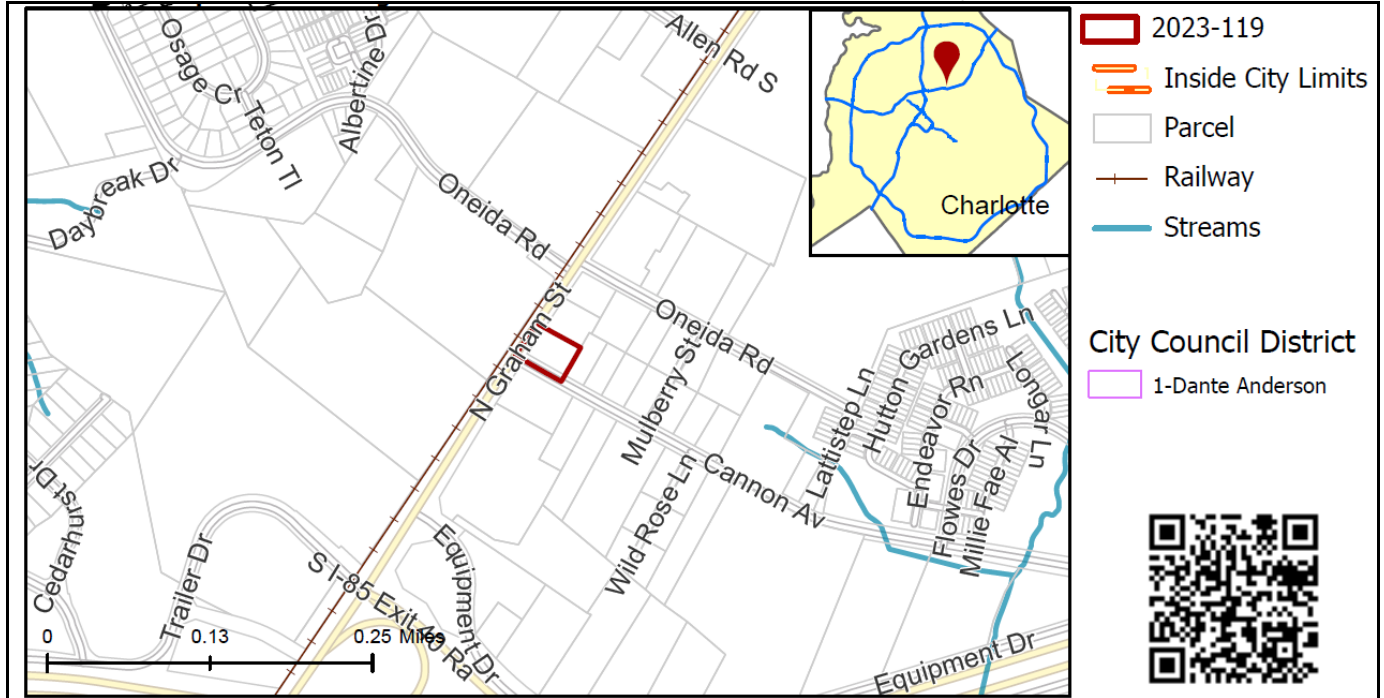


REQUEST

Current Zoning: N1-B (neighborhood 1, B)
Proposed Zoning: N2-A (neighborhood 2, A)

LOCATION

Approximately 0.593 acres located along the north side of Cannon Avenue and the east side of North Graham Street, south of Oneida Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the N2-A district on a parcel that is currently developed with a single family home.

PROPERTY OWNER

Lockstar, LLC

PETITIONER

Lockstar, LLC

AGENT/REPRESENTATIVE

April Atkinson

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 **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1.

Rationale for Recommendation

- This portion of the North Graham Street corridor hosts industrial and commercial uses among small pockets of residential areas. The subject site is not situated in a large tract of single family homes; and given the adjacent commercial and industrial uses, a rezoning for this parcel to a Neighborhood 2 district would not be very disruptive to the existing residential area.
- Moderate intensification of uses is appropriate for corner lots such as this so that uses that differ from the existing single family core are limited to the periphery where the parcels already abut commercial and light industrial uses.

- The Neighborhood 2, A zoning district is largely limited to residential and some commercial uses under prescribed conditions. Although the petition is inconsistent with the *Policy Map* recommendation for Neighborhood 1, applying the least intense Neighborhood 2 zoning district to the site would not differ drastically from the uses allowed with the current entitlements. If the rezoning is successful, it would establish a more obvious transition and buffer between noxious uses to the south and west and the single family area to the north and east.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

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 N2-A district.

- **Existing Zoning**



- The site is currently zoned N1-B and is in an area with N1-B, ML-1, and ML-2 zoning.



- The subject site is denoted with a red star and is in an area with single family residential, commercial, and industrial uses.



- North of the site are single family homes.



- East of the site are single family homes.



- South of the site are automotive service businesses and various commercial uses.



- West of the site is a vacant parcel, and southwest of the site are industrial uses.

• **Rezoning History in Area**



- There have been no recent rezonings in the area.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of North Graham Street, a State-maintained major arterial and Cannon Avenue, a City-maintained minor 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.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on existing single family home).

Entitlement: 20 trips per day (based on 0.59 acres of N1-B uses).

Proposed Zoning: 26 trips per day (based on 0.59 acres of N2-A).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **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.
 - Governor’s Village K-8 at 84%
 - Julius L. Chambers High at 134%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along N Graham St and an existing 8-inch water distribution main located along Cannon Ave. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch sewer main along Cannon Ave. 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.
 - **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: Holly Cramer (704) 353-1902