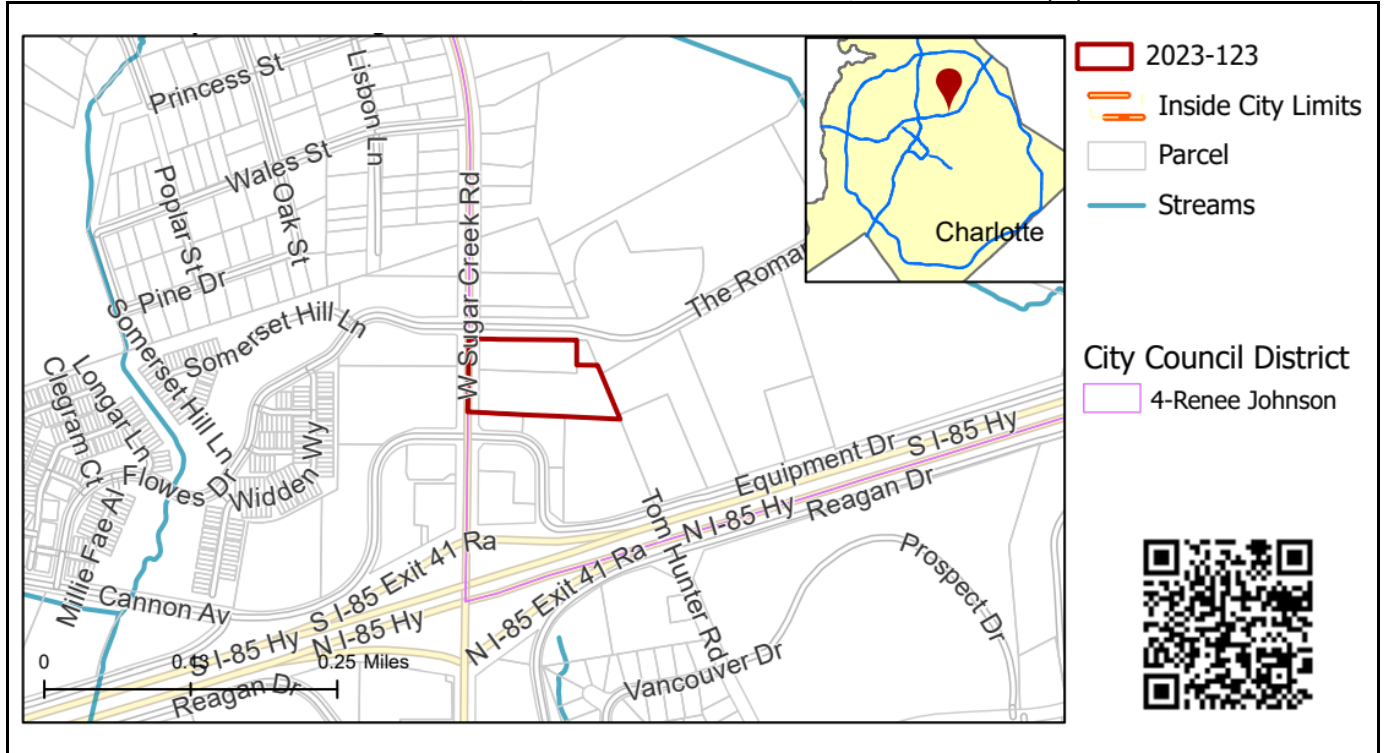


REQUEST

Current Zoning: CG (general commercial)
Proposed Zoning: N2-C (neighborhood 2-C)

LOCATION

Approximately 4.26 acres located along the east side of West Sugar Creek Road, south of The Roman Road, and north of Equipment Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses that are permitted by right or under prescribed conditions in the N2-C zoning district.

PROPERTY OWNER

KINZA Inc.

PETITIONER

Charlotte 212, LLC

AGENT/REPRESENTATIVE

Steven Sargent, Sage Investment Group

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Commercial Place Type.

Rationale for Recommendation

- This petition proposes to add to the variety of housing options in the area.
- This petition has the potential to meet the goal of housing access for all as identified by the Corridors of Opportunity West Sugar Creek Playbook.
- The Corridors of Opportunity's Spring 2020 Sugar Creek/85 Design Sprint and 2022 Sugar Creek Playbook recommended reducing the number of motel rooms at the interchange of Sugar Creek and Interstate 85.

- The proposed uses align with the Comprehensive Plan goals of creating 10-minute neighborhoods and the Corridors of Opportunity Goals of encouraging walkable development that supports commercial nodes.
- The proposed site would be well served with access to amenities, goods, services, and jobs given its proximity to Commercial and Manufacturing & Logistics Place Types.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Commercial Place Type to the Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

• **Background**

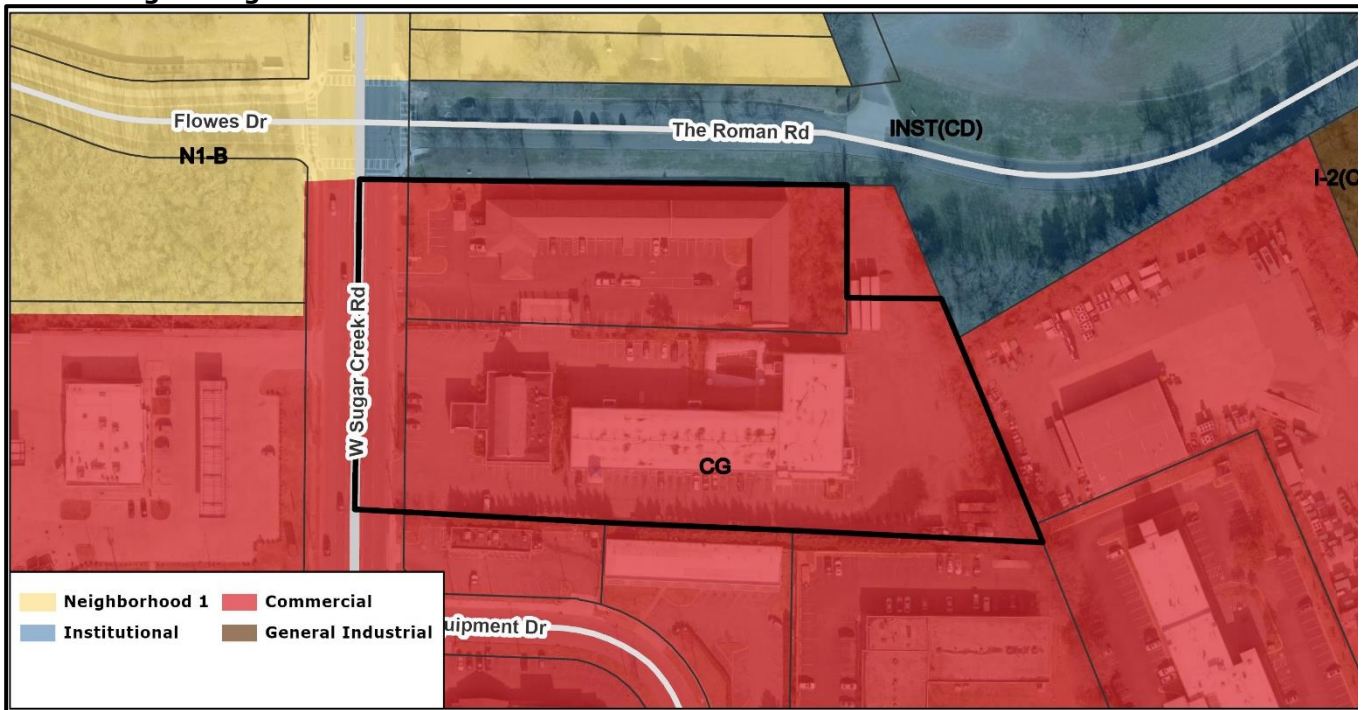
- The Corridors of Opportunity’s Spring 2020 Sugar Creek/85 Design Sprint and 2022 Sugar Creek Playbook recommended reducing the number of motel rooms at the interchange of Sugar Creek and Interstate 85.

• **Proposed Request Details**

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

- The primary uses in this Place Type are multi-family and single-family attached residential.

• **Existing Zoning**



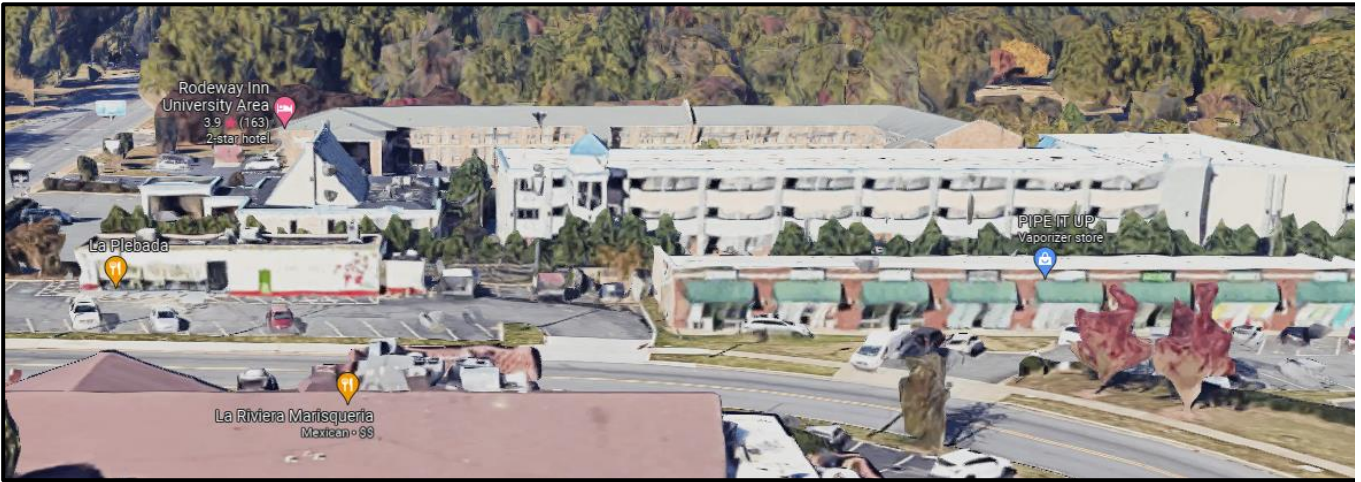
- The site is currently developed with two motels. The surrounding land uses include gas stations, motels, restaurants, and other retail uses.



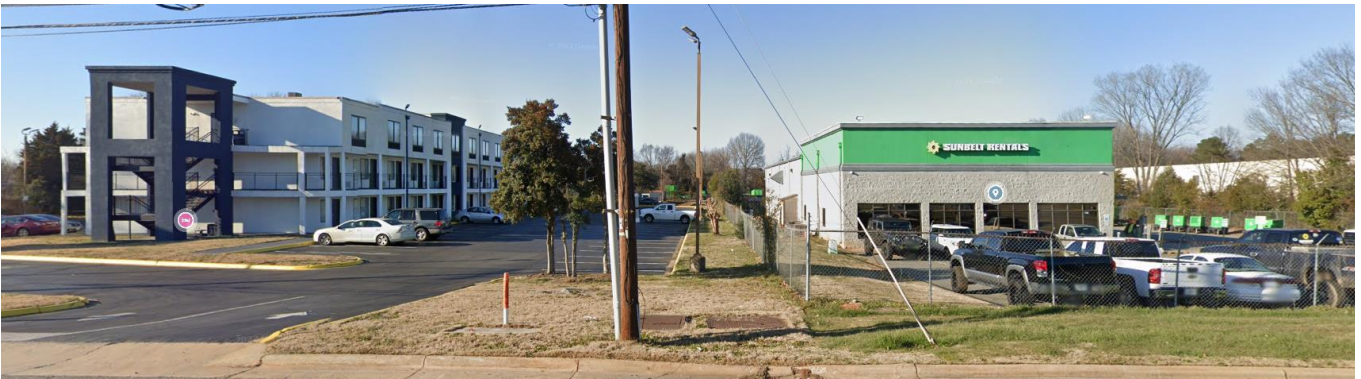
The subject property is denoted with a red star.



The property to the west along West Sugar Creek Road is developed with a gas station.



The property to the south along Equipment drive is developed with restaurants and retail uses.

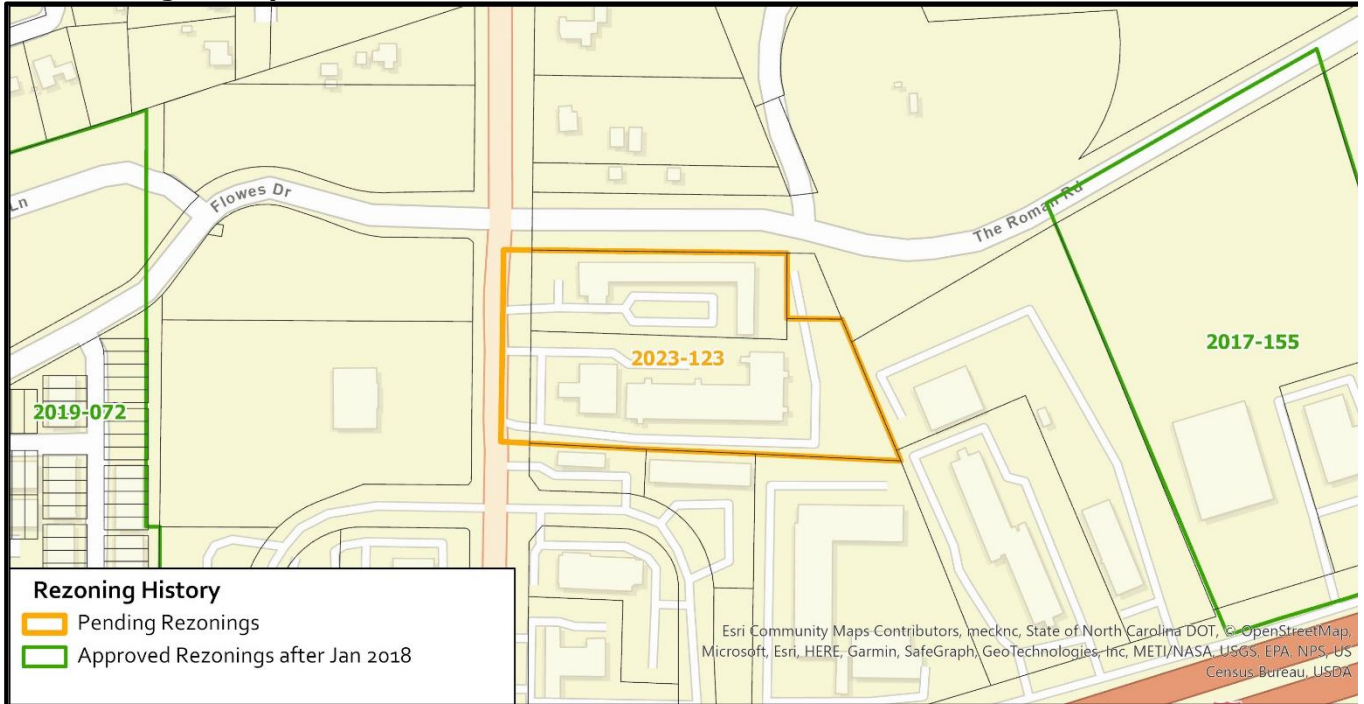


The property to the east along Equipment Drive is developed with a motel and Sunbelt rentals.



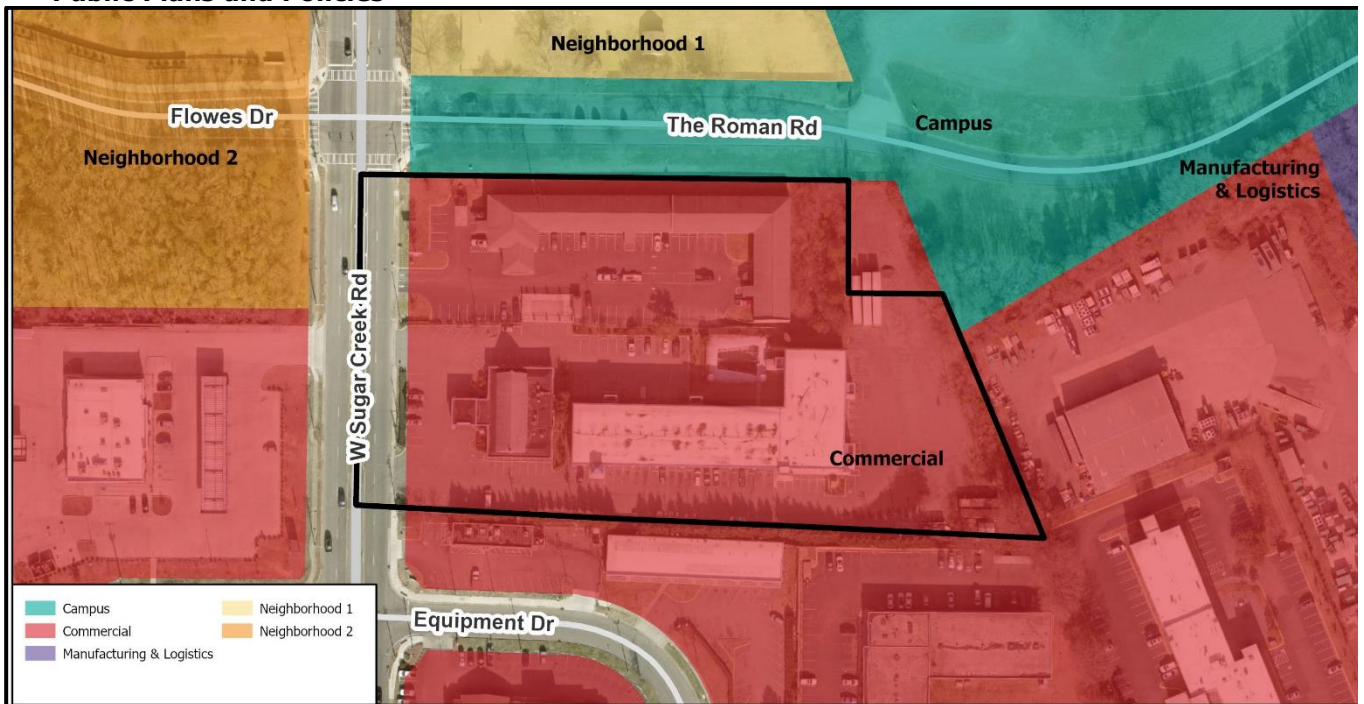
The property to the North along West Sugar Creek Road is developed with single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-155	Rezoned 8.6 acres from I-1(CD) to I-2(CD) to allow the site to be devoted to any use allowed in the I-2 zoning district which is also allowed in the I-1 with a few exceptions.	Approved
2019-072	Rezoned 38.8 acres from R-4 to UR-2(CD) to allow up to 350 dwelling units comprised of a combination of single-family attached dwelling units and detached single-family dwelling units.	Approved

• **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Sugar Creek Road, a State-maintained major arterial, north of Equipment Drive, a State-maintained major collector. 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:**
 - Sidewalk Gaps and Ramps,
 - The project will install sidewalks in small gaps and will install accessible ramps. Located at the intersection of Sugar Creek Road and Equipment Drive.
 - NCDOT STIP Improving the interchange at Sugar Creek Road and I-85.
- Transportation Considerations
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 1,445 trips per day (based on a 148 room hotel, 56 room hotel and 4,465 square-feet of office).
 - Entitlement: 2,930 trips per day (based on 63,900 square-feet of retail).
 - Proposed Zoning: N/A trips per day (based on too many uses to determine).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** 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 8-inch water distribution main located along W Sugar Creek Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main inside parcel 04701110 on the eastern side of the rezoning boundary, and an existing 8-inch gravity sewer main located along W Sugar Creek Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **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