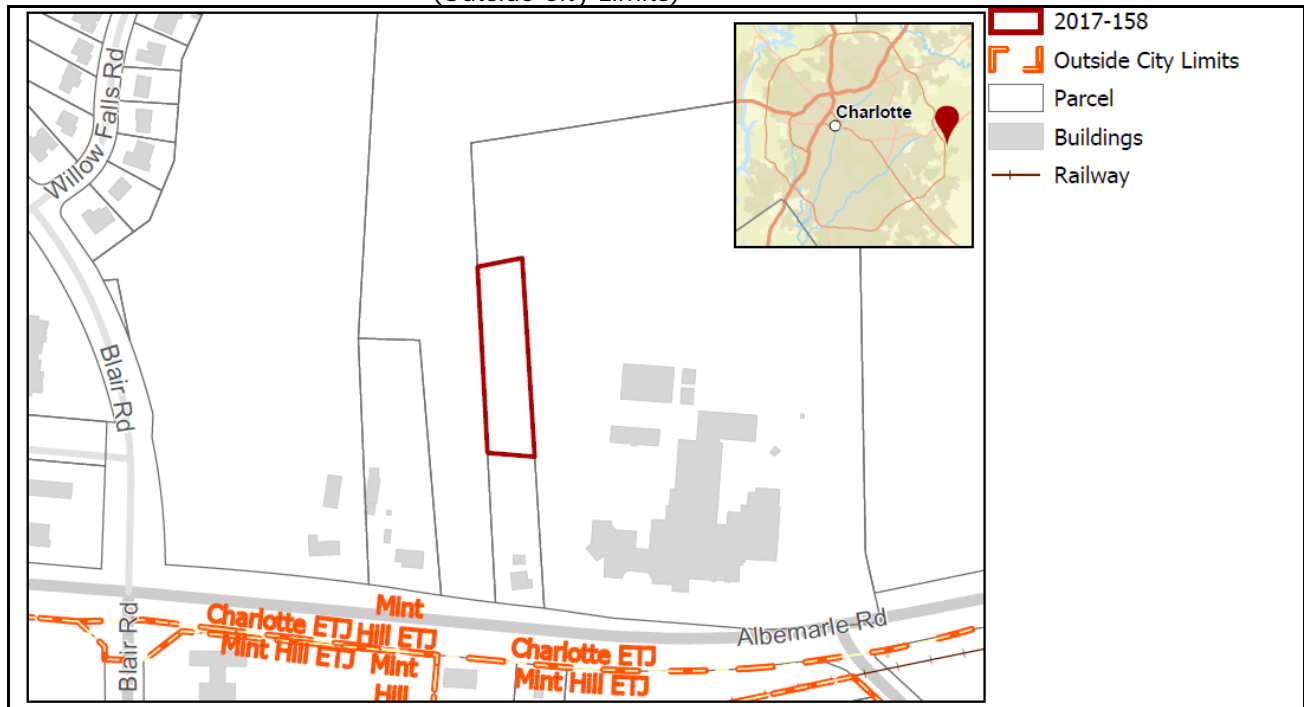


REQUEST

Current Zoning: R-12MF (multi-family residential)
Proposed Zoning: B-2 (general business)

LOCATION

Approximately 0.86 acres located on the north side of Albemarle Road east of Blair Road.
(Outside City Limits)



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the B-2 (general business) district on a site currently undeveloped and located off Albemarle Road. The site abuts proposed retail/multi-family development and the parking and outdoor field area of an elementary school.

PROPERTY OWNER

Roman C. Garcia

PETITIONER

Roman C. Garcia

AGENT/REPRESENTATIVE

Roman C. Garcia

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *East District Plan* which recommends retail uses for the subject property.

Rationale for Recommendation

- The portion of the property fronting along Albemarle Road is zoned B-2 (general business) while the rear portion of the property is zoned R-12 MF (multi-family residential).
- The proposed rezoning will result in the entire property being uniformly zoned.
- The site is located between property proposed for retail/multi-family residential uses in B-1(CD) (neighborhood business, conditional) zoning, and the parking area and outdoor ball field for an elementary school in R-3 (single family residential) zoning.
- Office and retail uses allowed in the B-2 (general business) district are compatible with the business zoning to the south and

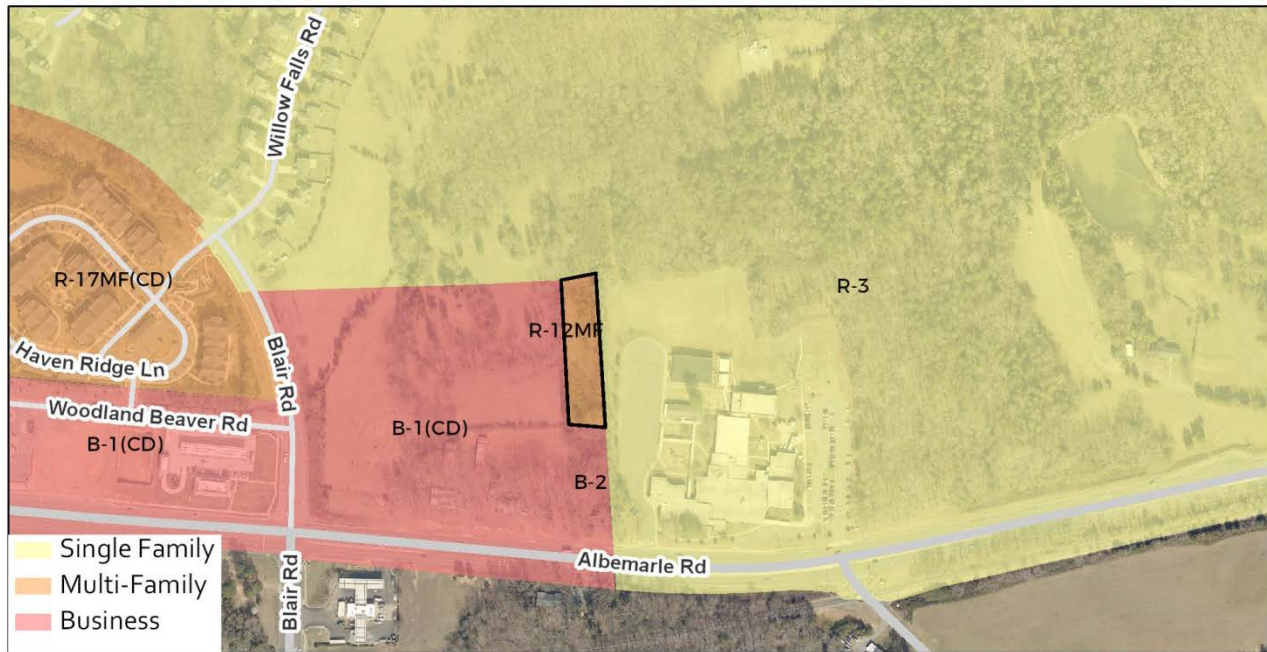
west of the subject property along Albemarle Road.

PLANNING STAFF REVIEW

- **Proposed Request Details**

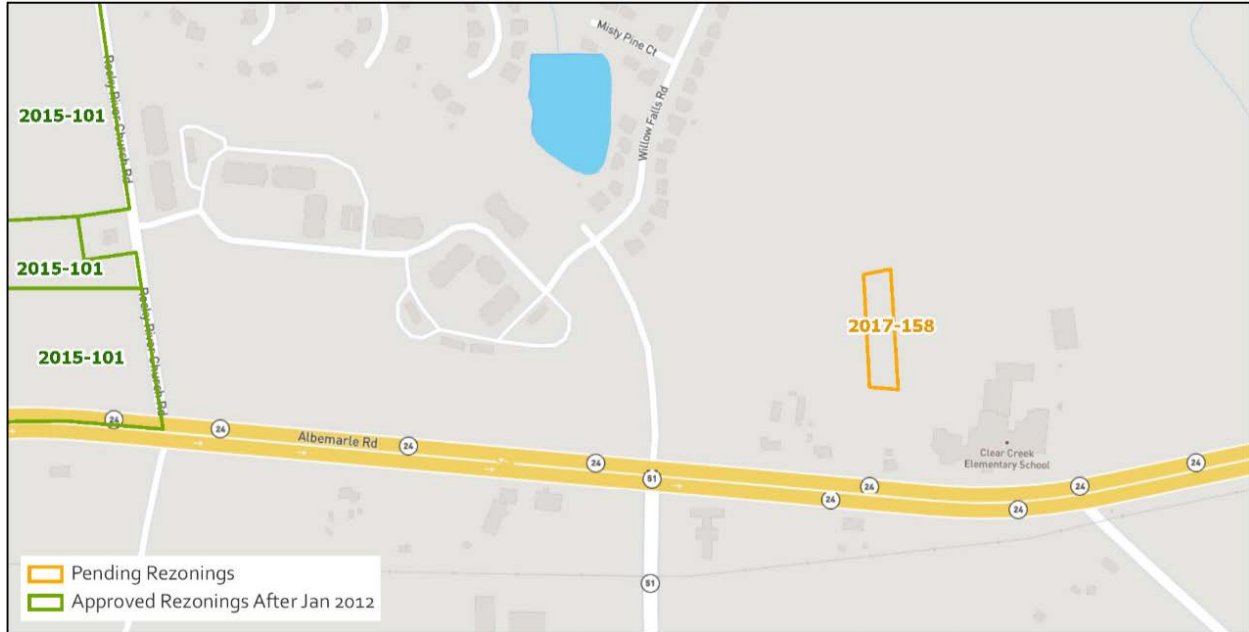
This is a conventional rezoning petition with no associated site plan. The standards, regulations and uses in the proposed B-2 (general business) zoning district will apply. The B-2 (general business) district is designed to create and protect business areas for the retailing of merchandise, the provision of professional and business services and, in some cases, wholesaling services to serve a large population.

- **Existing Zoning and Land Use**



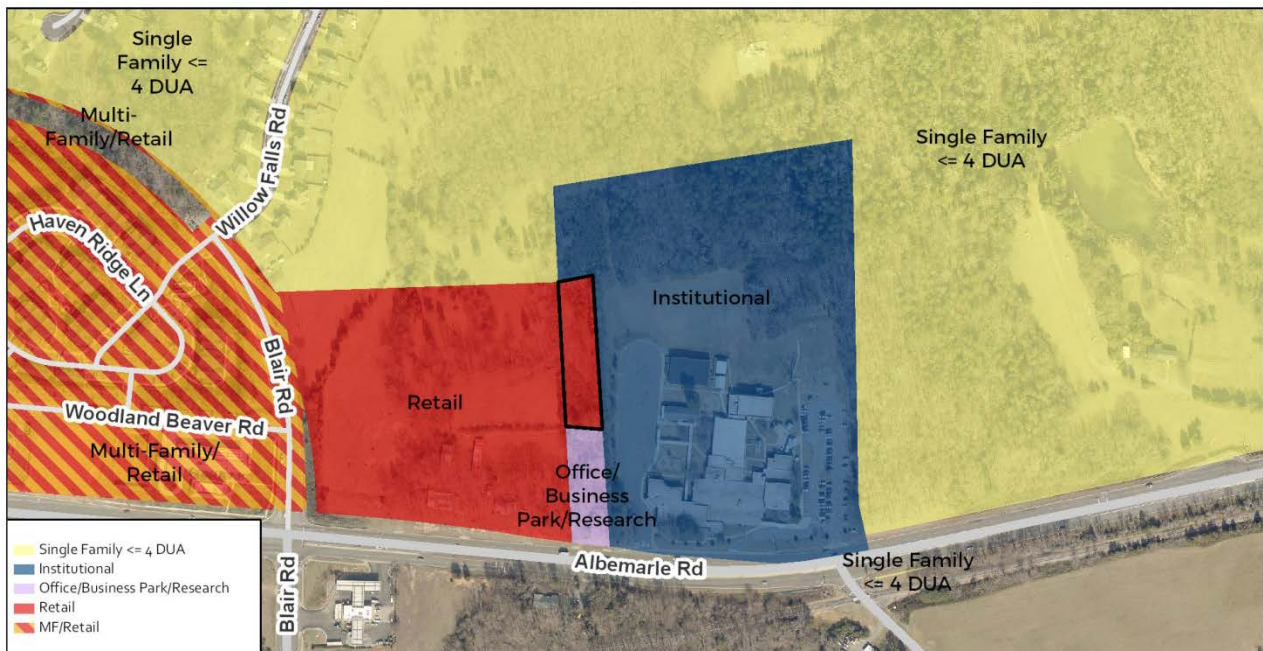
- The subject property is vacant. Surrounding properties on the north side of Albemarle Road are developed with an elementary school, single family detached dwellings, and vacant parcels.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-101	Rezoned 371 acres to MX-1 INNOV (mixed use, innovative) and NS (neighborhood services), with five-year vested rights for the development of 290,000 square feet of retail, general and medical office uses, eating/drinking/entertainment establishments, personal services and other commercial uses, and a 230-unit independent and dependent nursing home, and up to 850 age restricted dwelling units.	Approved

• **Public Plans and Policies**



- The *East District Plan* (1990) recommends retail uses for the subject property.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare. During permitting, CDOT will work with the petitioner to combine or reduce the existing driveways into one access point to serve the property and locate the streetscape elements in a location that accommodates the future cross section.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one single family dwelling).
 - Entitlement: 1,880 trips per day (based on nine multi-family dwelling units and 11,850 square feet of retail uses).
 - Proposed Zoning: 2,660 trips per day (based on 23,700 square feet of retail uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Housing and Neighborhood Services:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate seven students, while the development allowed under the proposed zoning will produce 13 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is six students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Clear Creek Elementary from 113% to 114%
 - Northeast Middle remains the same at 80%
 - Rocky River High remains the same at 92%.
 - **Charlotte Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via an existing 16-inch water transmission main located along Albemarle Road. Charlotte Water currently does not have sewer system accessibility for the parcel under review. The closest available sewer main is approximately 635 feet east of the subject property, parcel 11123306, on Albemarle Road.
 - **Engineering and Property Management:**
 - **Arborist:** If the project remains outside Charlotte City limits, no comments. If the parcel is annexed into the City of Charlotte, no trees can be planted in the right of way of any City maintained street without permission of the City Arborist's office.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. Show tree save area on site map in common open space. Tree save must contain existing healthy tree canopy. Tree save must be 30 feet in width minimum.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry

- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327