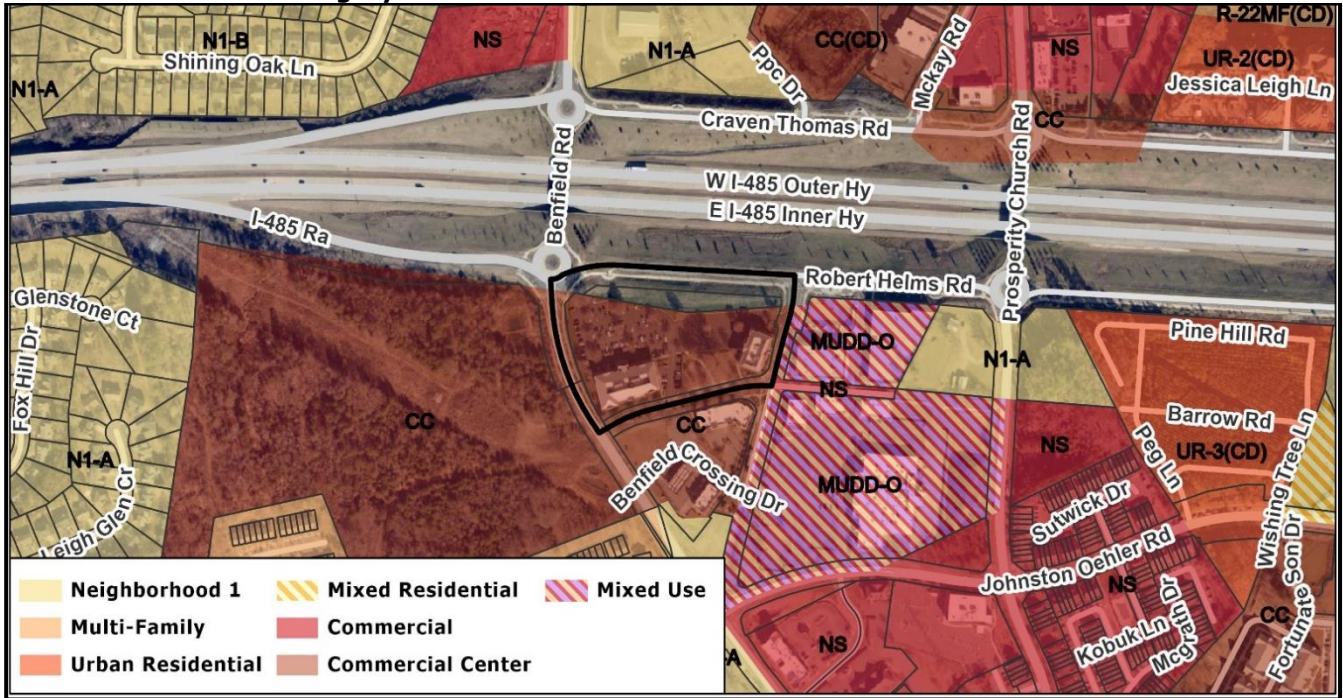
- Proposed Zoning:

- CAC-1: This district is intended to accommodate those areas that are transitioning from a more automobile-centric orientation toward a more walkable, well-connected, moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses.

- **Proposed Request Details**

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

• **Site Context and Imagery**



- The site is currently zoned CC (Commercial Center), a legacy district and an unzoned portion that was previously right-of-way. The surrounding zoning districts include Commercial Center, Neighborhood 1 - A, Neighborhood Services, Urban Residential-3, and Mixed Use Development District.



The site (denoted by red star) is located south of Robert Helms Road, east of Benfield Road, and north of Prosperity Crossing Drive. The site is currently developed with two medical office buildings. The site is in an area with multi-family townhomes, retail, personal services, office, and commercial uses.



The area to the east along Docia Crossing Road is developed with retail and office uses.

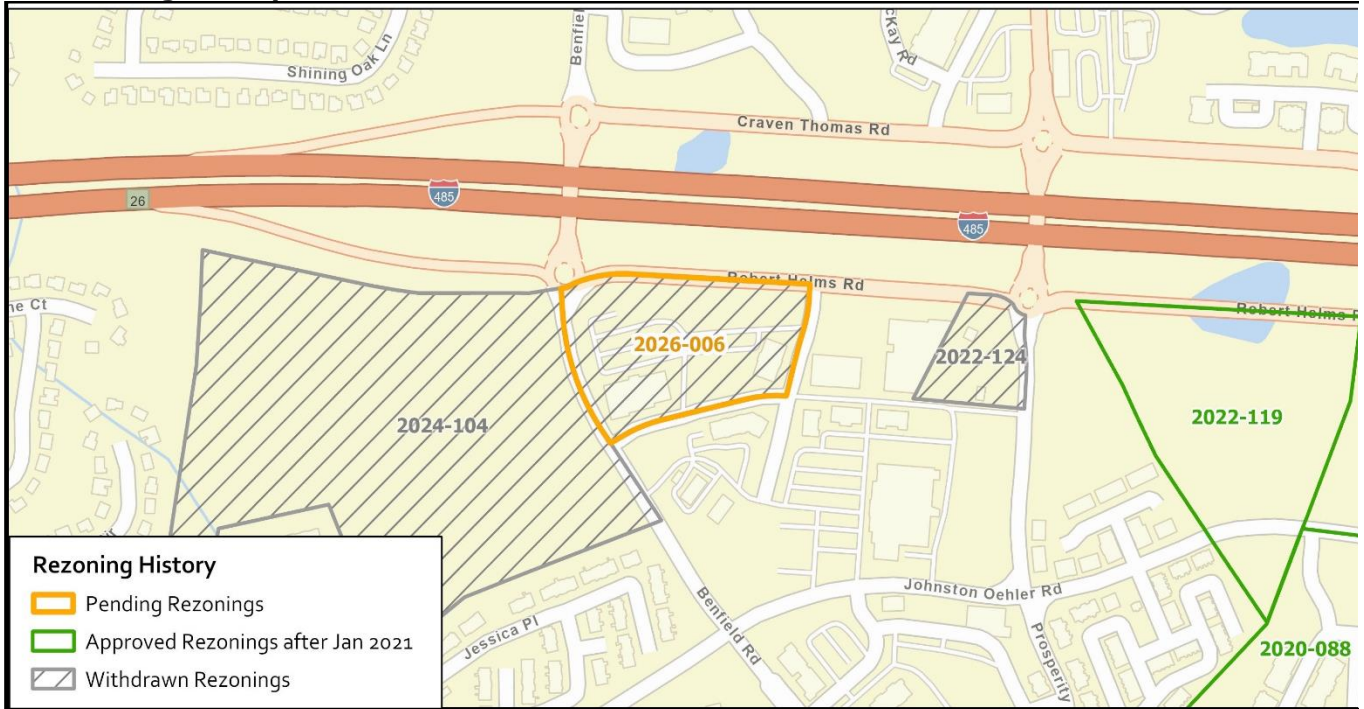


The area to the south along Prosperity Crossing Drive is developed with a gas station.



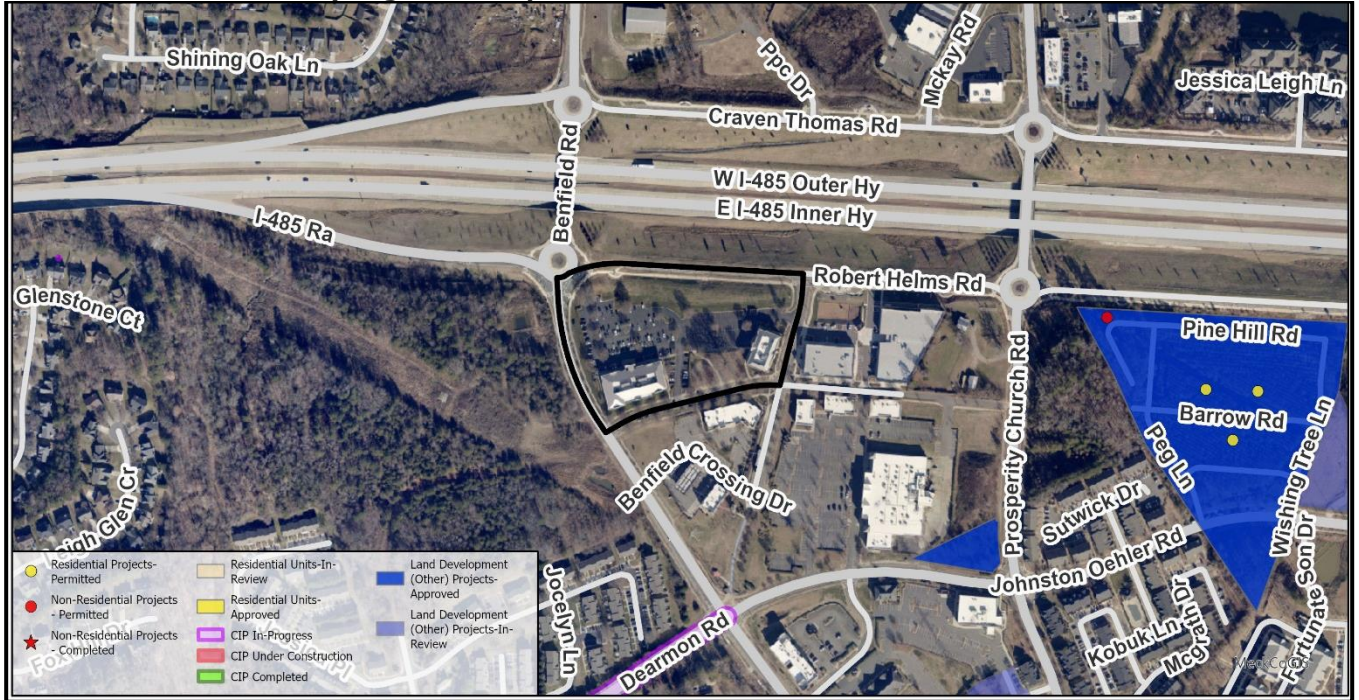
The area to the west along Benefield Road is currently undeveloped.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-088	Rezoned 58 acres from MX-1 (Mixed Use) and R-3 (Single Family Residential) to CC (Commercial Center) and UR-2(CD) (Urban Residential, Conditional) to allow up to 300 multi-family dwelling units and 132 single-family dwelling units (townhomes), and a maximum 145,000 square feet of commercial and retail uses.	Rezoning approved, permit approved (SDRMFR 2023-00011), project has been completed.
2022-119	Rezoned 9.2 acres from N1-A (Neighborhood 1-A) to UR-3(CD) (Urban Residential, Conditional) to allow up to 285 multi-family residential dwelling units.	Rezoning approved, permit approved (LDPC-2023-00407), construction has not started.
2022-124	Proposed to rezone 1.59 acres from R-3 (Single Family Residential) to B-2(CD) (General Business, Conditional) to allow for a car wash facility.	Withdrawn
2024-104	Proposed to rezone 32.4 acres from CC SPA (Commercial Center, Site Plan Amendment) to CAC-1(CD) (Community Activity Center-1, Conditional) to allow up to 400 multi-family units, 175 age-restricted multi-family units, 250,000 square feet of office and retail uses, and 250 hotel rooms.	Withdrawn

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *North Middle & Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Community Activity Center Place Type. The proposed rezoning is in alignment with the adopted Community Activity Place Type.
 - Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

- This site is within the *North Middle & Outer Community Area Plan*. The rezoning petition may help facilitate the priority Goal 1. The petition may support Goal 1 (10-Minute Neighborhoods) for the development of 10-Minute Neighborhoods because the CAC zoning district permits a mix of uses that can enhance neighborhood accessibility and contribute to creating more complete, walkable communities.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Robert Helms Road, a State-maintained local street, east of Benfield Road, 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:**
 - CIP - Craven Thomas Rd & Robert Helms Rd Streetscape (I-485 Frontage Roads) (CNIP)
 - External Project Description: Construct an SUP on Craven Thomas Rd and Robert Helms Rd, and install streetlighting along the corridors.
 - Limits From: Benfield Rd
 - Limits To: Prosperity Ridge Rd
 - Project ID: PM51216022
 - Project Phase: Complete
 - Estimated Completion Date: Q4 2024
 - CDOT PM: Unassigned
 - GS PM: Kristie Kennedy
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 2,405 trips per day (based on 60,959 sq ft of medical/dental office).
 - Existing Zoning Entitlements: 3,405 trips per day (based on 75,150 sq ft of retail).
 - Proposed Zoning: Trip generation not provided for this zoning district for conventional rezonings.

- **Storm Water Services**

- **Considerations:**
 - Reviewed, no comments.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Prosperity Crossing Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Prosperity Crossing Drive.
- **Considerations:**
 - No outstanding issues.

- **Charlotte-Mecklenburg Schools**

- The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - Blythe Elementary currently at 110% utilization.
 - J.M. Alexander Middle currently at 85% utilization.
 - North Mecklenburg High currently at 103% utilization.
- **Considerations:**
 - Existing school capacity in this area is currently inadequate for elementary and high schools. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above. Existing school capacity in this area is currently adequate for middle school.
 - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**

- **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** Reviewed, no comments.
- **Urban Forestry:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225