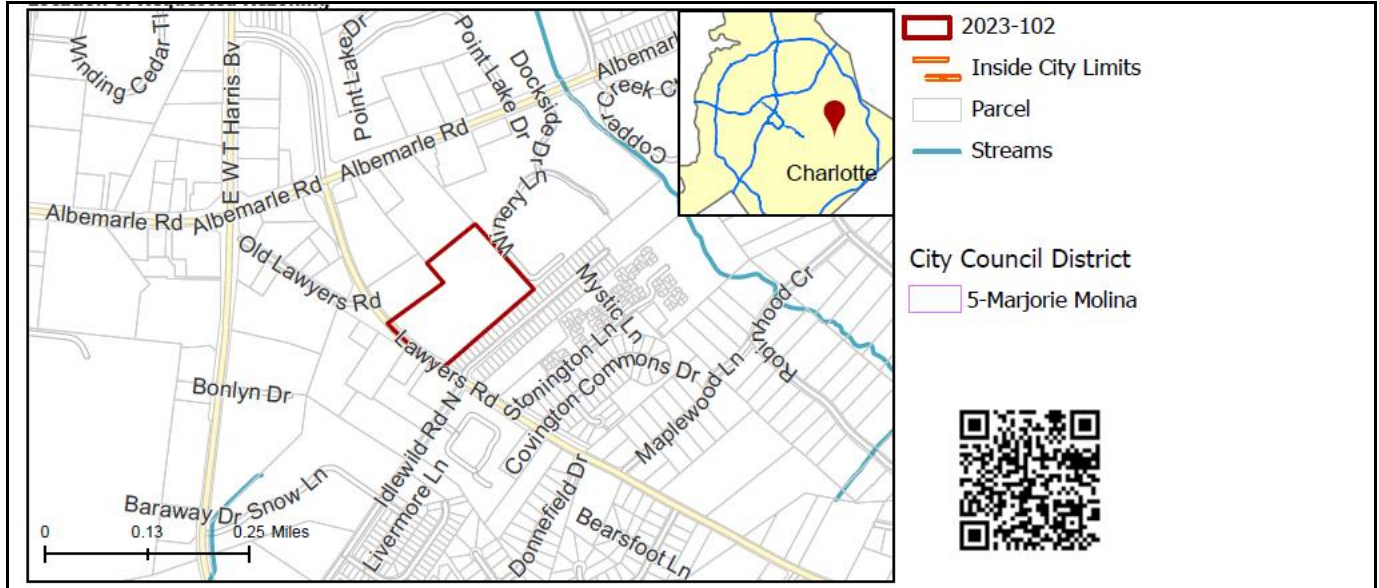


REQUEST

Current Zoning: OFC (office campus) and CG (general commercial)
Proposed Zoning: NC (neighborhood center)

LOCATION

Approximately 9.07 acres located along the northeast side of Lawyers Road, south of Albemarle Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the NC zoning district on acreage that is currently vacant.

PROPERTY OWNER

Lawyers Road Professional Park Inc.

PETITIONER

Tri Pointe Homes Holdings, Inc.

AGENT/REPRESENTATIVE

Collin Brown, Brittany Lins, and Lisa Arnold – Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 7

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The site is currently zoned for commercial and campus uses.
- Neighborhood Centers are typically smaller, mixed-use areas that provide convenient access to goods, services, dining, and residential for nearby residents.
- Neighborhood Center at this location is a less intense center and offers an appropriate transition from residential uses to nearby retail, office, and warehouse uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

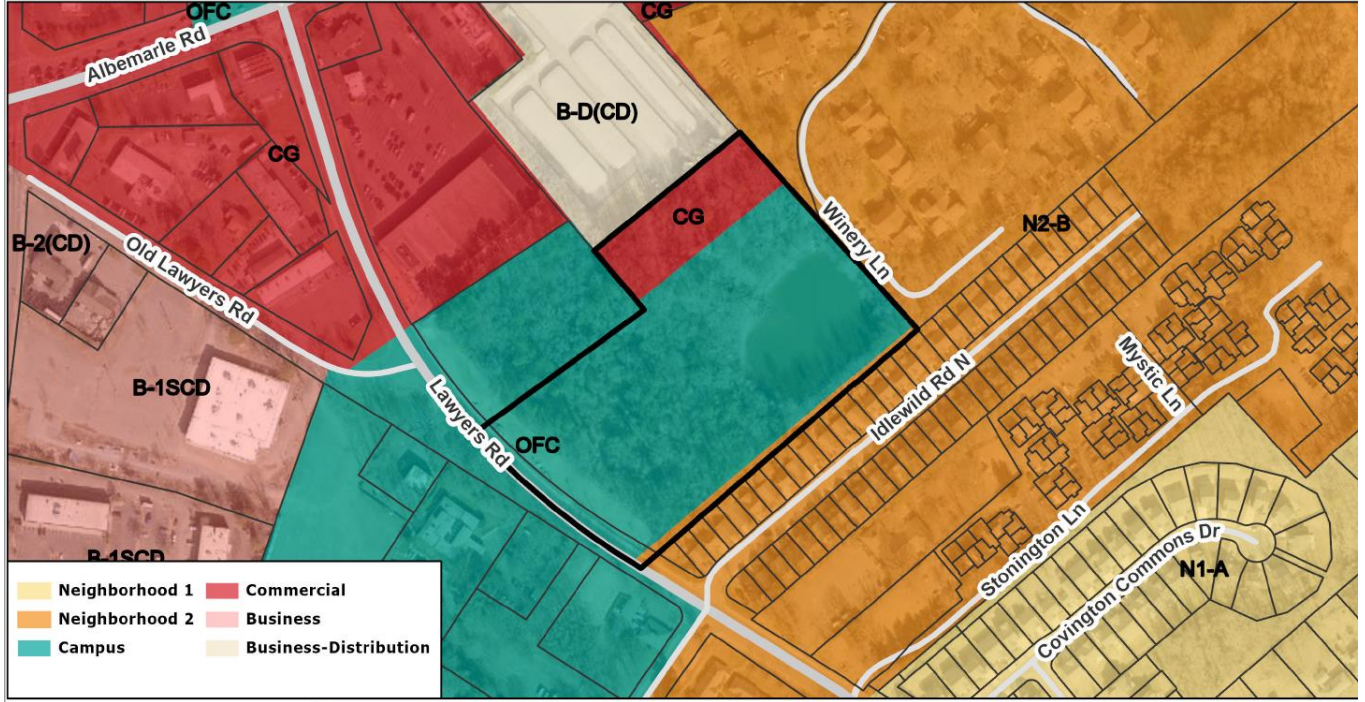
PLANNING STAFF REVIEW

• **Proposed Request Details**

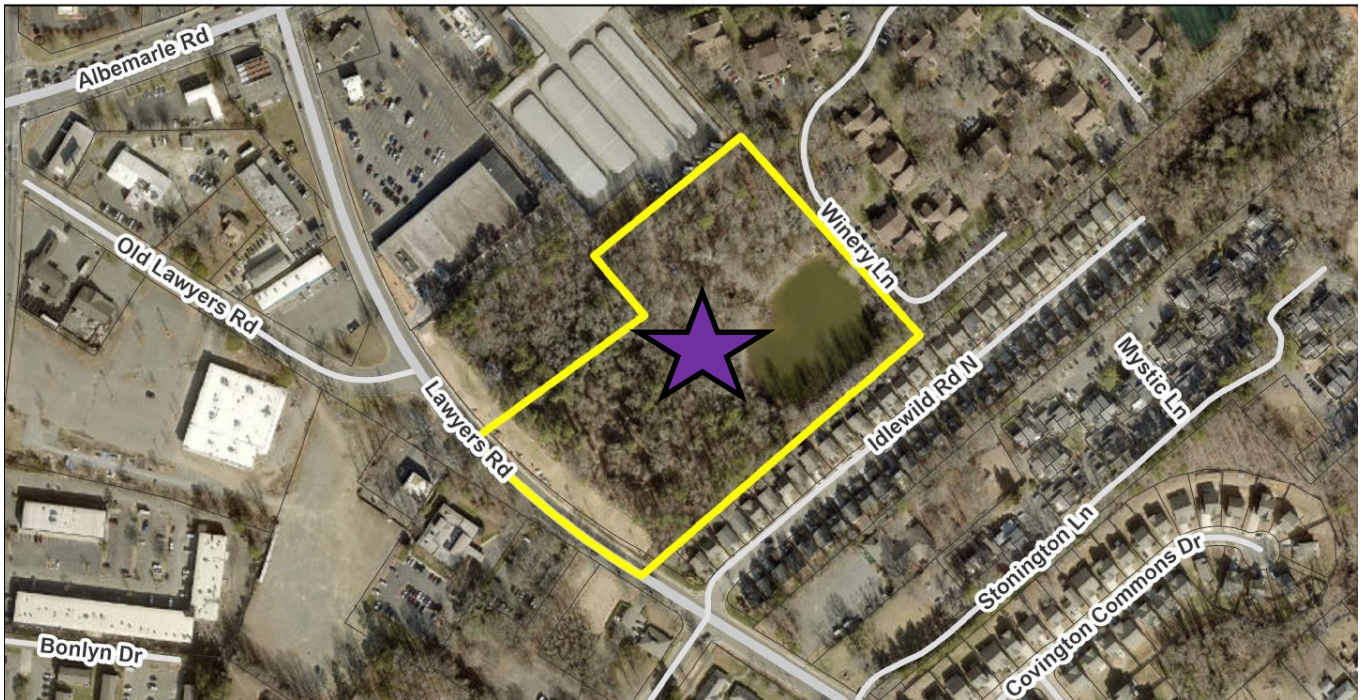
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses permitted by-right and under prescribed conditions in the NC zoning district.

• **Existing Zoning**



The parcel is currently zoned OFC and CG and surrounded by parcels zoned N1-A, N2-B, CG, B-1SCD, B-2(CD), BD(CD).



The subject site (denoted with a purple star) is surrounded by a mix of residential, retail, and warehouse uses.



North of the site are retail uses.



East of the site are single family homes and condominiums.

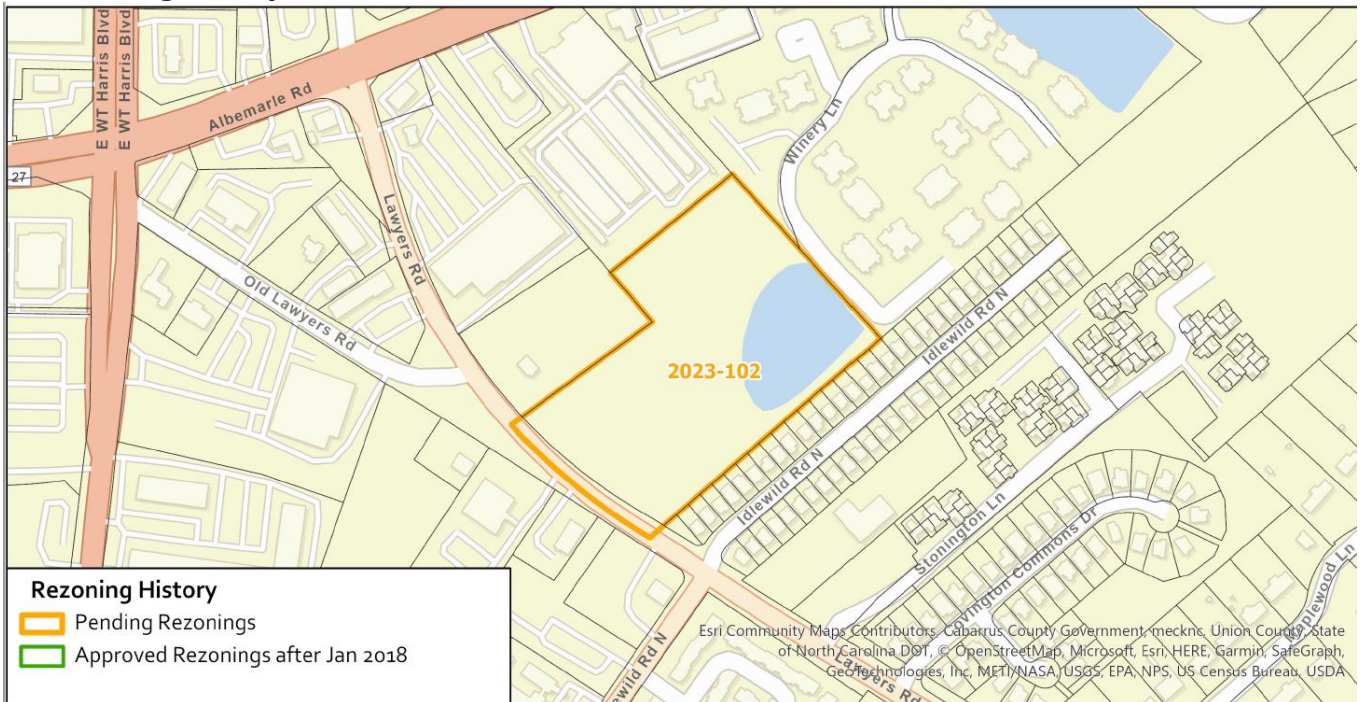


South are residential and office uses.



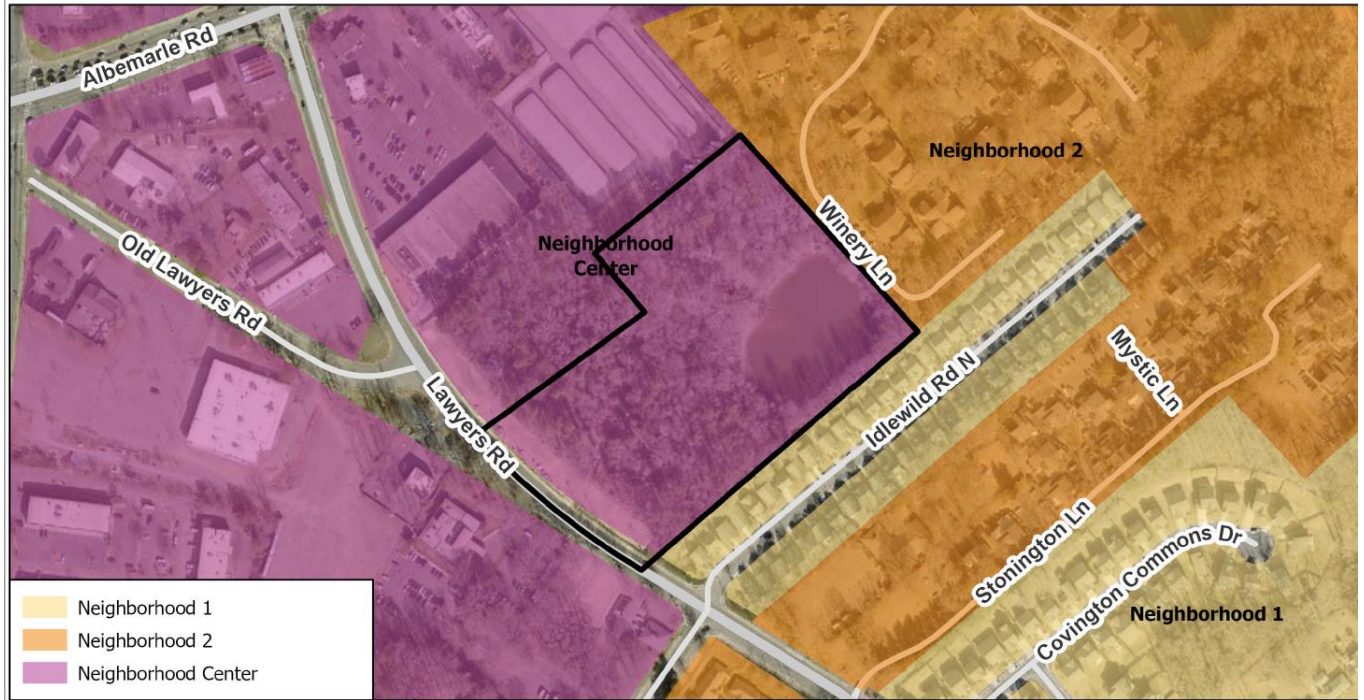
West of the site are retail and warehouse uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the immediate area.	

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

The site is located adjacent to Lawyers Road, a State-maintained major arterial, west of Idlewild Road, a City-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:**

- There are no active projects near the site.

• **Transportation Considerations**

- No outstanding issues. See advisory comments at www.rezoning.org

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 1,070 trips per day (based on 90,700 square feet of office)

Proposed Zoning: Too many uses to determine trip generation.

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 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.
 - Albemarle Road Elementary currently at 113%
 - Albemarle Middle from currently at 112%
 - Independence High from currently at 113%

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Lawyers Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is in an easement southeast of the rezoning boundary stemming perpendicular to Idlewild Rd N. A developer donated project will be required in cases where there is not direct service. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **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
Planner: Claire Lyte-Graham (704) 336-3782