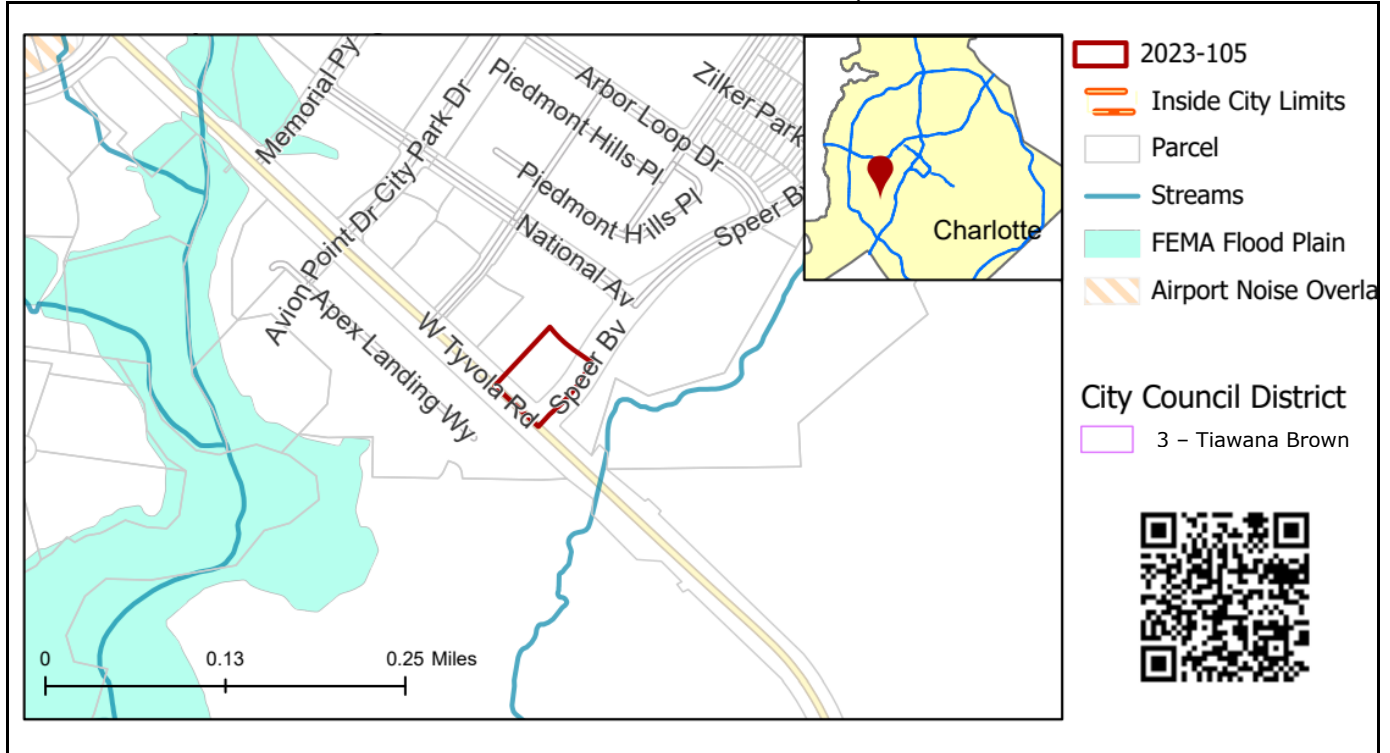


REQUEST

Current Zoning: MUDD-O (mixed use development district, optional)
Proposed Zoning: CAC-1 (community activity center-1)

LOCATION

Approximately 0.83 acres located along the east side of Speer Boulevard and the northeast side of West Tyvola Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the CAC-1 (community activity center- 1) zoning district.

PROPERTY OWNER

Sterling Holdings

PETITIONER

MJM Groups Managers, Inc.

AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Community Activity Center.

Rationale for Recommendation

- This petition supports additional access to goods, services, amenities, and diversity of housing types.
- The proposed site would be supported by bus transit as it fronts the CATS bus line and is less than a half mile from the nearest CATS bus stop.
- The proposed site is also supported with sidewalks and a bike lane along Speer Boulevard.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility
- 8: Diverse & Resilient Economic Opportunity

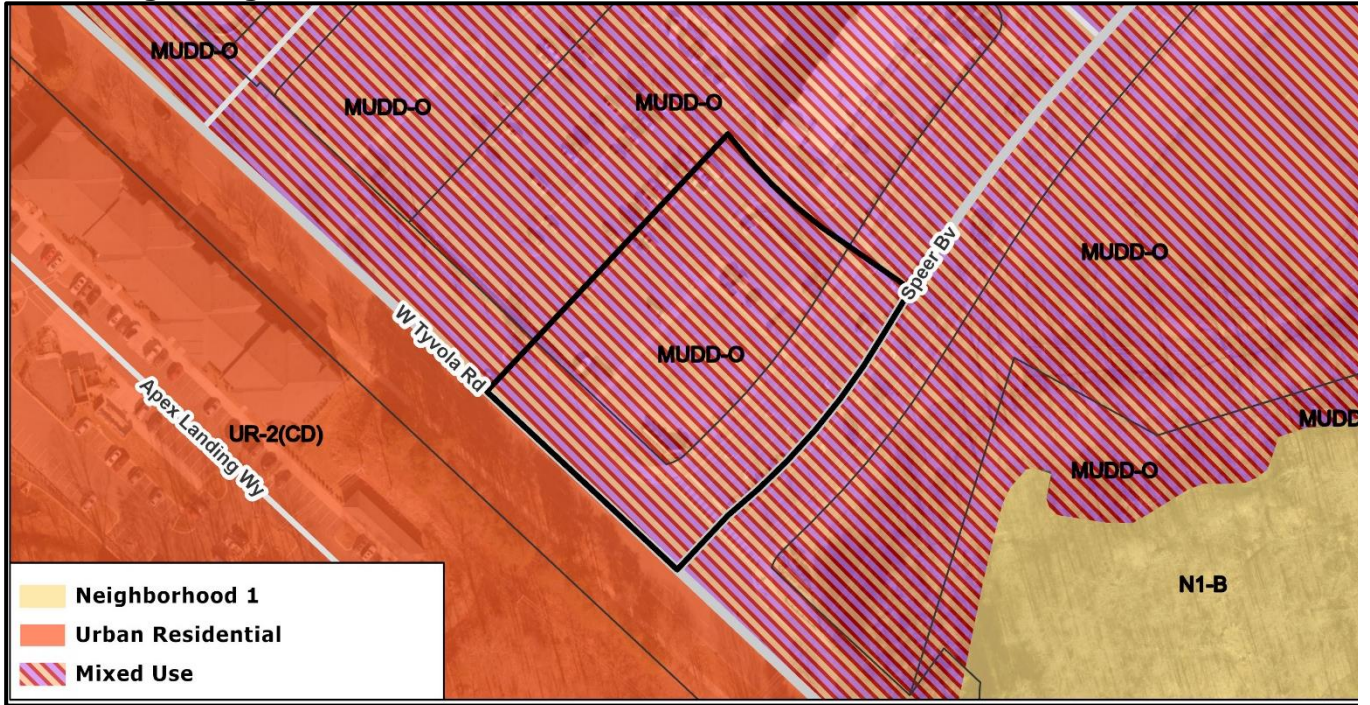
PLANNING STAFF REVIEW

• **Proposed Request Details**

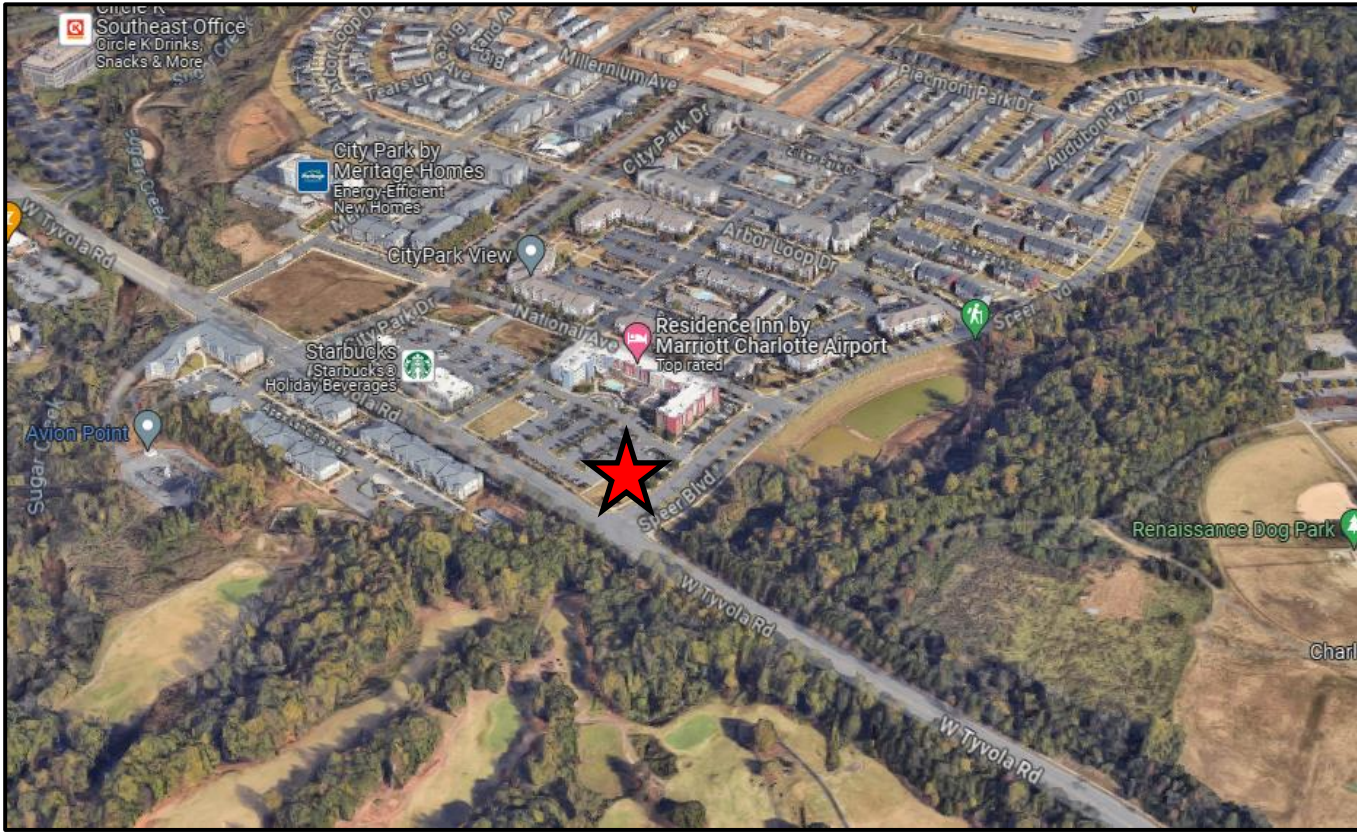
This is a conventional rezoning petition with no associated site plan.

- Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

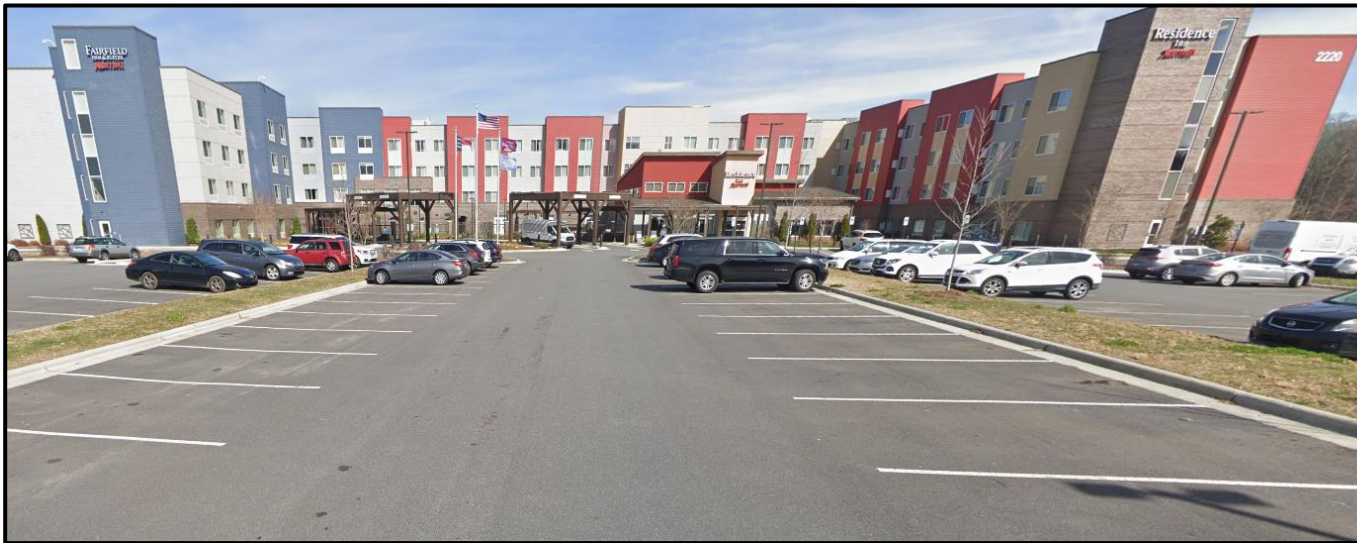
• **Existing Zoning**



- The surrounding land uses include retail, commercial, residential, hotels, and parks.



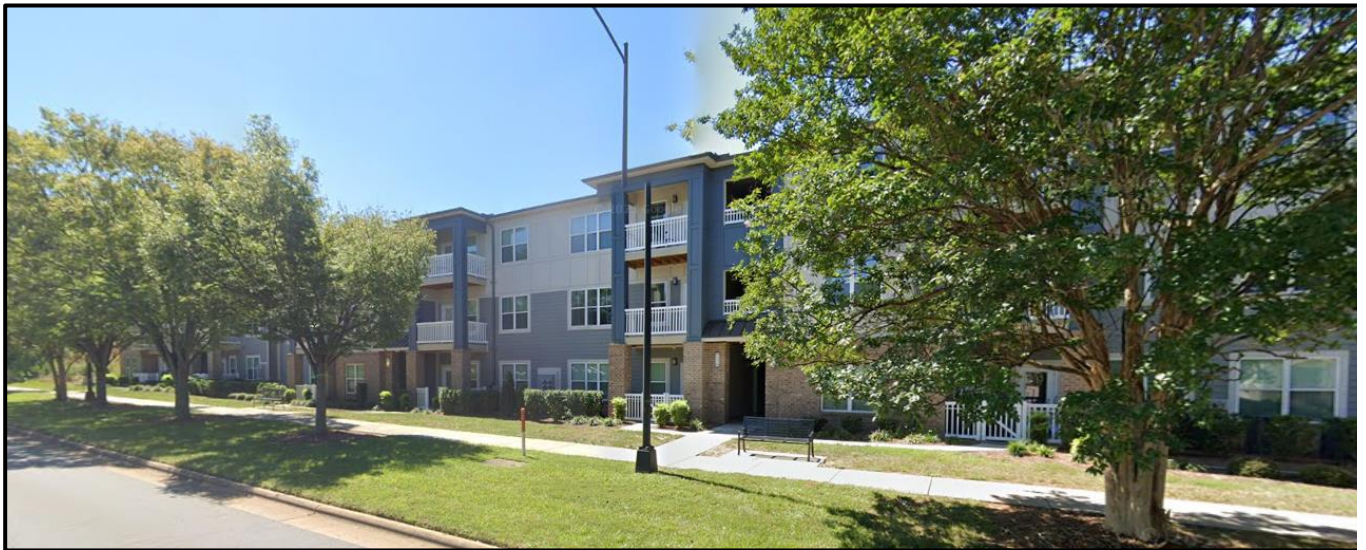
The site is denoted with a red star.



The property to the north is developed with hotels.



The property to the west along Tyvola Road is developed with retail uses.

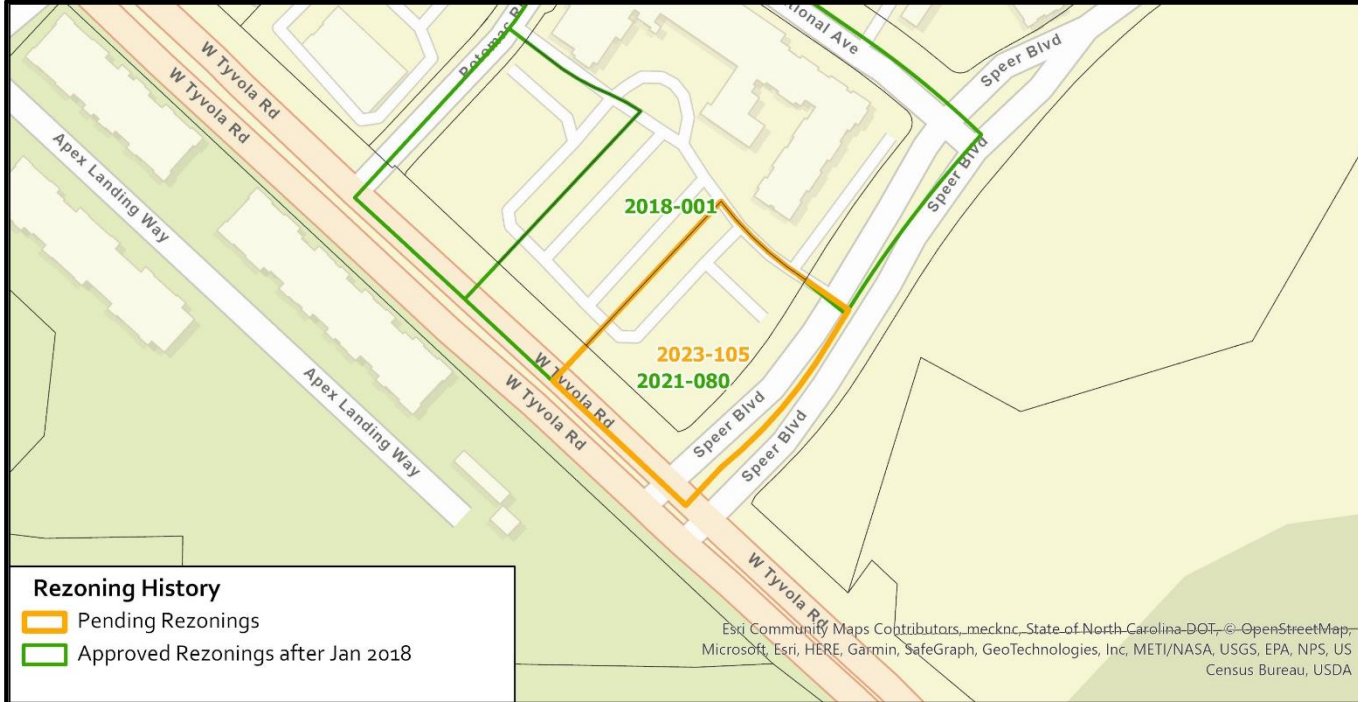


The property to the south along Tyvola Road is developed with apartments.



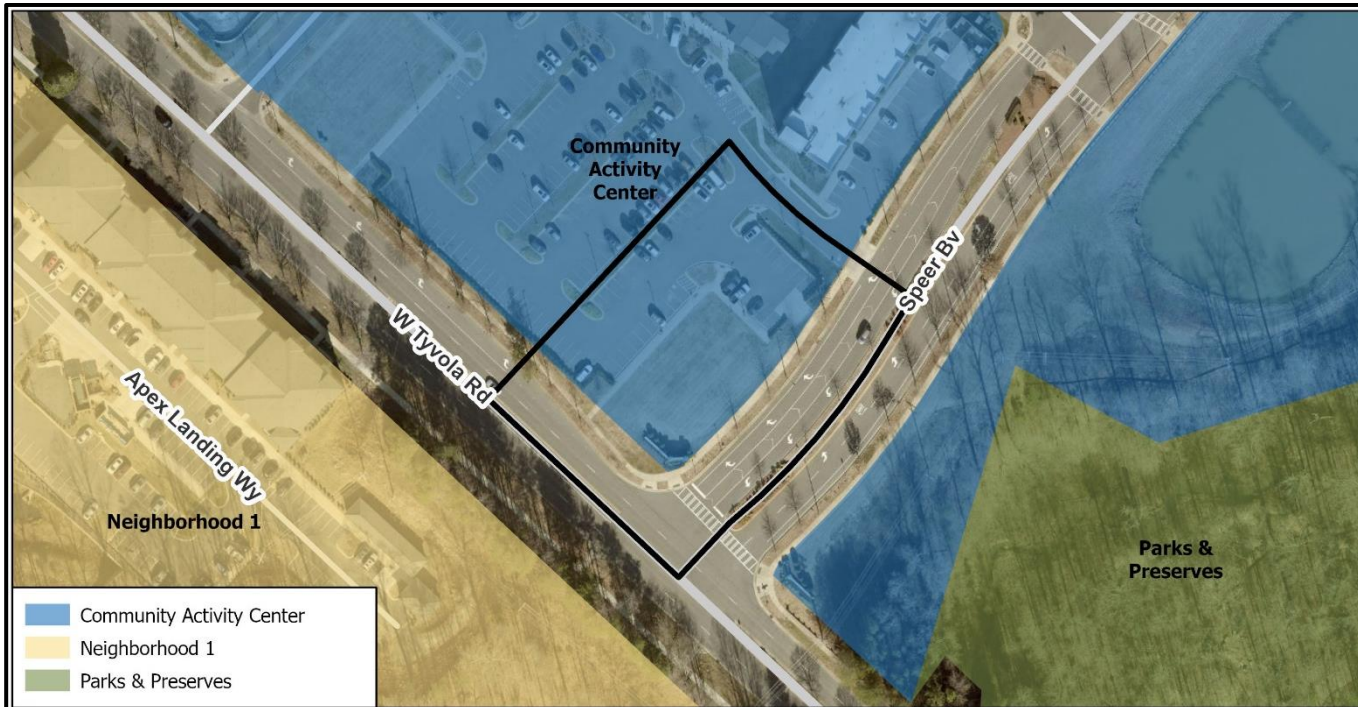
The property to the east along Tyvola Road is Renaissance Park

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-001	Rezoned 4.6 acres from MUDD-O to MUDD-O SPA to revise the previously approved site plan to allow up to 12,000 square feet of commercial uses.	Approved
2021-080	Rezoned 1.6 acres from MUDD-O to MUDD-O SPA to amend a previously approved site plan to allow an additional drive-through use for a total of two drive-throughs on the site in conjunction with 12,000 square feet of commercial space.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Speer Boulevard, a City-maintained minor arterial and Tyvola Road, a City-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:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: N/A trips per day (too many uses to determine).
 - Proposed Zoning: N/A trips per day (too many uses to determine).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Speer Blvd. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest gravity sewer main is approximately 270 feet northeast of the rezoning boundary along Speer Blvd. The next closest gravity sewer main is approximately 755 feet Northwest of the rezoning boundary along W Tyvola Road. A developer donated project will be required in cases there is not direct service. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225