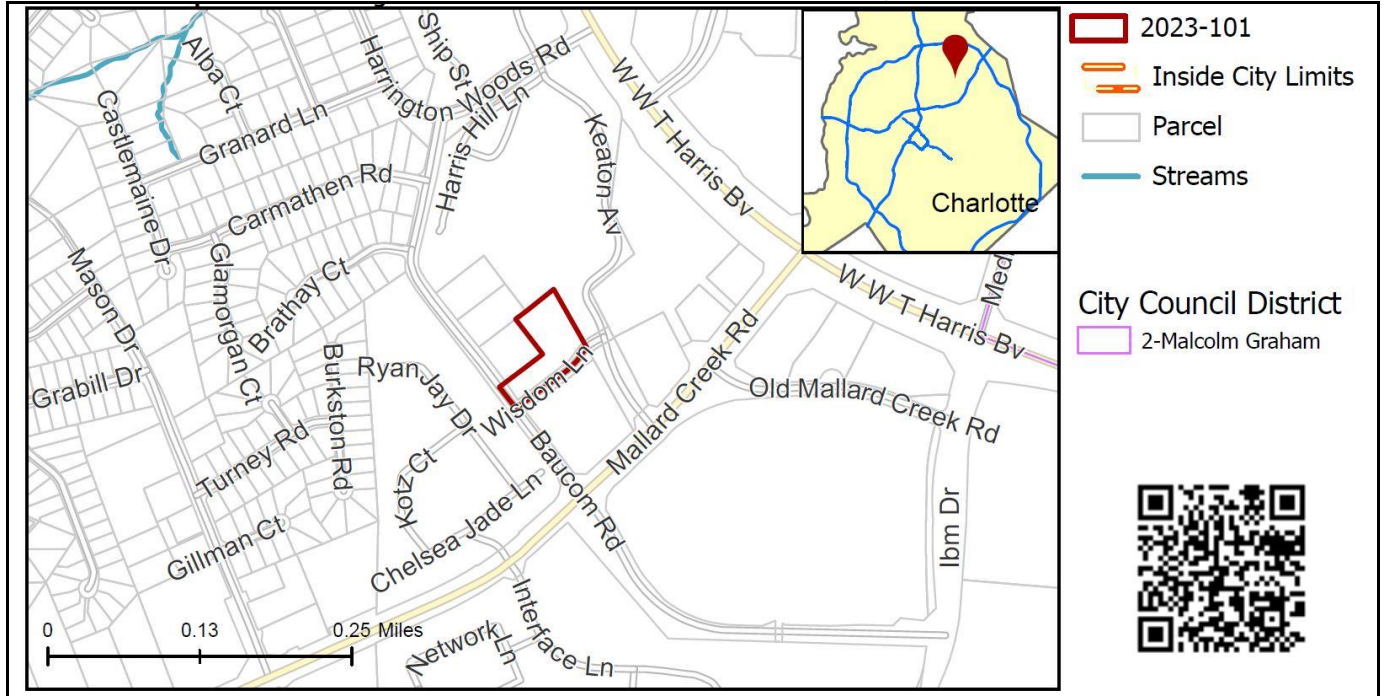


REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: N2-B (neighborhood 2-B)

LOCATION

Approximately 1.704 acres located along northeast side of Baucom Road, the northwest side of Wisdom Lane, north of Mallard Creek Road.



SUMMARY OF PETITION

The petition proposes to allow any use in the N2-B zoning districts on a parcel that is currently undeveloped.

PROPERTY OWNER

3100 Baucom Rd, LLC

PETITIONER

3100 Baucom Rd, LLC

AGENT/REPRESENTATIVE

William T Wallace, McMillan, Psaroudis & Markey, PA

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 2 Place Type.
- The site is in an area with a range of uses, within a 10-minute walk of employment opportunities, grocery store, medical, institutional, a variety of retail uses. The proposed zoning would help to increase the housing availability in the area.
- The site has access to two major thoroughfares.
- The site is located along the route of the CATS number 22 local bus providing service to Uptown and the JW Clay Park and Ride, adjacent to UNC Charlotte with transfers to the Lynx Blue Line. And within a 10-

minute walk of the CATS number 50 and 54, local buses providing transit access to Concord Mills, University City, and the Wells Fargo Campus.

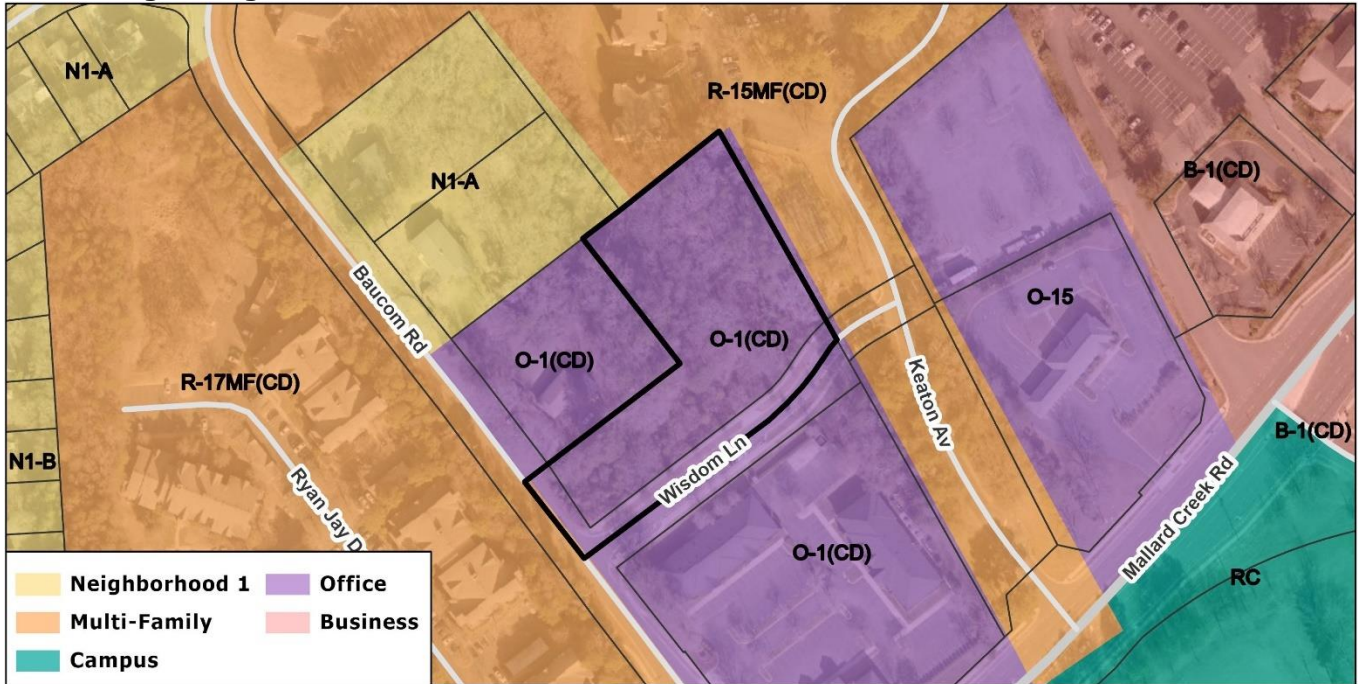
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

PLANNING STAFF REVIEW

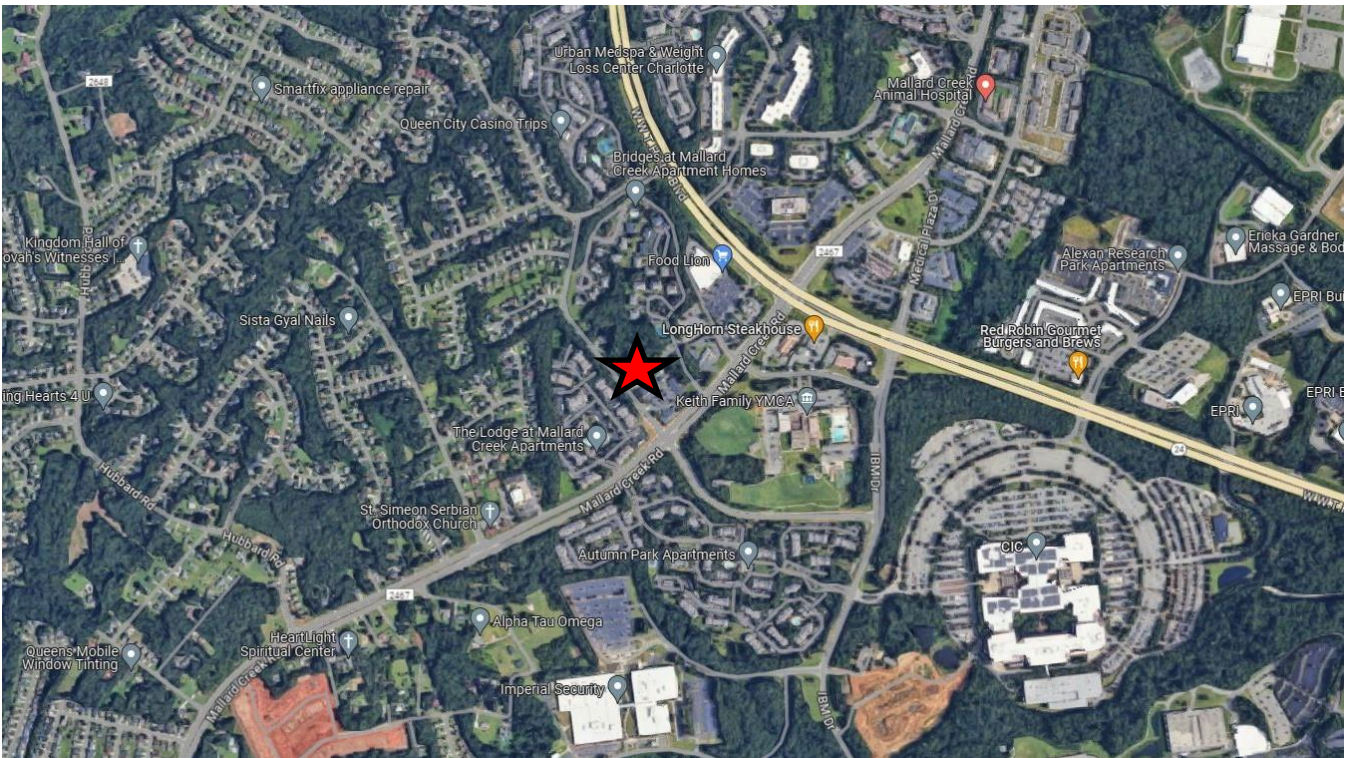
- **Proposed Request Details**

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

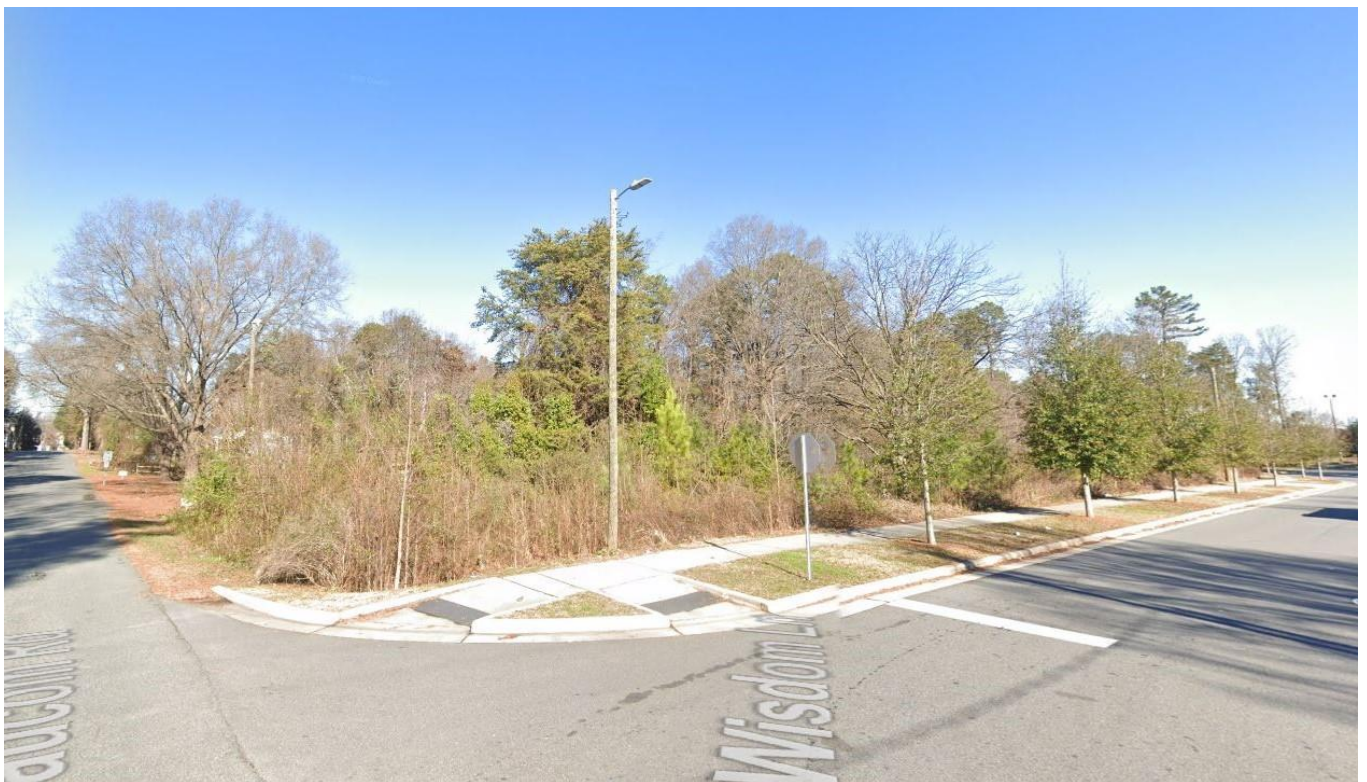
- **Existing Zoning**



- The property is currently zoned O-1(CD) office. The site is adjacent to multi-family zoning districts to the north, east, and west, office zoning to the south, and the neighborhood 1 zoning to the northwest.



The site (indicated by red star above) located along northeast side of Baucom Road, the northwest side of Wisdom Lane, north of Mallard Creek Road. The site is adjacent to multi-family development to west, northeast, and across Mallard Creek Road. A medical office development is located directly to the south. There is a retail development containing a grocery store and several banks to the east at the corner of Mallard Creek Road and West WT Harris Boulevard. There is a YMCA located across Mallard Creek and single-family development to the northwest.



View of the site from the corner of looking northeast from the intersection of Baucom Road and Wisdom Lane. The site is currently undeveloped.



View of a multi-family development from Baucom Lane located northeast of the site.



View of the Food Lion located just to the east of the site in a shopping center at the corner of Mallard Creek Road and West WT Harris Boulevard.



View of a multi-family development from Mallard Creek Road located to the west of the site.

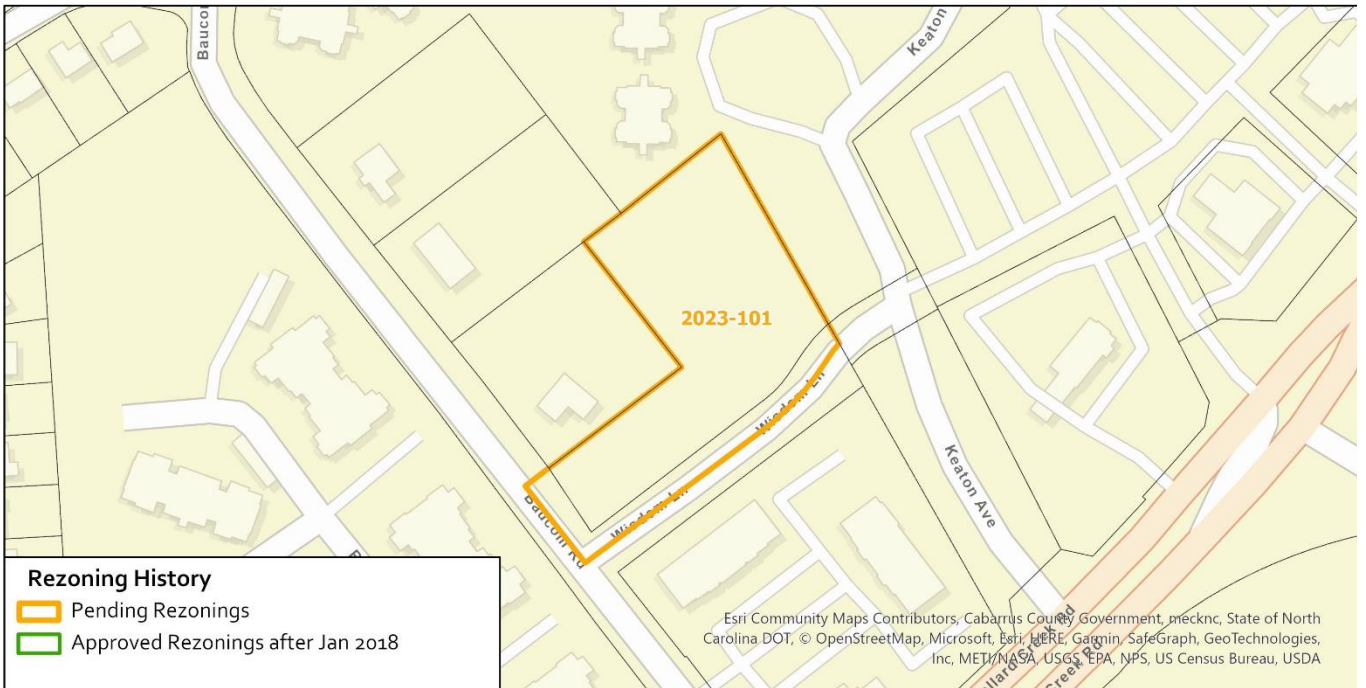


View of a single-family development located on Carmathen Road northwest of the site, typical of the single-family development pattern to the northwest.



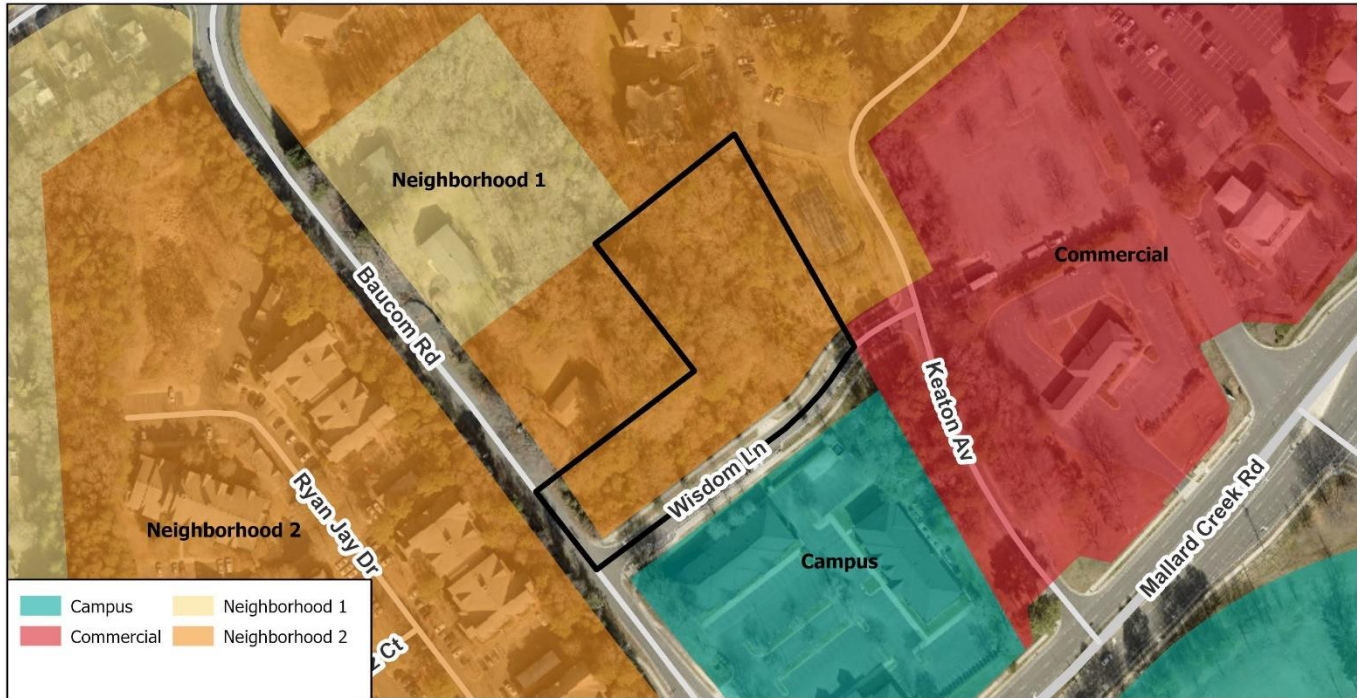
View of the Keith Family YMCA located across Mallard Creek Road from the site.

• **Rezoning History in Area**



- There have not been any recent rezoning in the area

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Neighborhood 2 Place Type

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection Baucom Road, a City-maintained minor collector, and Wisdom Lane, a City-maintained local street. 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:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning: O-1(CD)

Existing Use: 0 trips per day (based on vacant property).

Entitlement: 250 trips per day (based on 17,000 sq.ft. of office).

Proposed Zoning: N/A trips per day (based on too many uses to determine).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - David Cox Elementary currently 108%
 - Ridge Road Middle currently 103%
 - Mallard Creek High currently 113%

- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Baucom Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Baucom Rd. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818