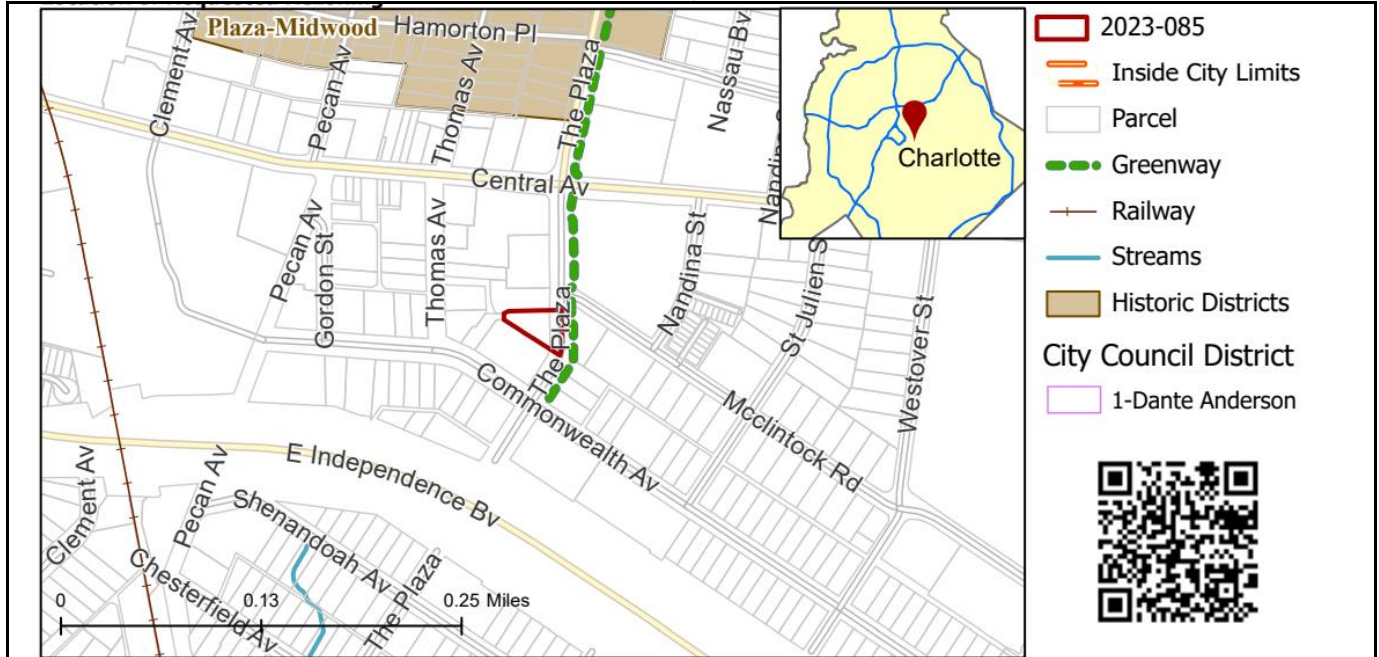


**REQUEST**

Current Zoning: B-2 PED(O) (General Business, Optional)  
Proposed Zoning: NC (Neighborhood Center)

**LOCATION**

Approximately 0.241 acres located along the west side of The Plaza, north of Commonwealth Avenue, and south of Central Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the NC (neighborhood center) zoning district.

**PROPERTY OWNER**

Rhyno Partners Coffee LLC

**PETITIONER**

Rhyno Partners Coffee LLC

**AGENT/REPRESENTATIVE**

Keith MacVean; Moore & VanAllen

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

Rationale for Recommendation

- The site is located within the Plaza Midwood business district.
- This zoning supports a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods.
- The NC Zoning District provides for a mix of commercial and service uses, closely integrated within the surrounding residential neighborhood fabric to support the concept of a complete neighborhood.
- Vertical and horizontal mixed-use development is encouraged.
- The site is less than .5 mile from Central Ave & Nandina St bus stop.
- The Gold Line streetcar is proposed to run along Central Avenue, north of this site, which will provide an alternative mode of transportation.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

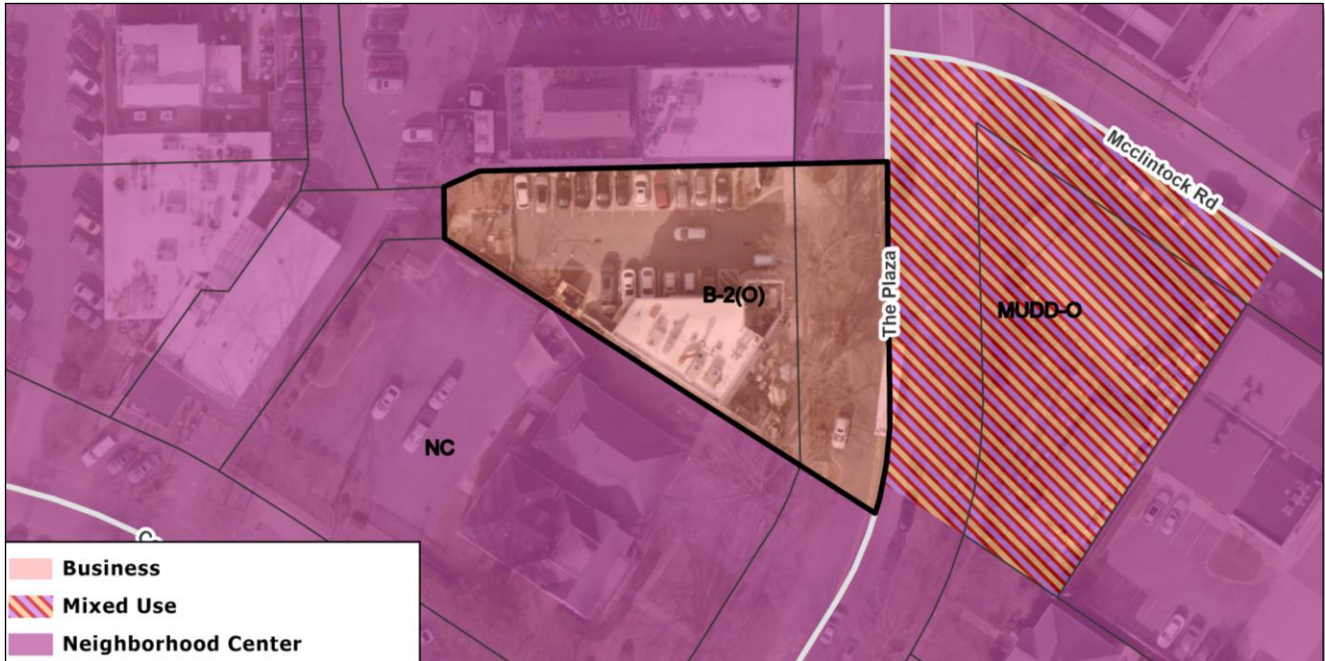
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

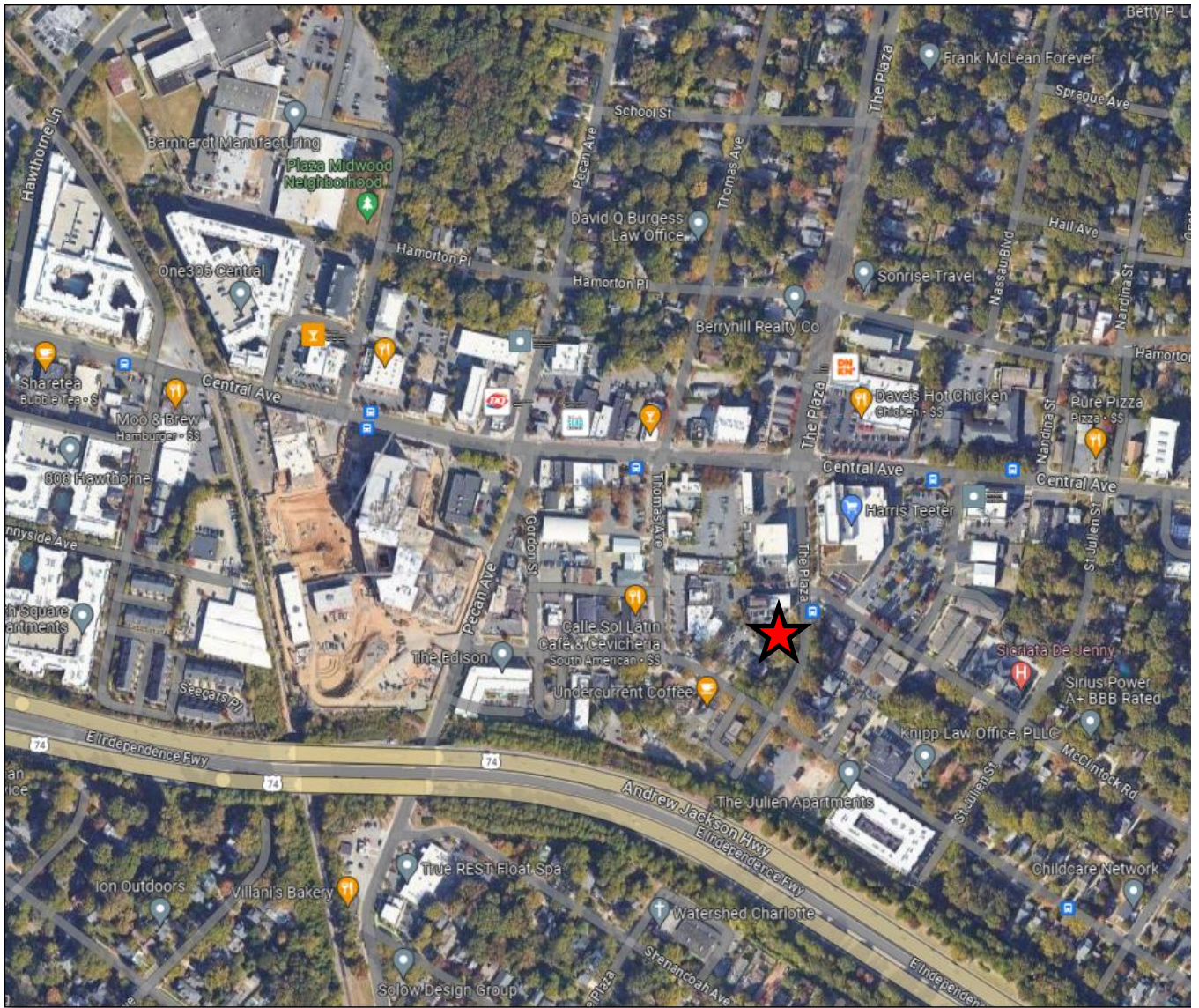
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the NC (Neighborhood Center zoning district).

- **Existing Zoning**



- The site is currently zoned B-2 (O) surrounded by Neighborhood center with a mixed use zoning site to the east.



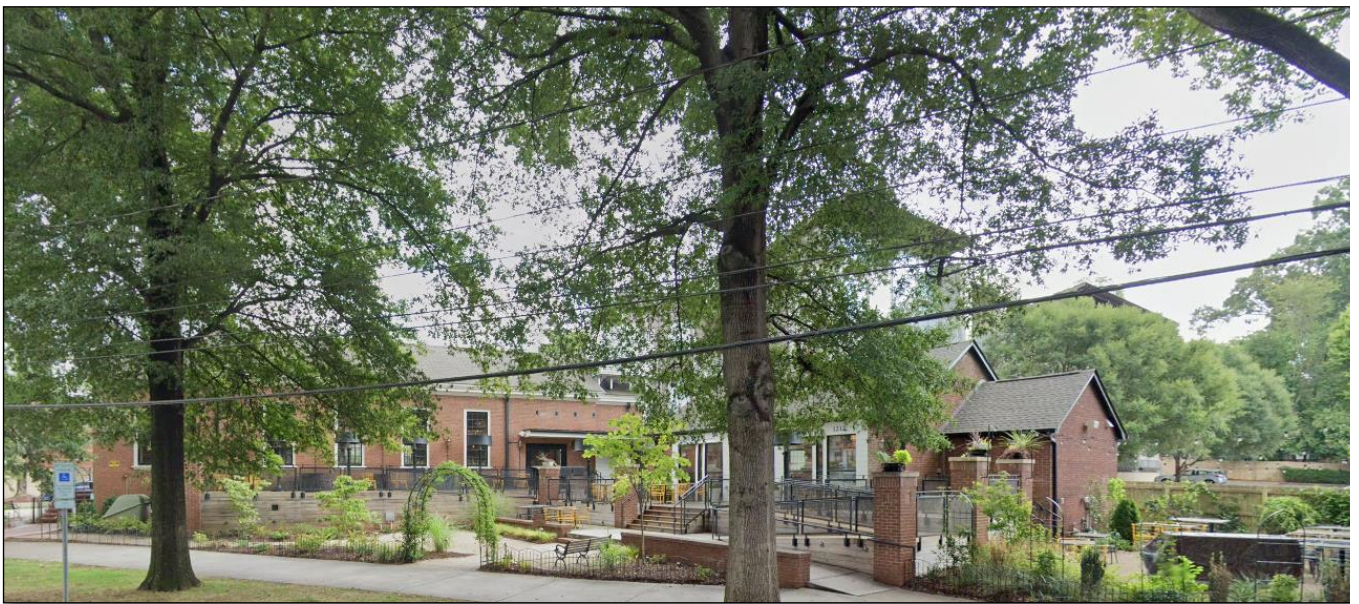
The site is denoted with a red star. The area surrounding the site is a mix of restaurants, grocery stores, shopping, breweries, and office spaces.



The site is occupied by a coffee shop.



North of the site is a grocery store, post office, and a rooftop bar/restaurant.

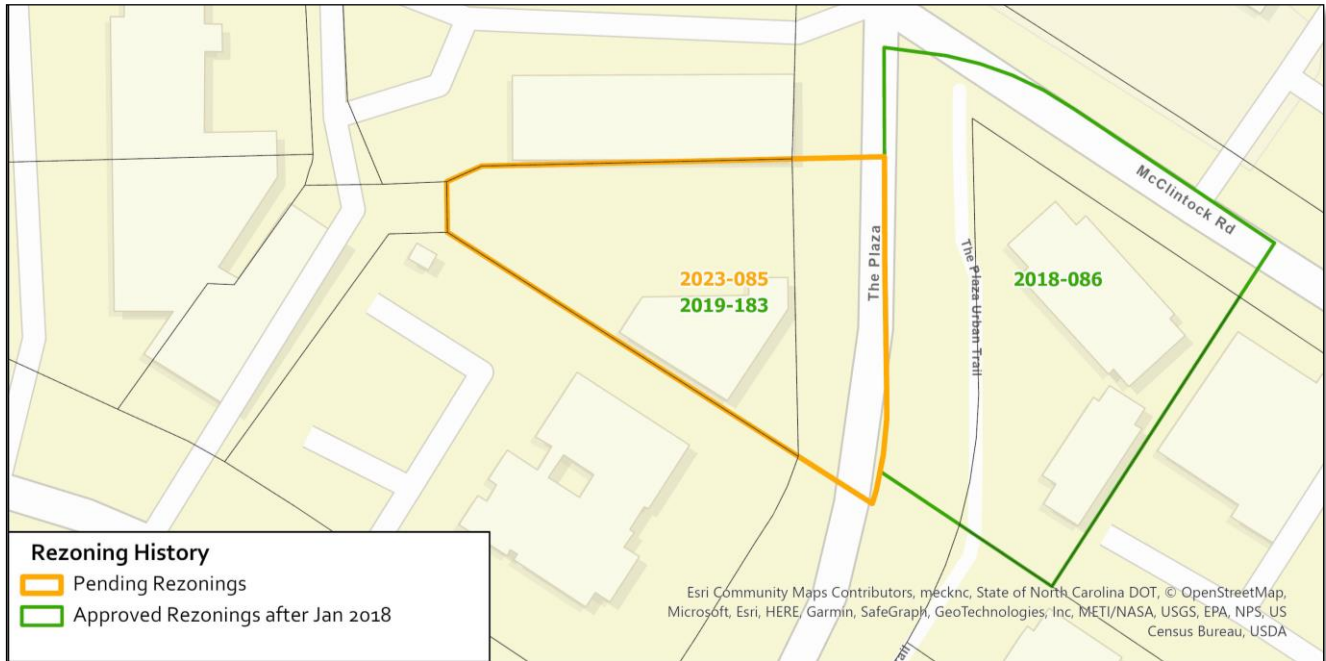


East of the site is a restaurant.



South of the site is a coffee shop and a medical office.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-183	0.241 acres; from B-2 PED to B-2 PED (O)	Approved
2018-086	.30 acres; from B-2 (PED) to MUDD-O (PED)	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Community Activity Center.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to The Plaza, a City-maintained major collector, south of McClintock Road, a City-maintained local street. The petition is located in a southeast corridor inside of Route 4, within the Plaza-Central Pedscape Plan.

• **Active Projects:**

- No active projects near the site

- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 395 trips per day (based on Existing Use).
    - Entitlement: 385 trips per day (based on B-2).
  - Proposed Zoning: N/A trips per day (based on NC).

**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:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** This development has too many uses to calculate student impact.
- **Charlotte Water:** No comments submitted.
- **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.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163