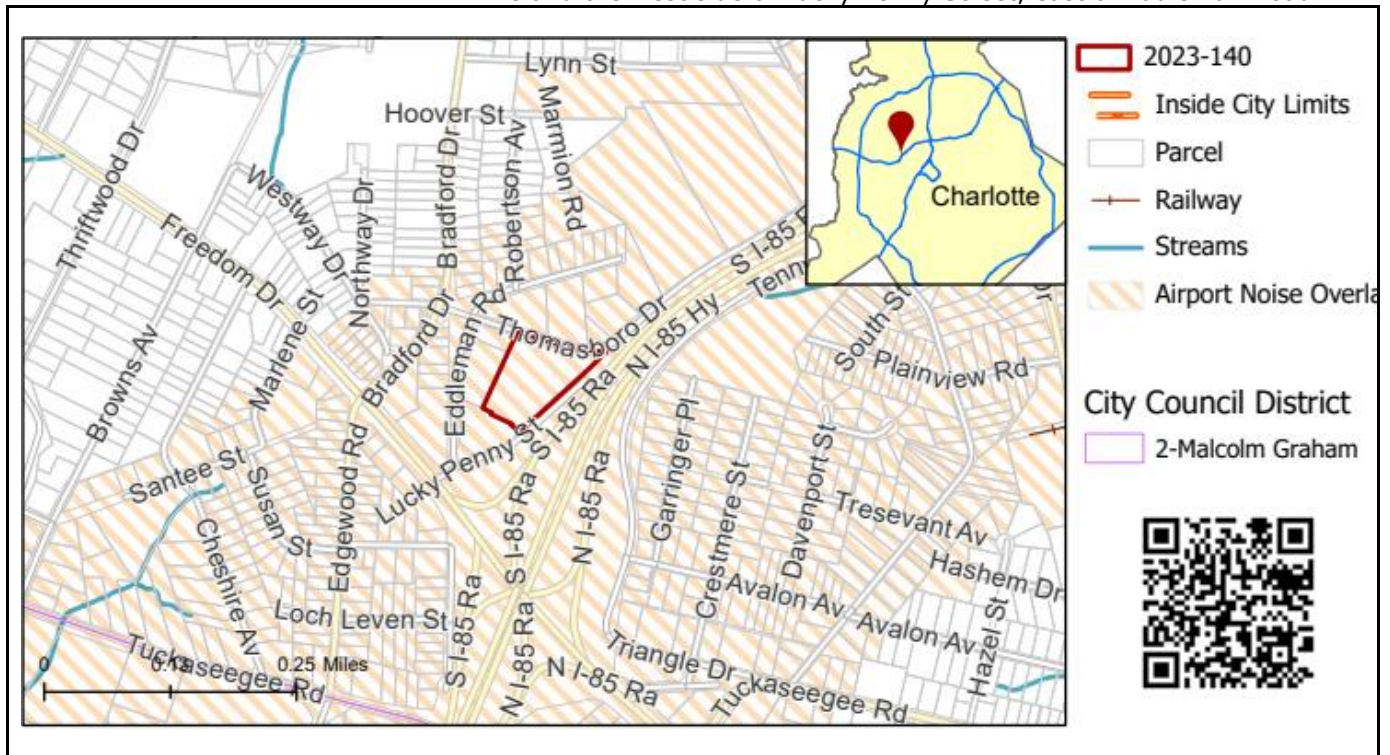


**REQUEST**

Current Zoning: CG ANDO (general commercial, airport noise disclosure overlay)  
 Proposed Zoning: N2-B ANDO (neighborhood 2-B, airport noise disclosure overlay)

**LOCATION**

Approximately 3.54 acres located along the south side of Thomasboro Drive and the west side of Lucky Penny Street, east of Eddleman Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N2-B zoning district.

**PROPERTY OWNER**

NC Charlotte Lucky Penny, LLC

**PETITIONER**

John Patel

**AGENT/REPRESENTATIVE**

Marc Makwana, JDH Developers

**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 and increase access to housing in the area.
- The proposed residential uses would be supported by the Commercial uses adjacent to the site.
- The proposed site would be well served by bus transit with a CATS bus stop within a ¼ mile of the site.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 9: Retain Our Identity & Charm

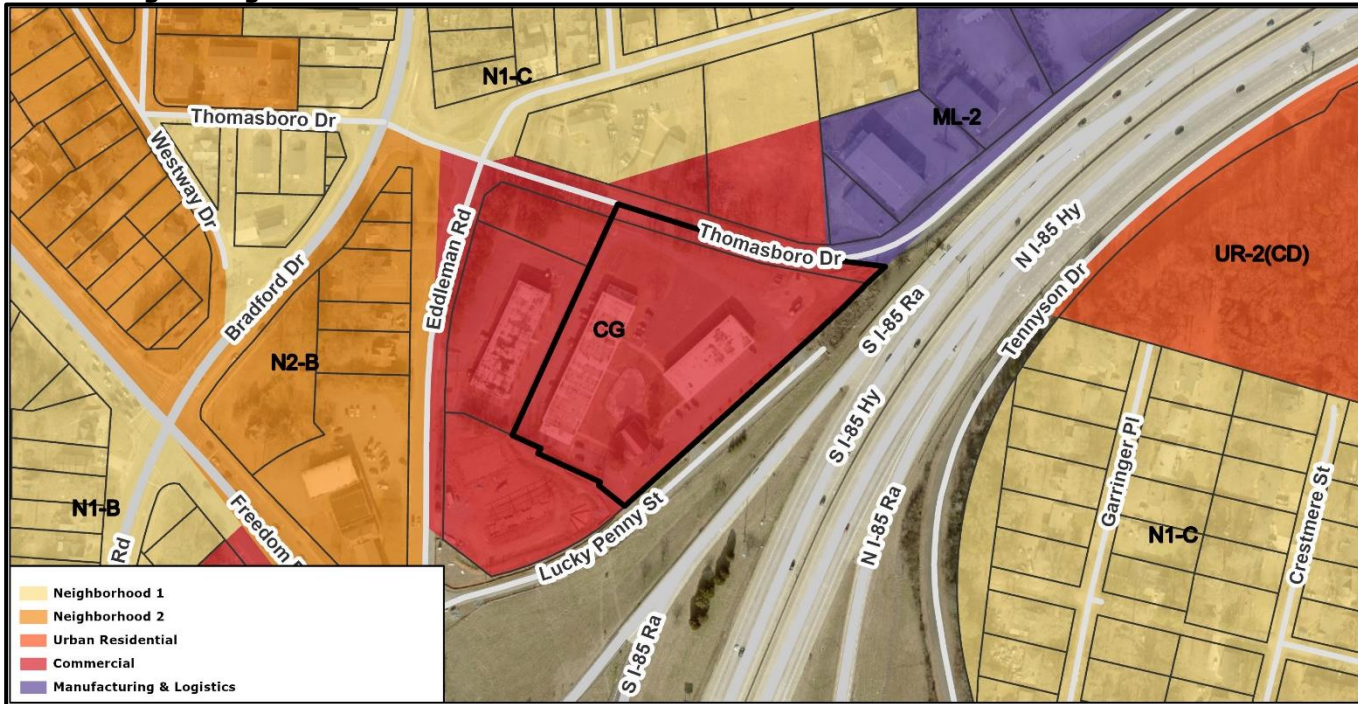
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Commercial Place Type to the Neighborhood 2 Place Type for the site.

**PLANNING STAFF REVIEW**

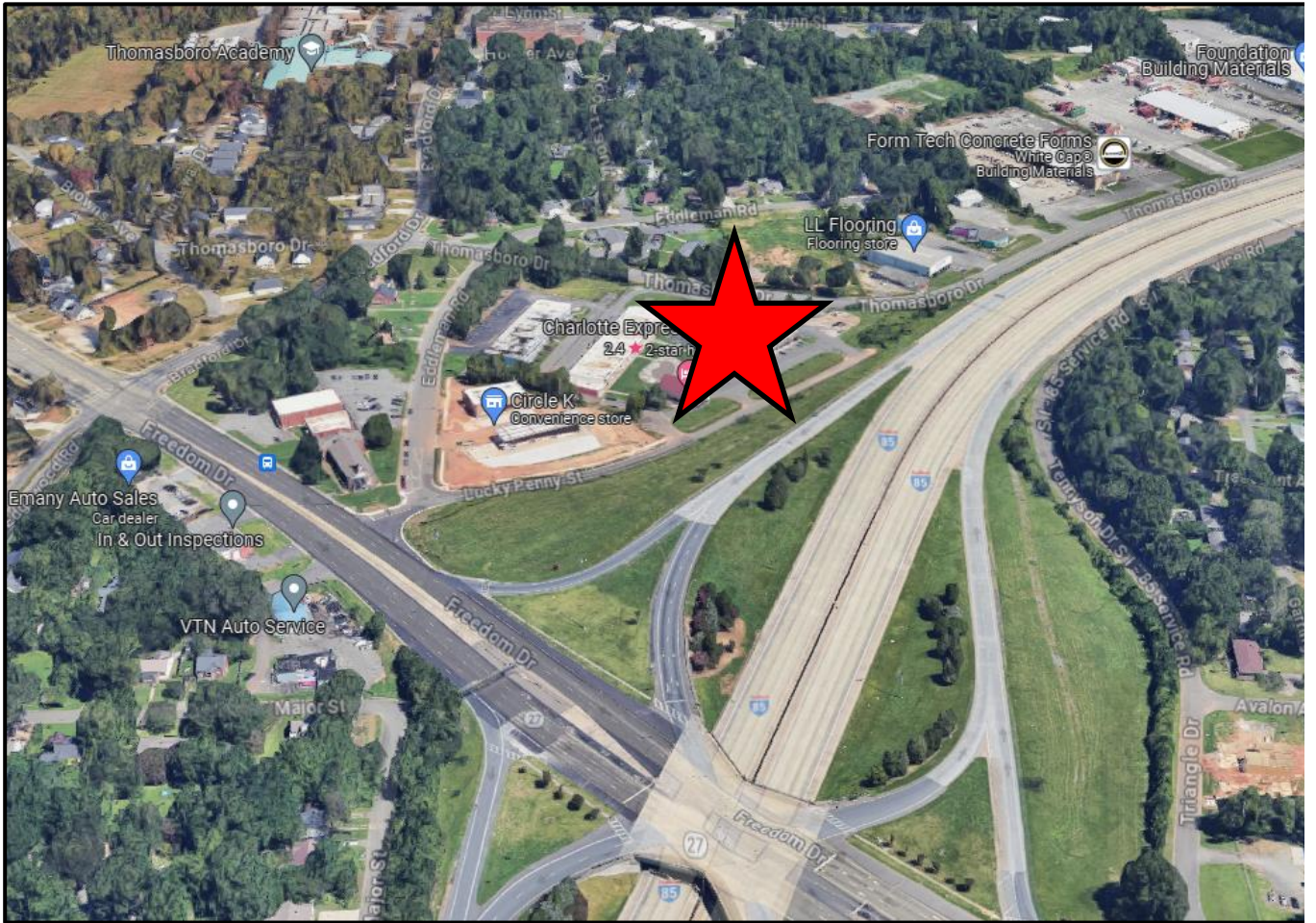
- **Proposed Request Details**

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

- **Existing Zoning**



- The site is currently zoned CG and developed with motels. The surrounding land uses include a motel, convenience store, single family homes, religious institutions, and commercial uses.



The subject property is denoted with a red star.



The property to the south is developed with a Circle K along Lucky Penny Street.

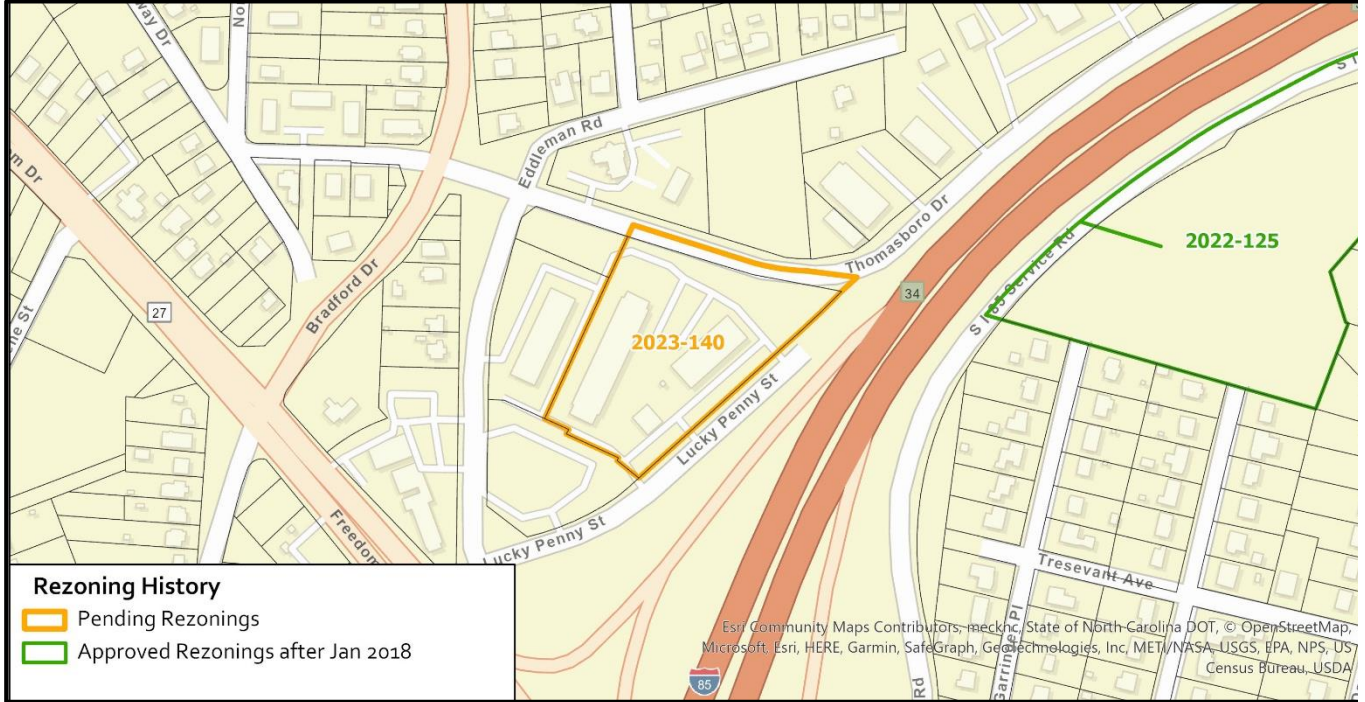


The property to the west along Eddleman Road is developed with a motel.



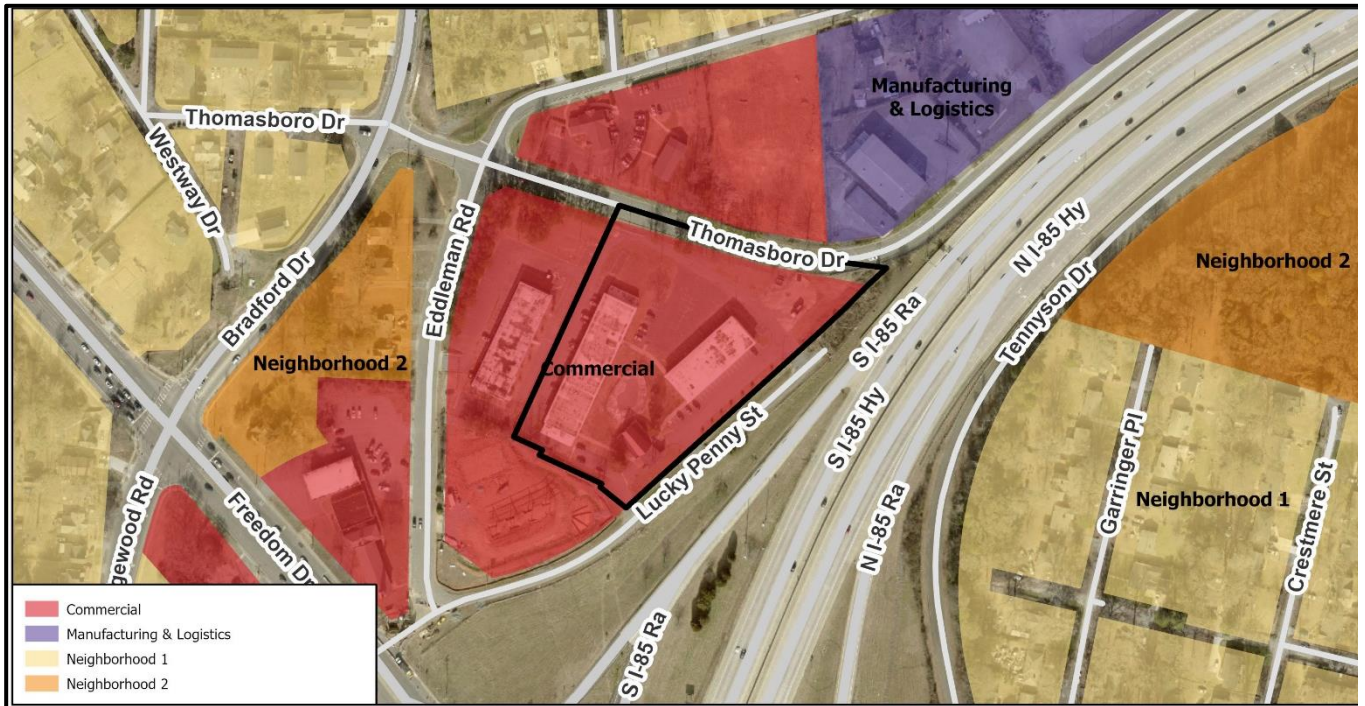
The property to the north along Thomasboro Drive is developed with a religious institution.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-125	Rezoned 7.7 acres from R-5 and B-2 to UR-2(CD) to allow 38 single family attached residential 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 adjacent to Thomasboro Drive, a State-maintained local street, east of Eddleman Road, a City-maintained local street. 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: 675 trips per day (based on 99 hotel rooms and 1,196 square-foot office building).
    - Entitlement: 3,585 trips per day (based on 53,100 square-feet of retail uses).
  - Proposed Zoning: 710 trips per day (based on 99 dwelling units).

**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:** Development with the proposed zoning may produce 31 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Thomasboro K-8 from 117% to 118%.
    - West Charlotte High remains at 139%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Thomasboro Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Lucky Penny Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225