CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-121
Pre-Hearing Staff Analysis
January 21, 2020

REQUEST	Current Zoning: B-1(CD) (neighborhood business, conditional) Proposed Zoning: UR-C (urban residential – commercial)
LOCATION	Approximately 1.15 acres located on the north side of West Boulevard, west of Holabird Lane.

SUMMARY OF PETITION	The petition proposes to allow all uses within the UR-C zoning district for a vacant site in southwest Charlotte.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Rickenbacker Enterprises Jamario Rickenbacker Jamario Rickenbacker
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the retail land use recommendation for this site, as per the *Central District Plan* (1993)

Rationale for Recommendation

- The petition is consistent with the adopted retail land use for the site.
- The site is already zoned for a convenience store under the current B-1(CD) zoning.
- The site is on West Boulevard, a state maintained existing major thoroughfare.
- The UR-C zoning district allows for commercial, and residential uses, while eliminating auto oriented uses such as drive-thru windows, gas stations, auto sales, and auto repairs.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations, and uses in the UR-C zoning district.

- **Existing Zoning and Land Use**

The subject property is undeveloped vacant land. The adjacent land uses include other vacant properties, institutional uses, and single family and multi-family residential properties.

The subject property is undeveloped wooded land.

The property to the north is developed with a religious institution.

The properties to the south are developed with single family and commercial development. The subject property is marked with a red star.

The property to the east is undeveloped vacant land.

The property to the west is undeveloped vacant land.

- **Rezoning History in Area**

Petition Number	Summary of Petition	Status
2014-036	This petition rezoned site to NS (neighborhood services) to allow for the development of a 16,000-square foot government building.	Approved
2016-059	This petition rezoned site to MUDD-O SPA (mixed use development, optional, site plan amendment) to modify the development standards for a portion of the previously approved rezoning for the Renaissance West Development to allow an increase in square footage for a proposed child development center from 17,500 to 25,000 square feet.	Approved

- **Public Plans and Policies**

- The *Central District Plan* (adopted 1993) recommends retail land uses for this site, and adjoining properties.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is on a major thoroughfare with rear access to Nobles Avenue (local, city maintained). Both streets have existing curb and gutter. There is 5-foot back-of-curb sidewalk on West Boulevard and 6-foot planting strip and 5-foot sidewalk on Nobles Avenue. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with city standards and to determine driveway type and location(s).
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant land).
    Entitlement: 1,080 trips per day (based on 8,000 SF retail).
    Proposed Zoning: 1,420 trips per day (based on 12,000 SF retail).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Nobles Avenue and via an existing 6-inch water distribution main located along West Boulevard.
- Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Nobles Avenue and via and existing 8-inch water distribution main located along West Boulevard.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **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

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