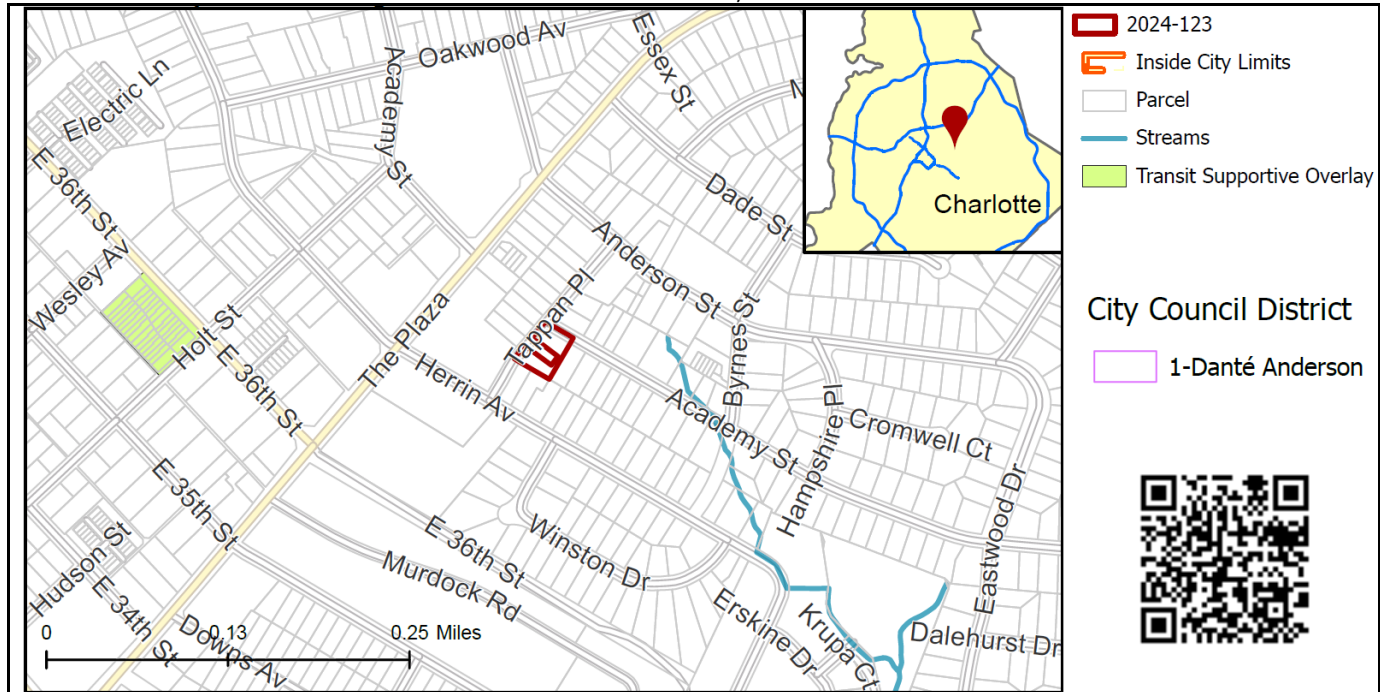


REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: N1-D (Neighborhood 1-D)

LOCATION

Approximately 0.30 acres located along the east side of Tappan Place, north of Herrin Avenue, and south of Anderson Street.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-D district on two parcels that are currently vacant.

PROPERTY OWNER

QCRE Investments, LLC

PETITIONER

QCRE Investments, LLC

AGENT/REPRESENTATIVE

Michael Barnes, Frontiers Enterprises, LLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood 1.

Rationale for Recommendation

- Located along Tappan Place this site is situated among an established single family neighborhood that borders commercial activity fronting the area's primary transportation corridor, The Plaza. These existing uses and the trends of the area inform planning policy which has identified the primary place types for this area as Neighborhood Activity Center along The Plaza, and Neighborhood 1 along the peripheries of the activity center.
- Residential uses are not permitted under the rezoning site's current Office Flex Campus zoning. Development under the existing entitlements would not align with surrounding uses of the site, all of which are single family

residential with commercial uses located along other blocks and centralized along the Plaza. If approved, this rezoning request would rectify an abnormal placement of campus zoning within a residential blockface. The N1-D zoning district allows for single family residential uses that will be compatible with existing, adjacent development.

- Residents in this area are able to readily access goods and services along The Plaza. This corridor hosts diverse commercial uses, supporting its designation as a Neighborhood Activity Center. Increasing housing density in close proximity to activity centers directly supports the *2040 Comprehensive Plan* Goal of 10-Minute Neighborhoods.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

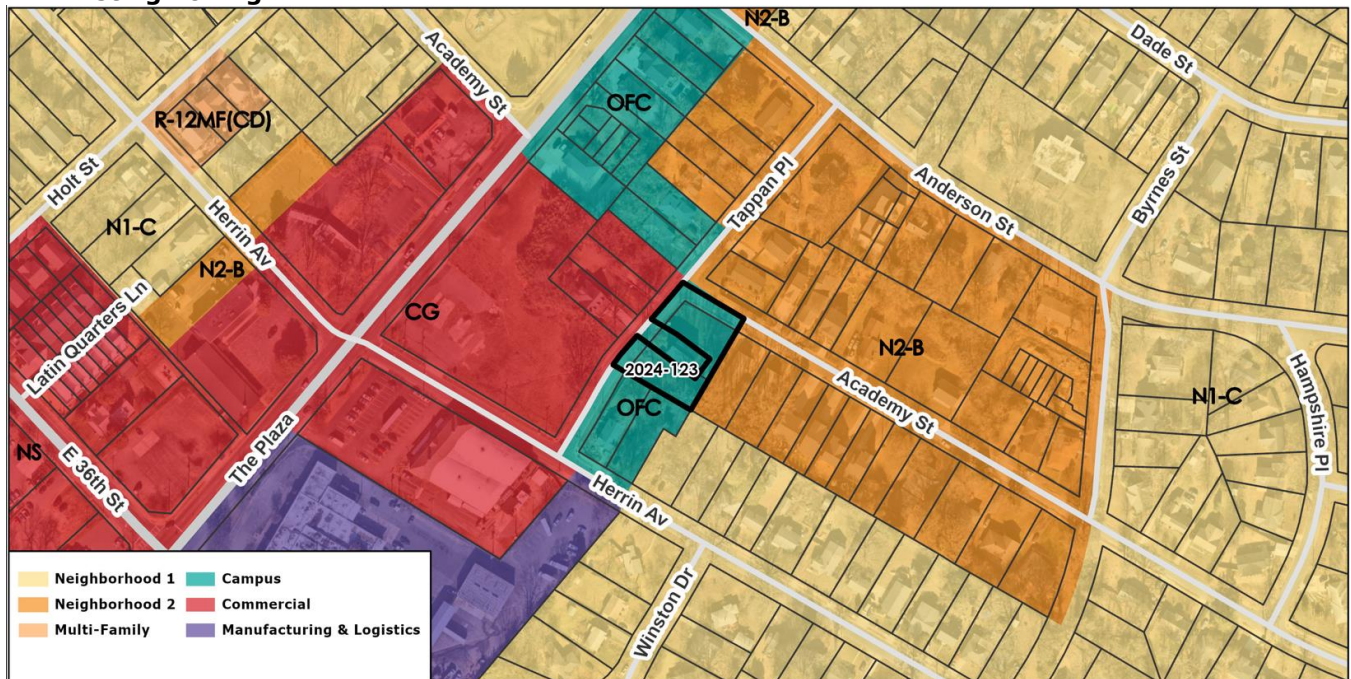
PLANNING STAFF REVIEW

Proposed Request Details

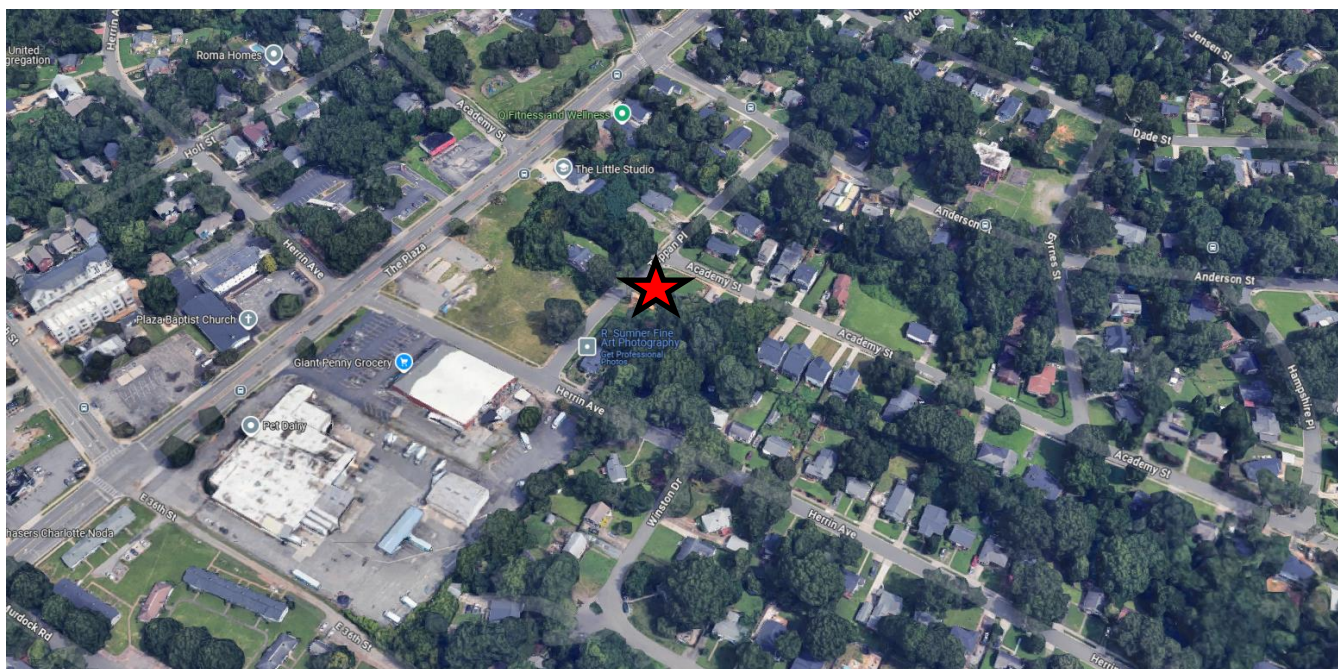
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses permitted by-right and under prescribed conditions in the N1-D district.

Existing Zoning



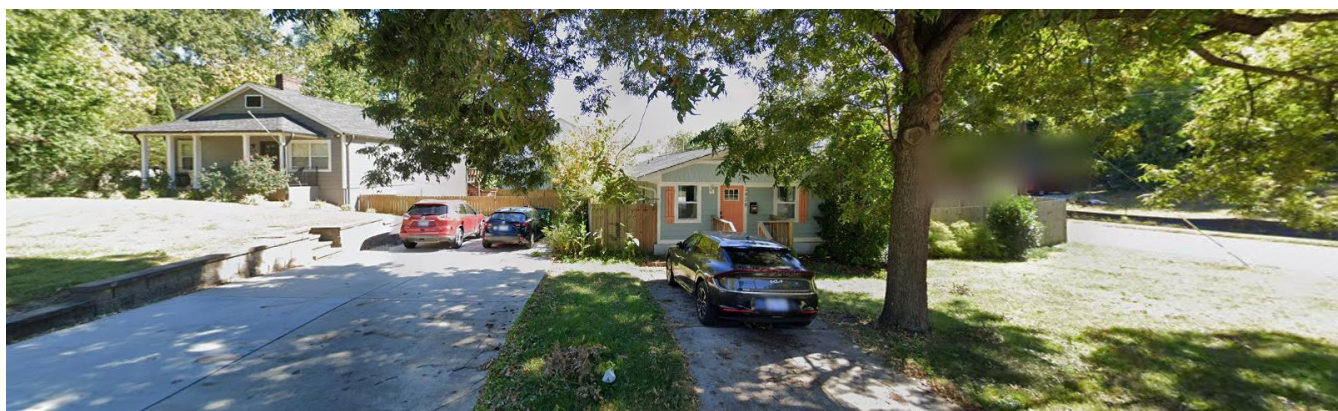
- The rezoning site is currently zoned OFC and is in an area with OFC, N2-B, N1-C, CG, NS, ML-1, and R-12MF(CD) zoning.



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



- The rezoning area is made up of two parcels that are connected along their rear property lines; but the parcels are bisected along their frontage by a property on Tappan Place that contains a single family home as depicted above.



- North of the site are single family homes.



- South of the site is a single family home and across Herrin Avenue is the loading and docking area of a shopping center.



- East of the site are single family homes.



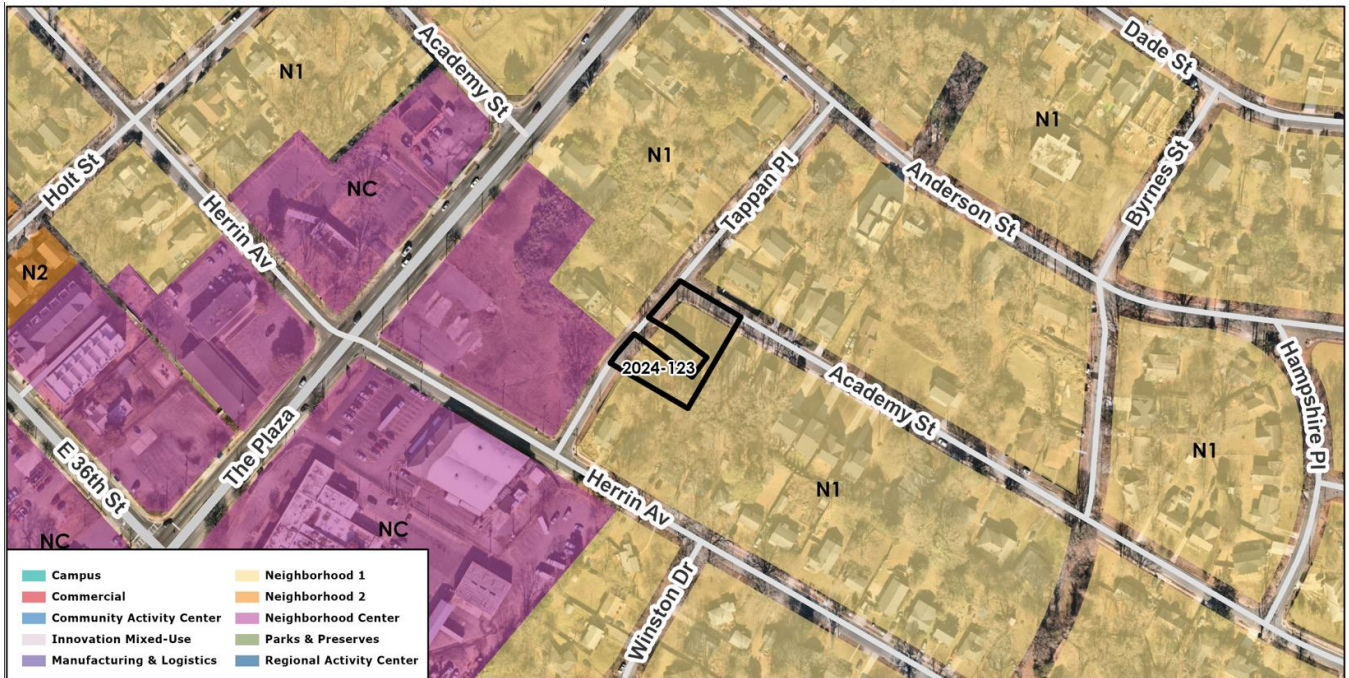
- There is a single family home west of the site as well as a large, vacant lot.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-105	Rezoned 0.9 acres from B-1 to NS to allow for the adaptive reuse and expansion of an existing structure.	Approved

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tappan Place, a City-maintained local street, north of Herrin Avenue, 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:**

- There are no active projects near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (the properties are currently vacant).

Entitlement: 54 trips per day (based on 0.297 acres of OFC uses).

Proposed Zoning: 20 trips per day (0.297 acres of N1-D uses).

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:** Due to the relatively small acreage of the site, the development allowed under both the existing and proposed zoning may not generate students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Shamrock Gardens Elementary at 71%
 - Eastway Middle at 105%
 - Garinger High at 100%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Tappan Pl. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tappan Pl. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902