

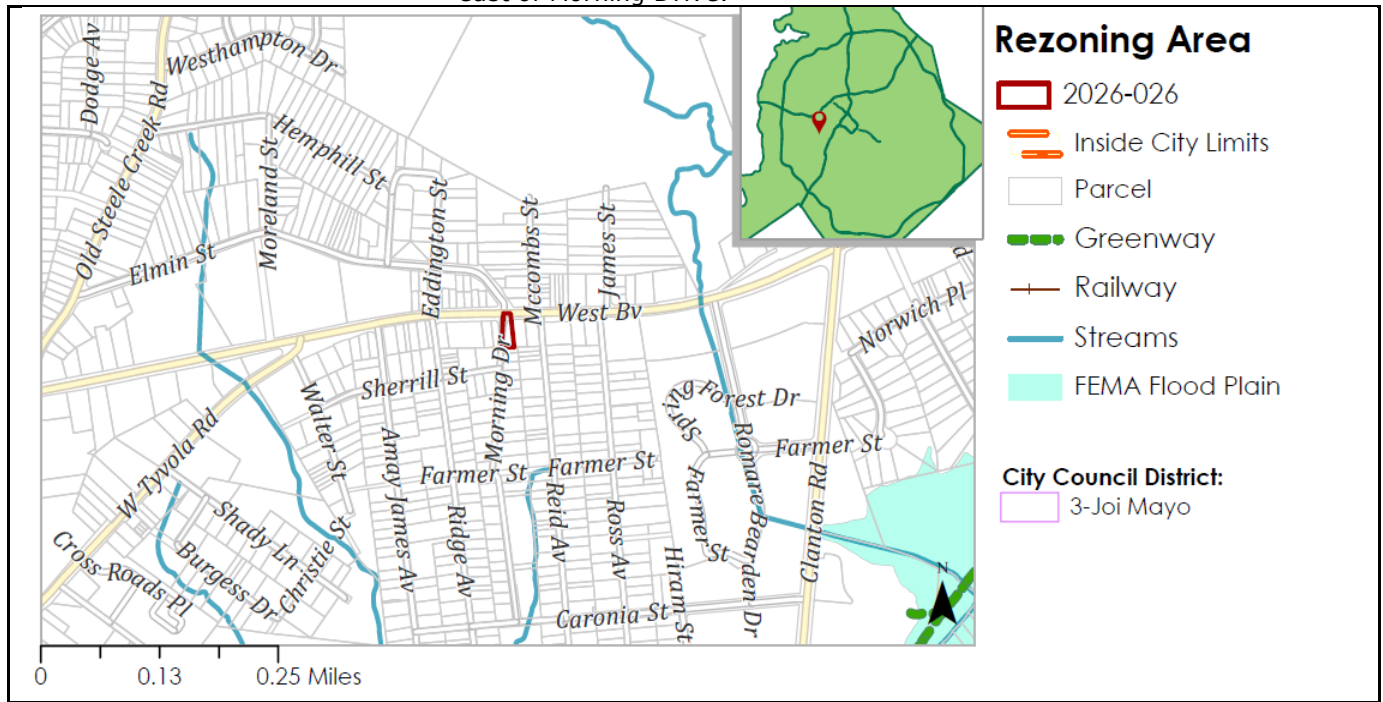
REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: N1-E (Neighborhood 1-E)

LOCATION

Address: 2239 West Boulevard, Charlotte, NC 28208

Approximately 0.15 acres located on the south side of West Boulevard, east of Morning Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by right and under prescribed conditions in the N1-E zoning district on a vacant property along West Boulevard.

PROPERTY OWNER

Olympia & Wright LLC

PETITIONER

Olympia & Wright LLC

AGENT/REPRESENTATIVE

David Murray

COMMUNITY MEETING

The community meeting was held on July 30, 2026 and one person from the community attended.

The community meeting report notes that items discussed at the meeting included stormwater issues experienced by the neighboring property owner and efforts to address those issues and ensure that the proposed new development on the subject site would not worsen conditions. 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 Inner Community Area Plan*.

Rationale for Recommendation

- The petition would allow for development of a small, narrow property with residential uses. The width of the lot measures between 23 feet and 60 feet.
- The shape and slope of the lot make it unlikely that the vacant property could be developed with non-residential uses under the current CG zoning. The lot slopes down approximately 15 feet from the Morning Drive right of way to the eastern property boundary.
- The proposed N1-E zoning district and Neighborhood 1 Place Type are compatible with the N1-C zoning and N1 Place Type to the south of the site along Morning Drive.
- The petition meets minor map amendment criteria for a change to the Neighborhood 1 Place Type.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Center Place Type to the Neighborhood 1 Place Type for the site.

PLANNING STAFF REVIEW

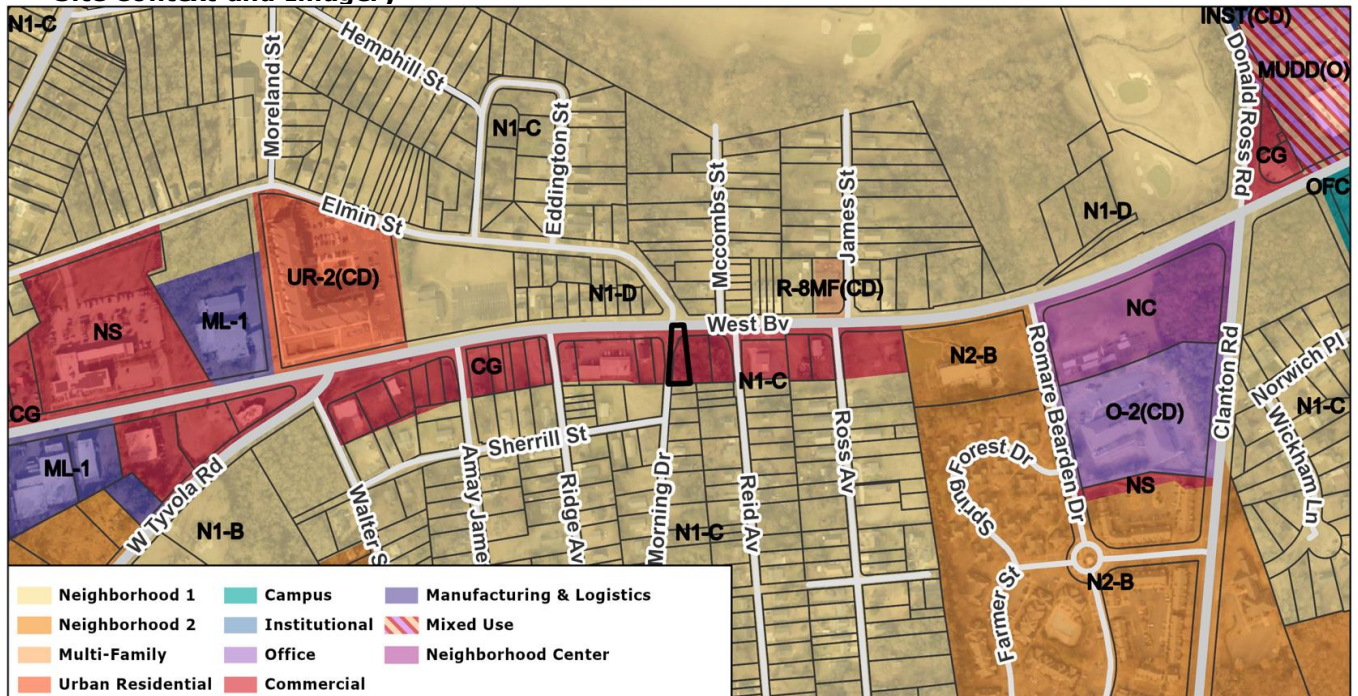
- **Background and Zoning District Summary**

- Existing 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.
- Proposed Zoning:
 - N1-E: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 3,000 square feet or greater.

- **Proposed Request Details**

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

- **Site Context and Imagery**



- This site and other properties along the southern frontage are zoned CG (General Commercial). The properties to the south in the Reid Park neighborhood are zoned N1-C (Neighborhood 1-C).



The site, marked by a red star, is surrounded primarily by single family residential uses, with both residential uses and commercial uses located along West Boulevard.



Street view of the vacant, wooded site as seen from West Boulevard.



Street view of residential uses to the north of the site across West Boulevard.



Street view of vacant, wooded properties to the east of the site along West Boulevard.

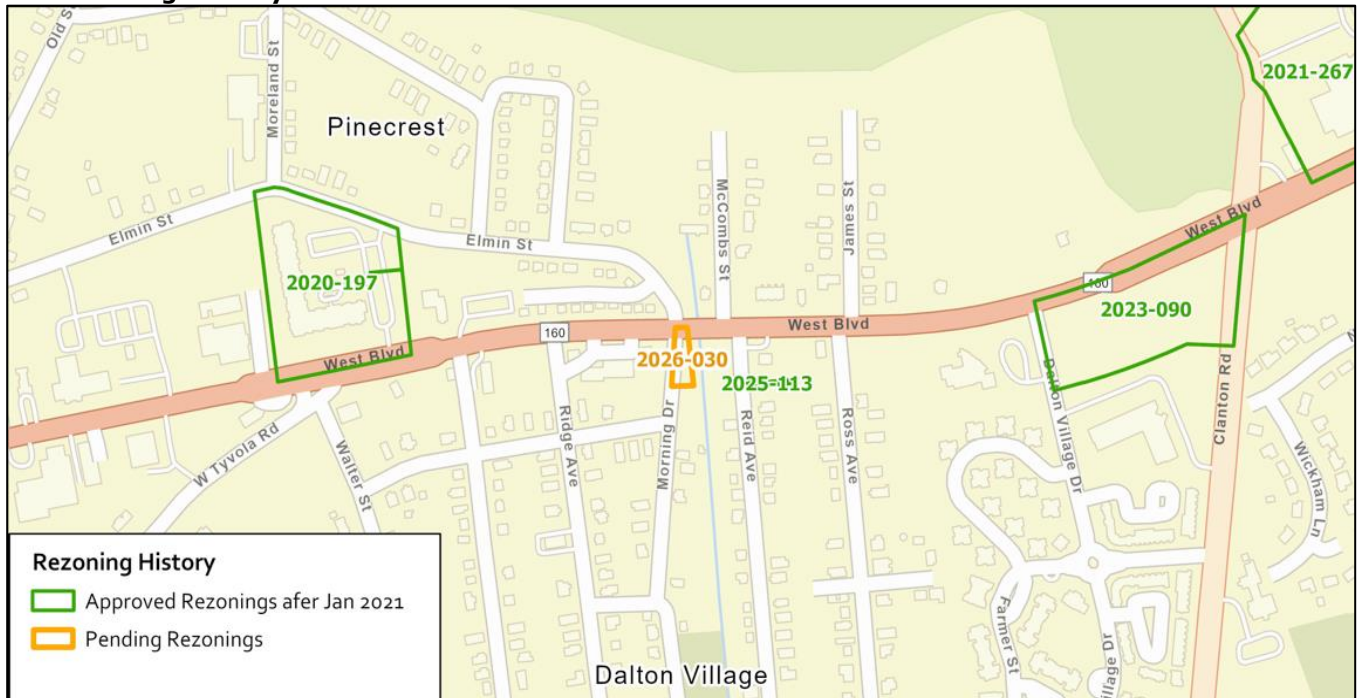


Street view of single family residential use to the south of the site along Morning Drive.



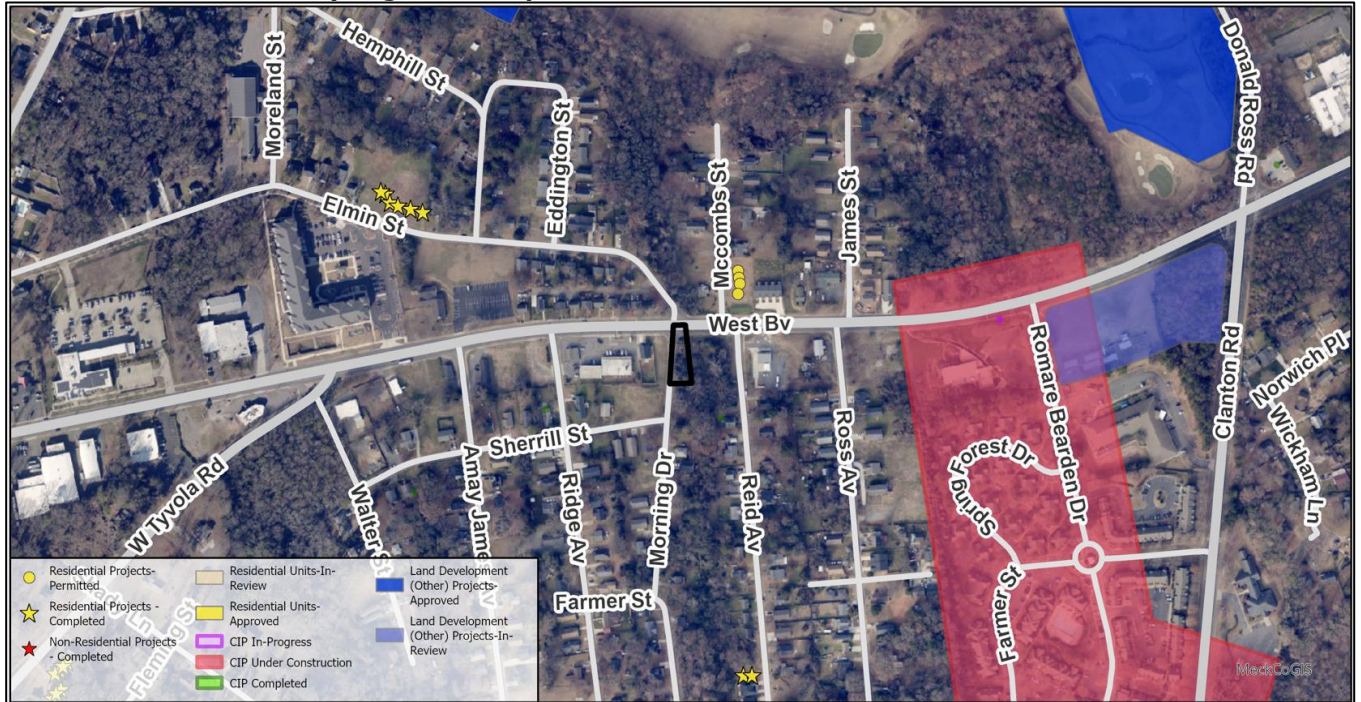
Street view of residential and commercial uses to the west of the site across Morning Drive and along West Boulevard.

- Rezoning History in Area**



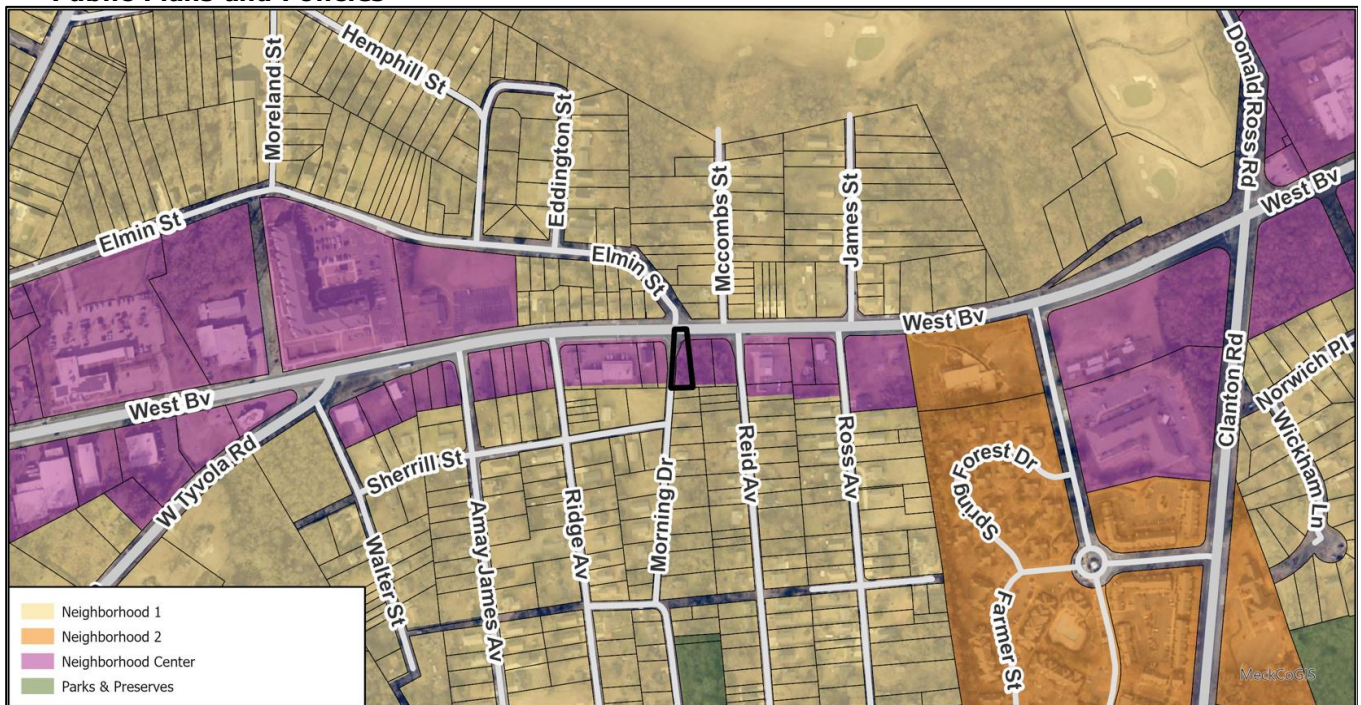
Petition Number	Summary of Petition	Status
2025-113	Rezoned 0.03 acres from CG to N1-C to allow for all uses permitted in the N1-C zoning district.	Rezoning approved, no permit application submitted.
2023-090	Rezoned 3.54 acres from O-2(CD) (Office, Conditional) to NC (Neighborhood Center) to allow for all uses permitted in the NC zoning district.	Rezoning approved, permit LDCP-2025-00372 approved for 12,000 SF retail building, site under construction.
2021-267	Rezoned 12.46 acres from INST(CD) (Institutional, Conditional) to MUDD-O (Mixed-Use Development District-Optional) to allow for the addition of a library, retail, and office uses on vacant land in association with the Stratford Richardson YMCA.	Rezoning approved, no permit applications submitted.
2020-197	Rezoned 4.54 acres from R-5 and R-8 to UR-2(CD) to allow for 125 age-restricted multi-family residential dwelling units.	Rezoning approved, permit SDRMF-2021-00162 approved for 120 age-restricted multi-family units, construction complete.

• 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 Inner Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood Center Place Type. The proposed rezoning is not in alignment with the adopted Neighborhood Center Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood 1 Place Type.

- Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
- Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.
- This site is within the *West Inner Community Area Plan*.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Neighborhood 1.

Criteria for Neighborhood 1	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	5 contiguous parcels	Including adjacent N1, the petition meets the criteria of 5 contiguous parcels.
Preferred Place Type Adjacency	N2; NAC; CAMP; PP	The petition is adjacent to NAC
Locational Criteria	All considered: • Not within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor* • Not within Access to Housing Gap (EGF)	The petition fronts West Blvd which is an Avenue, and is within the walkshed of multiple Bus Stops with frequency. It is not within an Access to Housing Gap.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The petition is located at the intersection of Morning Drive, a City-maintained local street, and West Boulevard a State-maintained major 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:**
 - No active projects near the site
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 295 trips per day (based on 1,500 SF of retail).
 - Proposed Zoning: 15 trips per day (based on 1 single family dwelling).

• Storm Water Services

- Site is located backing up to a creek that drains a significant drainage area - development plan for the site will require a 100+1 flood study.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte Water**
 - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along West Blvd.
 - Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along West Blvd.
 - **Considerations:**
 - No outstanding issues.
- **Charlotte-Mecklenburg Schools**
 - Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Reid Park Elementary currently at 67% utilization
 - Wilson Middle currently at 69% utilization
 - Harding High currently at 89% utilization.
 - **Considerations:**
 - No outstanding issues.
- **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:** No comments submitted.
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

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