

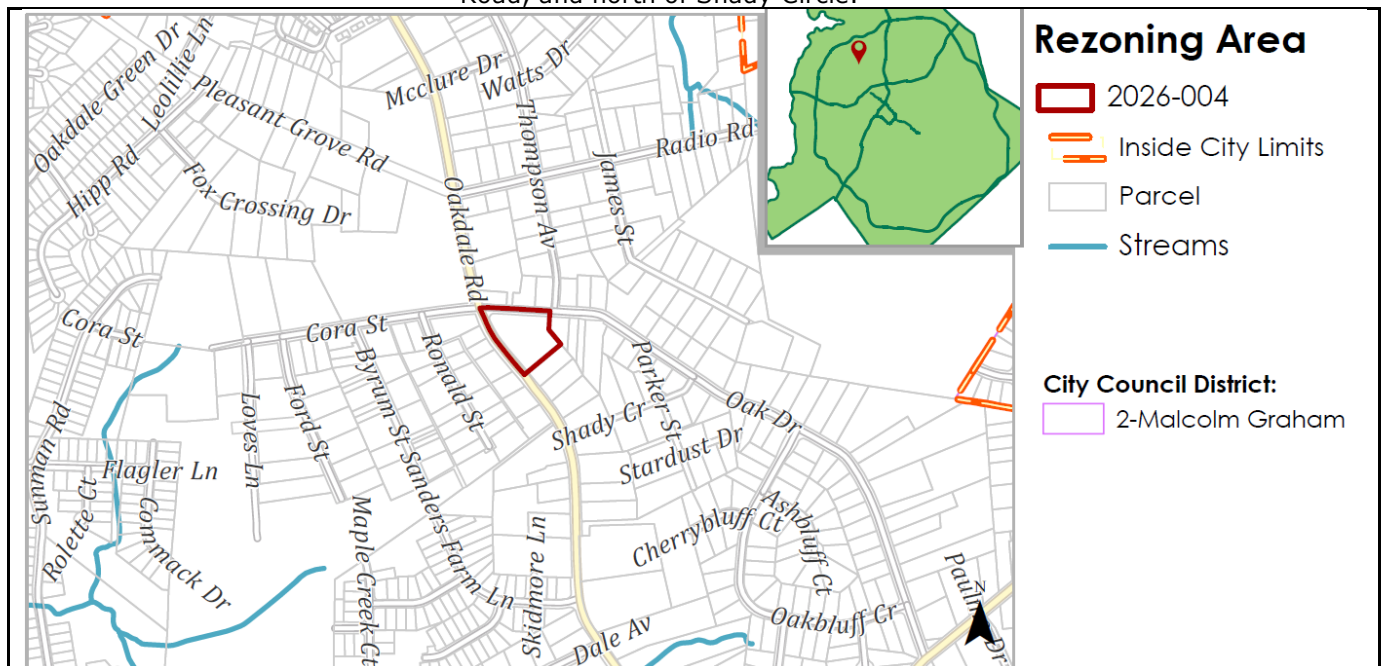
REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: CG(CD) (General Commercial, conditional)

LOCATION

Address: 1720 Oakdale Road Charlotte, NC 28216

Approximately 1.94 acres located south of Oak Street, east of Oakdale Road, and north of Shady Circle.



SUMMARY OF PETITION

The petition proposes the adaptive reuse of an existing vacant commercial building for office, medical office, and retail uses.

PROPERTY OWNER

Samurai Holdings, LLC

PETITIONER

Chuda Dhimal

AGENT/REPRESENTATIVE

Chuda Dhimal

COMMUNITY MEETING

The community meetings were held on March 25, 2026 and April 9, 2026 and 19 people from the community attended the first meeting and 19 people attended the second meeting.

The community meeting report notes that items discussed at the first meeting included details of the proposed plan to reuse the existing building for commercial purposes, residents raised concerns about traffic and auto-oriented uses, leading the petitioner to remove vehicle repair and dealership uses from the proposal. At the second meeting, the Petitioner presented a revised plan focused solely on retail, office, and medical uses with added buffering, and attendees expressed no major concerns, resulting in no further changes.

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 *West Middle Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by developing office, medical office, or retail uses therefore providing access to goods and services to the surrounding residential neighborhood.

Rationale for Recommendation

- The proposed rezoning is reasonable and in the public interest as the site is within an area designated by the *2040 Policy Map* for the Commercial Place Type.
- The site is currently developed with a commercial structure that once housed a bank but is now vacant.
- The conditional plan proposes to utilize the existing building for commercial uses limited to office, medical office, or retail.
- Reestablishing commercial use of the vacant building could provide area residents with convenient access to daily needs.
- The site is located on Oakdale Road, designated as a 2+ Lane Avenue by the *Charlotte Street Map*. The Commercial Place Type from the *2040 Comprehensive Plan* calls for standalone commercial uses located on arterial streets.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

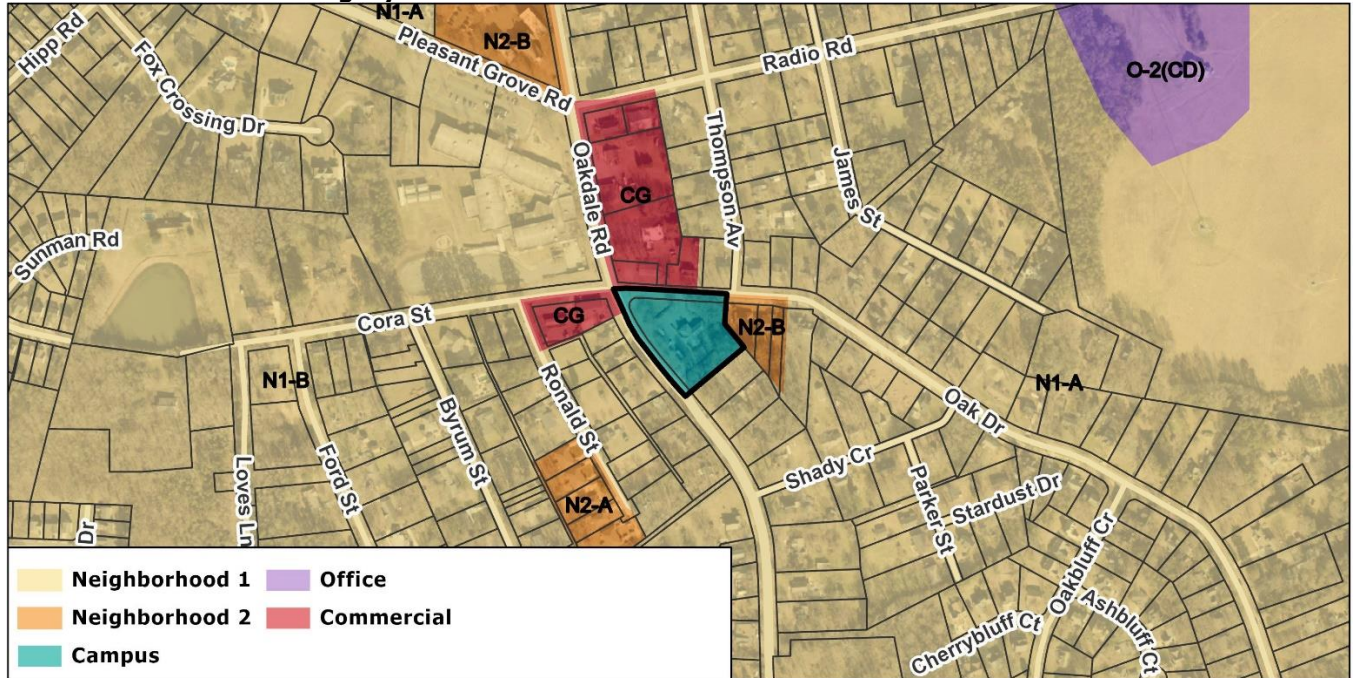
- Existing Zoning:
 - OFC: This district is intended to address large-scale office, research, and medical campuses that may include some light industrial components, with associated supporting uses to serve the everyday needs of employees and visitors. OFC developments are relatively low intensity and should foster walkability and connections to the external pedestrian network.
- Proposed Zoning:
 - CG: This district allows for general commercial uses along intersections and arterial streets, accommodating auto access while also encouraging improvement of the pedestrian environment.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

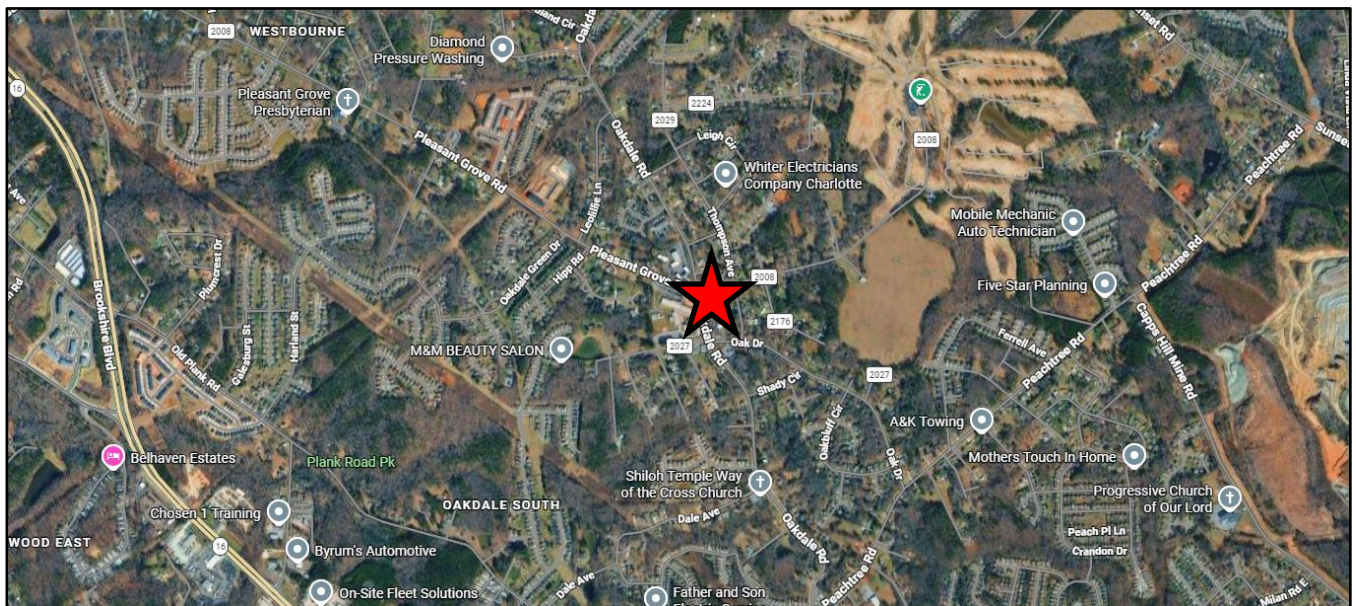
The site plan accompanying this petition contains the following provisions:

- Proposes the adaptive reuse of an existing commercial structure that once housed a bank branch but is now vacant.
 - Expansion of the existing structure or parking and maneuvering areas are prohibited.
- Permitted uses are limited to only retail, office, and medical office as permitted by the CG (General Commercial) zoning district.
- A 25-foot Class B Landscape Yard will be installed along property lines where the site abuts residential uses.

- Site Context and Imagery**



- The site is currently zoned OFC (Office Flex Campus). It is adjacent to N2-B (Neighborhood 2-B) zoning to the east along Oak Drive, CG (General Commercial) to the north and west along Oakdale Road, N1-B (Neighborhood 1-B) to the west and northwest, and N1-A (Neighborhood 1-A) to the south.



The site (indicated by the red star above) is located along Oakdale Road approximately 1.5 miles northeast of the intersection of Brookshire Boulevard and Oakdale Road, 2 miles southeast of the intersection of Brookshire Boulevard and Pleasant Grove Road, and about 1.5 miles south of the intersection of Oakdale Road and Sunset Road. The site is located in a small community characterized by a mix of rural single family and single family subdivision, along with nearby churches, schools, and small commercial establishments.



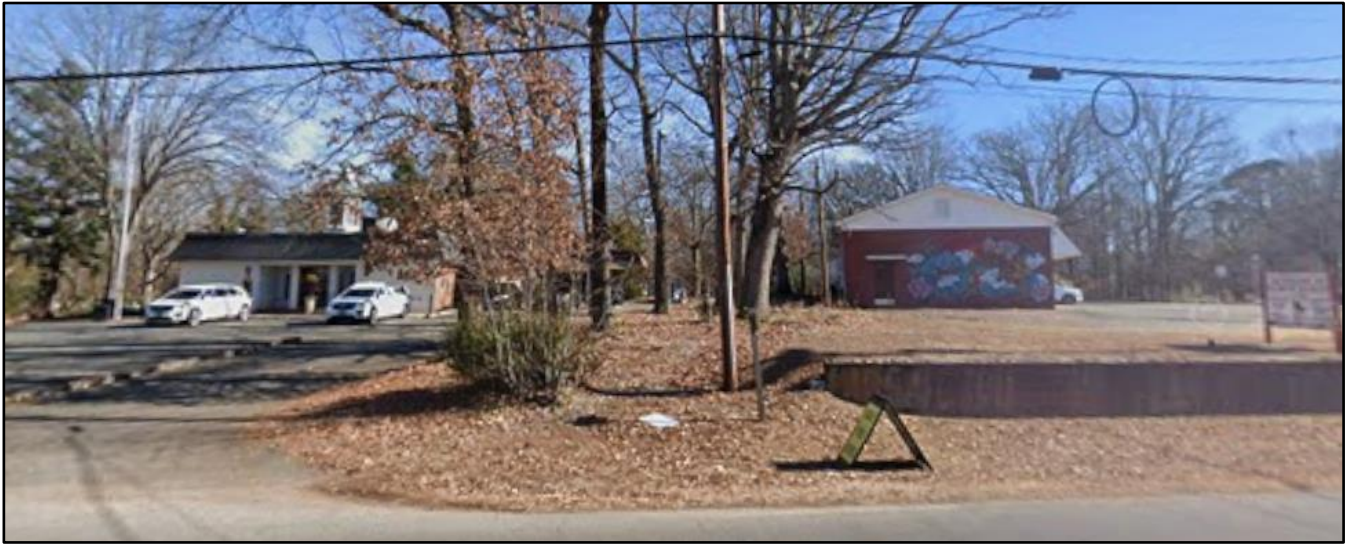
View of the site looking east from Oakdale Road near the intersection with Oak Drive. The site contains a vacant commercial building that formerly housed a bank with a drive-through.



View of single family houses on Oak Drive zoned N2-B (Neighborhood 2-B) adjacent to the site to the east. The site is within a block containing single family houses to the east and south.



View of a commercial development located across Oakdale Road to the west of the subject site zoned CG (General Commercial). The development contains retail, restaurant, and personal services uses like a barber shop.



View of commercial development on Oakdale Road located north across Oak Drive from the subject site. The development includes a funeral home and a karate studio.

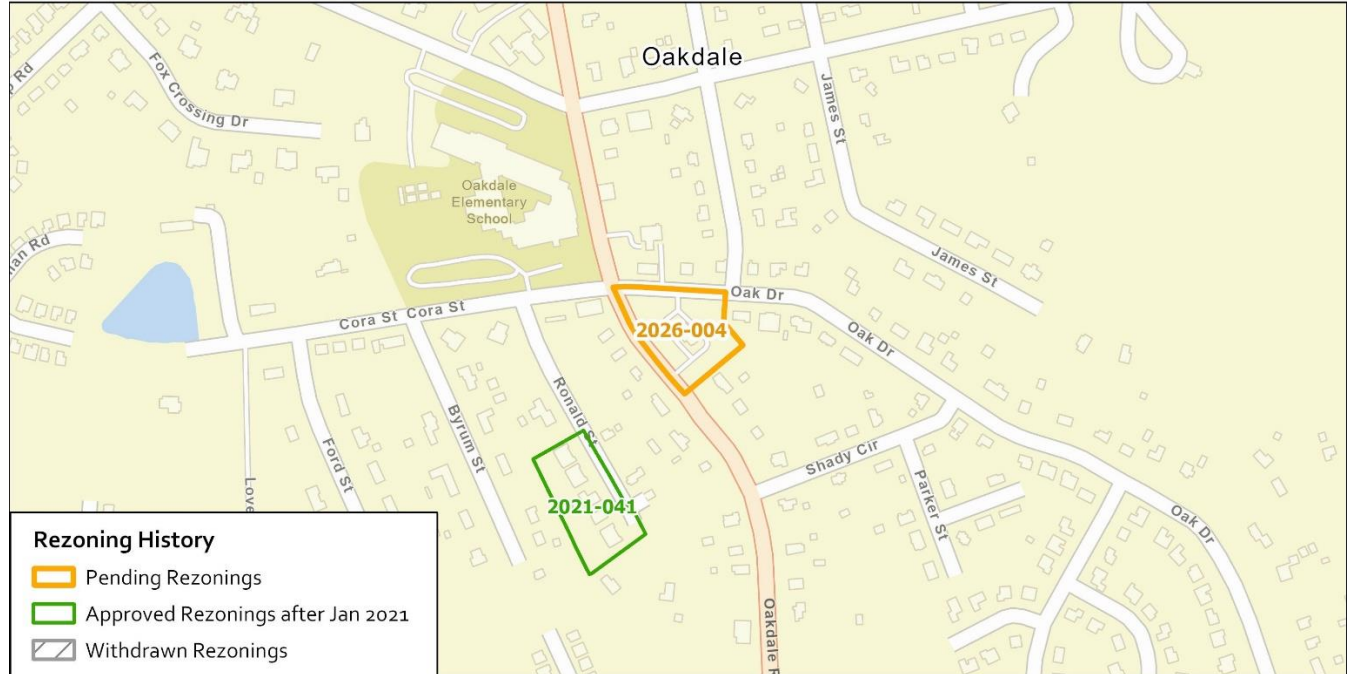


View of Oakdale Elementary School located northwest of the site at the intersection of Oakdale Road and Oak Drive.



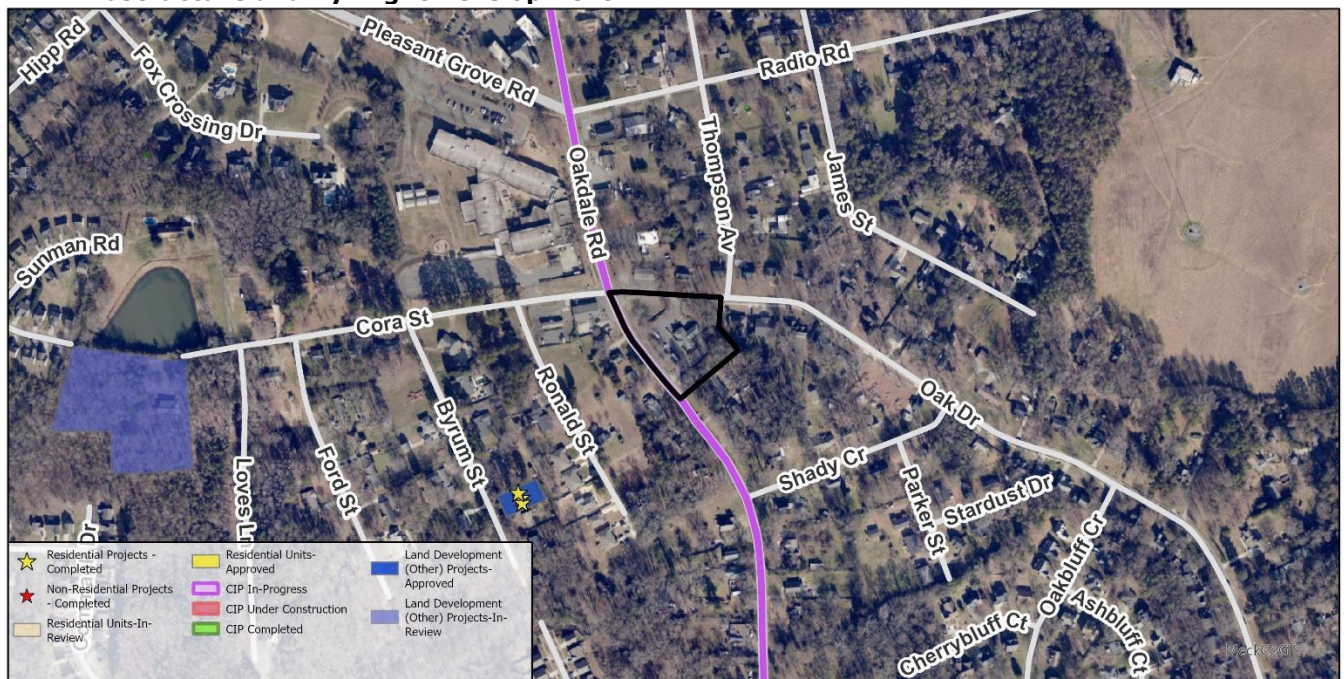
View of a church located northwest of the site at the intersection of Oakdale Road and Pleasant Grove Road.

• Rezoning History in Area



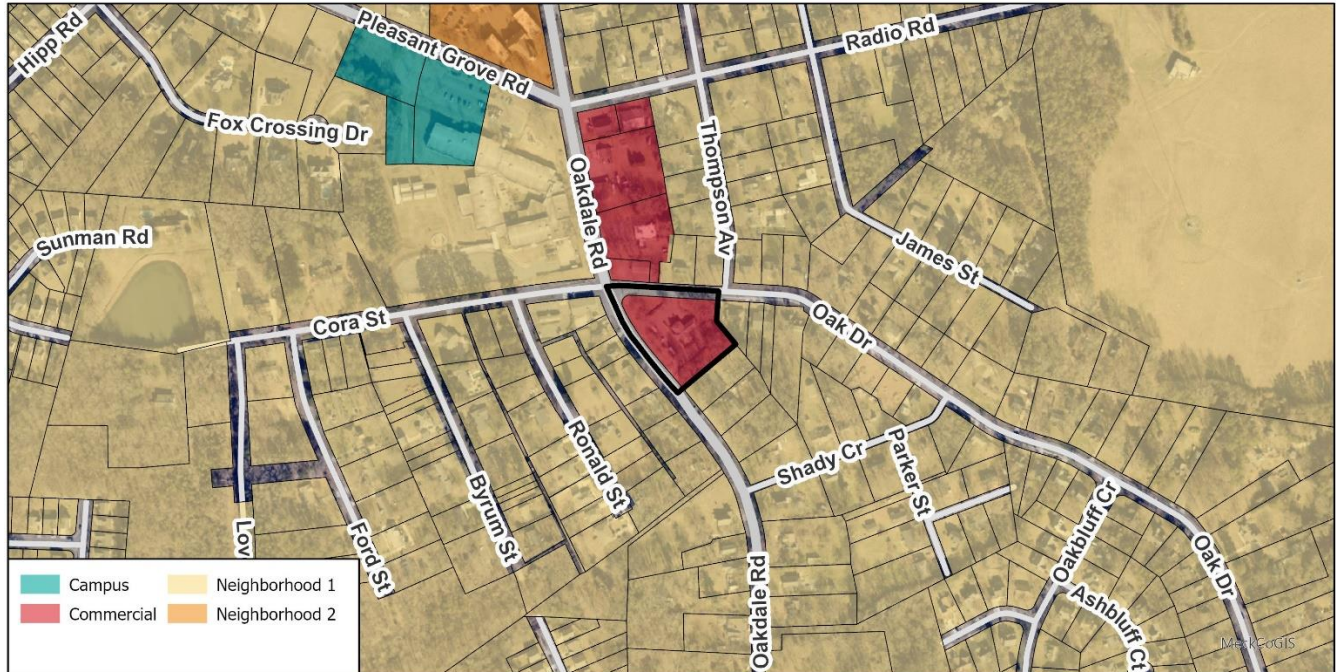
Petition Number	Summary of Petition	Status
2021-041	Rezoned 7.95 acres from R-4 (Single Family) district to R-8MF (Multi-family) district to allow all permitted uses, either by right or under prescribed conditions, in the R-8MF zoning district.	Rezoning approved. No permit applications submitted.

• 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 *West Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Commercial Place Type. The proposed rezoning is in alignment with the adopted Commercial Place Type.
 - Commercial places are primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.
 - This site is within the *West Middle Community Area Plan*. The rezoning petition may help facilitate priority goal 1 given its commitment to developing office, medical office, or retail uses therefore providing access to goods and services to the surrounding residential neighborhood.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located at the intersection of Oak Drive, a City-maintained major collector, and Oakdale Road, a City-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to showing future back of curb for reference only and updating labeling to show existing sidewalk. CDOT also has an open request regarding the existing sidewalk infrastructure.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - See Outstanding Issues, Notes 1-2.
- **Vehicle Trip Generation:**
 - Current: OFC
 - Existing Use: 0 trips per day (based on vacant building).
 - Existing Zoning Entitlements: 252 trips per day (based on 2,508 square feet of bank use).
 - Proposed Zoning: 336 trips per day (based on 2,508 square feet of retail use).

• Storm Water Services

- **Considerations:**
 - No comments submitted.

- **Charlotte Water**
 - Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Oakdale Rd. The closest available sewer gravity main is approximately 250 feet north of the rezoning boundary along Thompson Ave. A developer donated project will be required in cases where there is not direct service.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
 - Nonresidential petitions do not impact the number of students generated.
 - **Considerations:**
 - No comments submitted.
- **Charlotte Area Transit System**
 - **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~CDOT: Oak Drive location of future back of curb and gutter is 17.5 feet from centerline. Label and dimension the curb and gutter from the centerline for each road on the site plan.~~ Addressed
2. ~~CDOT: Oakdale Road the future location of curb and gutter is in its existing location. Label and dimension the curb and gutter from the centerline for each road on the site plan.~~ Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818