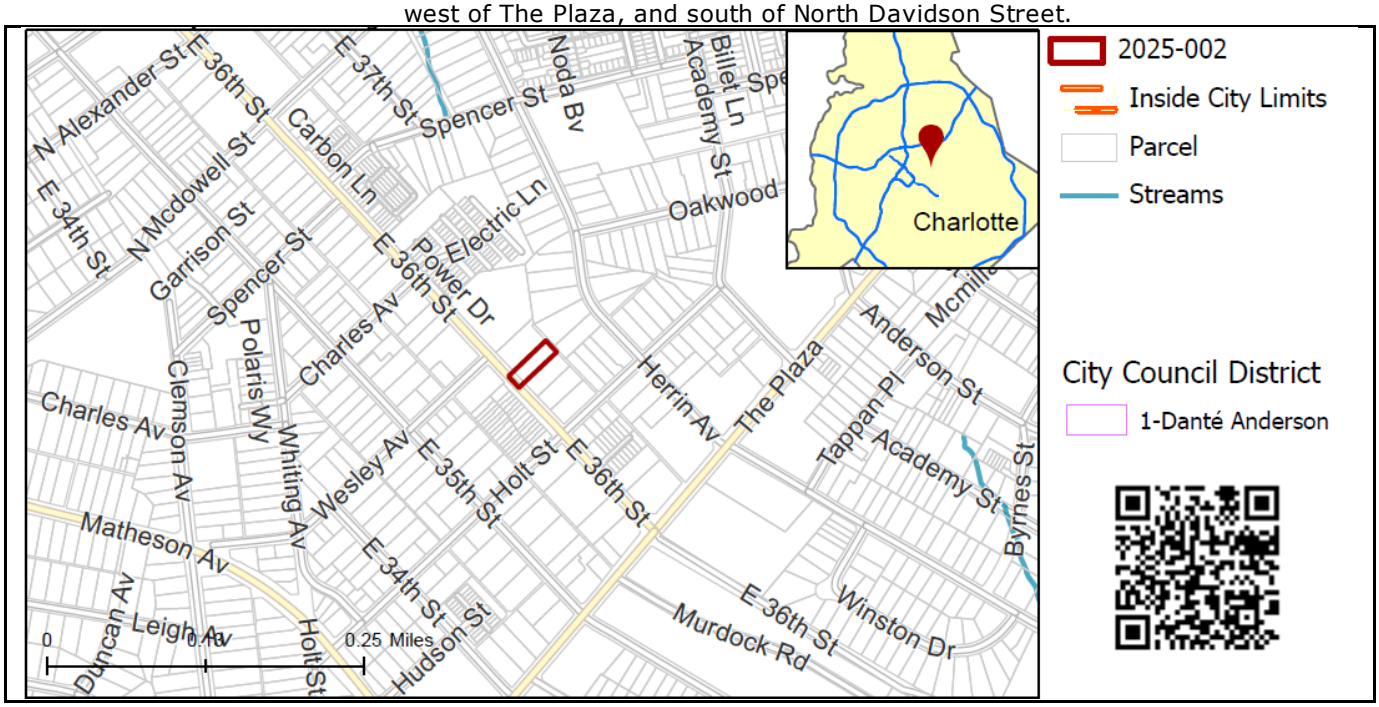
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2025-002
Final Staff Analysis
May 19, 2025

REQUEST	Current Zoning: N1-C (Neighborhood 1-C) Proposed Zoning: NC(CD) (Neighborhood Center, Conditional)
LOCATION	Approximately 0.28 acres located on the northeast side of East 36th Street, west of The Plaza, and south of North Davidson Street.



SUMMARY OF PETITION	The petition proposes adaptive reuse of the existing structure as a medical office on one parcel that is currently occupied by a single-family home.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Matthew Miles and Kelsey Miles Kelsey Miles Kelsey Miles
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 2 Place Type. Rationale for Recommendation • The petition proposes reusing an existing home as a small medical office, which helps keep the character of the neighborhood while allowing a different type of use. • Although the *2040 Policy Map* recommends the Neighborhood 2 Place Type, which is intended to accommodate moderate to intense residential development, the site is located on an arterial street (E 36th Street) near other commercial and institutional uses that support the Neighborhood Center Place Type uses and character. • The location of this parcel provides multi-model options with accessibility to a Neighborhood Center that begins along E 36th Street

and is centralized on The Plaza. Additionally, this site has a bus stop less than 500 feet adjacent to the property
- Rezoning to Neighborhood Center allows more flexibility in how the building is used, but the conditions ensure it still fits in with nearby homes and businesses.
- The proposed pediatric physical therapy office adds a useful service to the area without requiring major changes to the site.
- The surrounding area already has a mix of uses (apartments, single family houses, a church, and businesses) making this proposal compatible with neighboring properties.
- The site's location along E 36th Street near The Plaza supports a more walkable and connected neighborhood, which aligns with the City's goal of making more "10-minute neighborhoods".

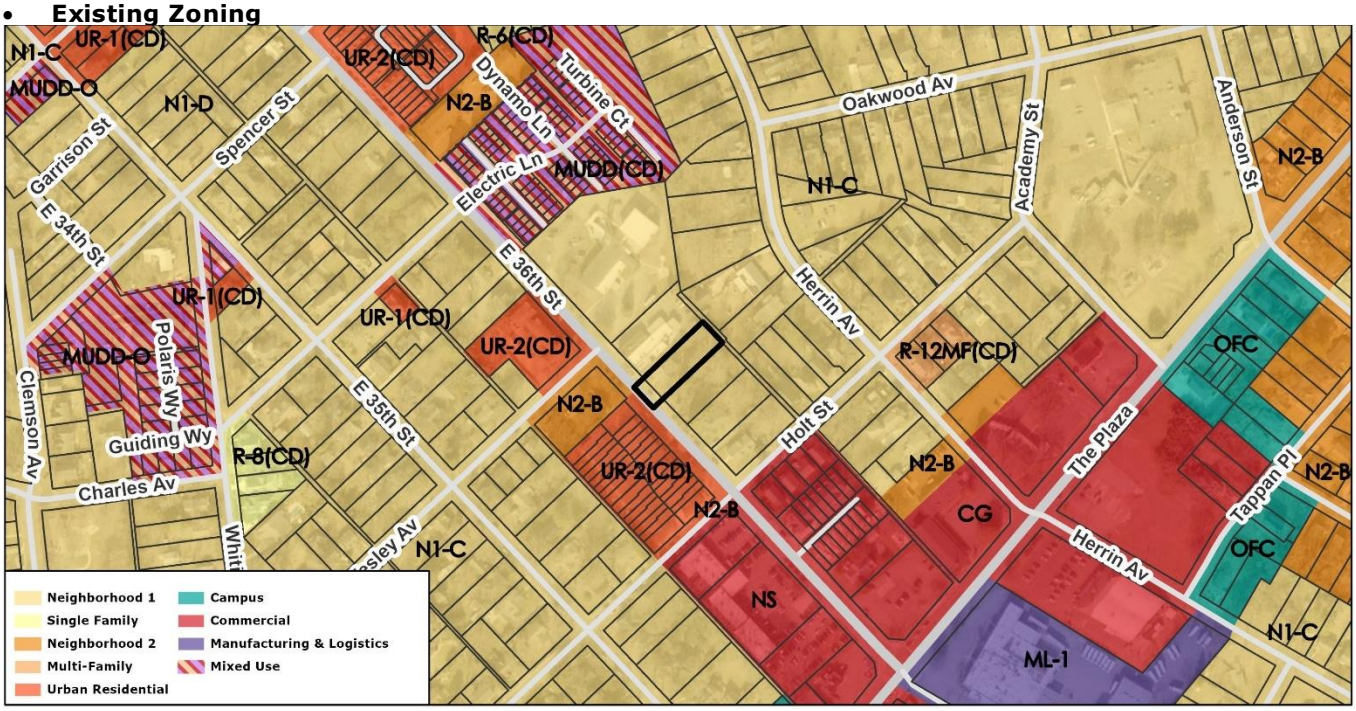
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity
  - 9: Retain Our Identity & Charm

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

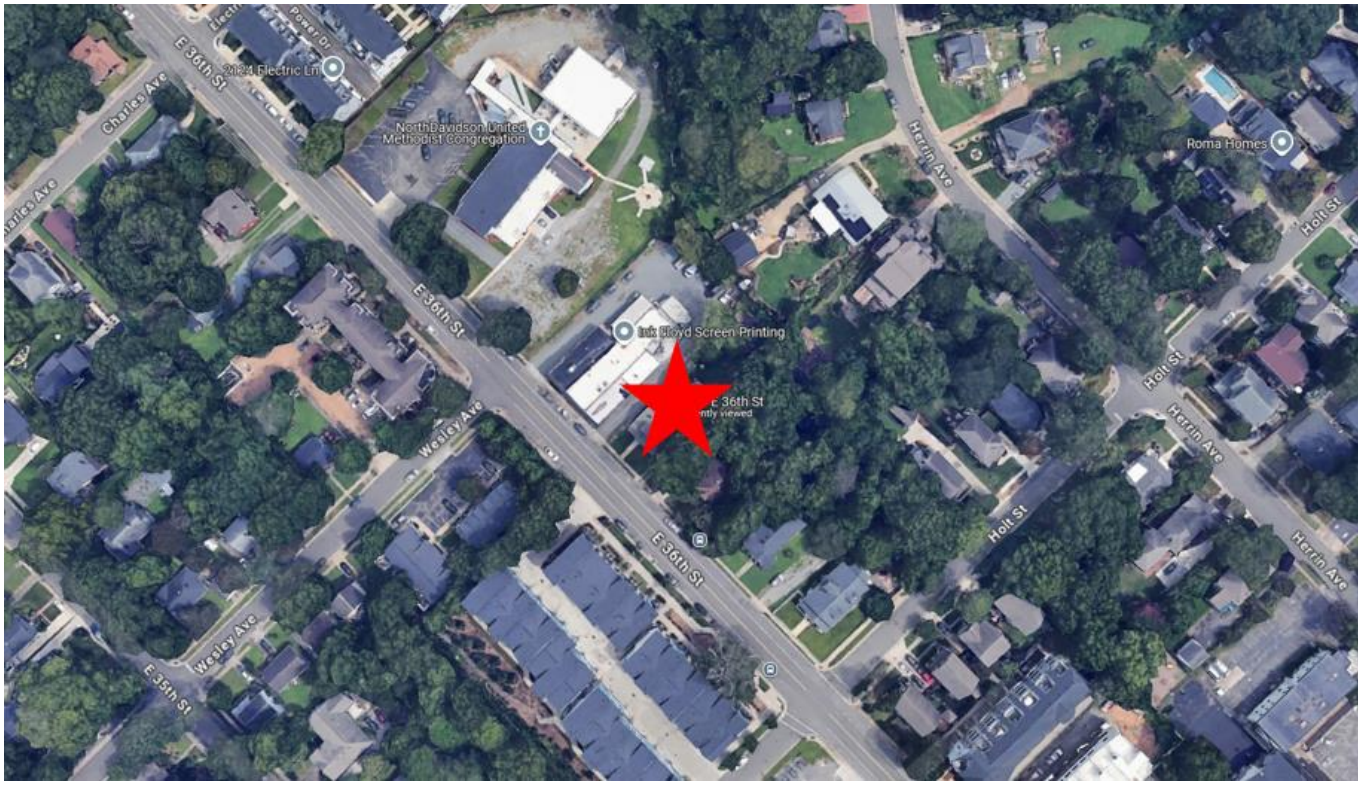
PLANNING STAFF REVIEW

- **Proposed Request Details**
  The development standards accompanying this petition contain the following provisions:
  - Proposes to allow the adaptive reuse of the existing structure on the property for medical office and/or personal service establishments. The intended use of the building after rezoning will be for a specialized pediatric physical therapy office.

- **Existing Zoning**



  - The area is a mix of residential, commercial, and mixed-use districts, with transitions between single-family neighborhoods (N1-C) and denser residential or commercial zones (UR-2, CG, NS, MUDD).



The subject site (indicated with a red star) is located along E 36th Street near its intersection with Wesley Avenue in the NoDa neighborhood. The surrounding area features a mix of land uses, this blend of residential, institutional, and commercial uses supports a walkable, mixed-context urban neighborhood.

The site is currently occupied by a single-family home.

North of the site is a religious building and multi-family buildings.

East of the site are commercial buildings and some single family homes.

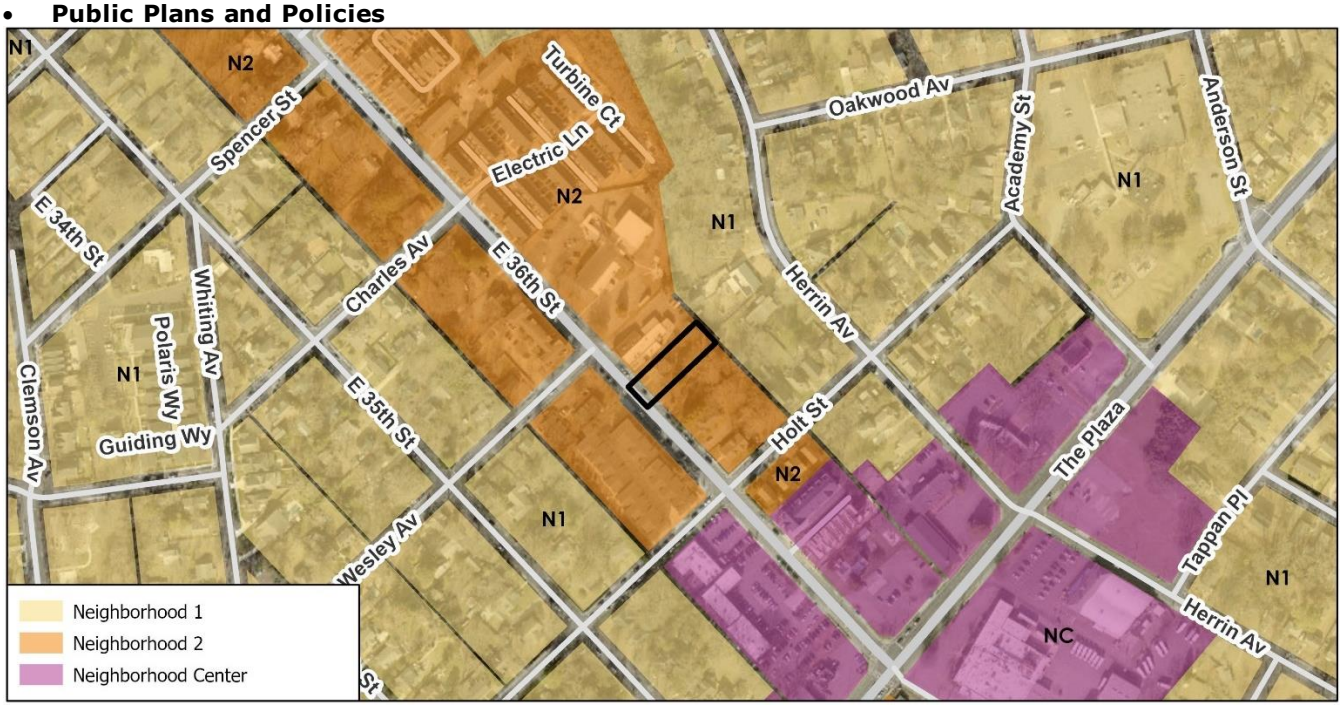
South of the site are multi-family attached units.

West of the site are commercial businesses and multi-family residential uses.

- **Rezoning History in Area**

Petition Number	Summary of Petition	Status
2019-129	Rezoned 0.34 acres from R-5 (Single Family Residential) to R-6 (Single Family Residential) for potential subdivision from one to two lots, and to allow all uses permitted in the R-6 (single family residential) district.	Approved
2019-138	Rezoned 0.55 acres from R-5 (Single Family Residential) to R-8(CD) (Single Family Residential, Conditional) for four single family detached residential homes.	Approved
2020-158	Rezoned 0.618 acres from R-5 (Single Family Residential) to MUDD(CD) (Mixed-Use Development, Conditional) for a townhome community consisting of up to 16 attached dwelling units.	Approved
2021-116	Rezoned 0.05 acres from R-5 (Single Family Residential) to MUDD-O (Mixed Use Development-Optional) for the expansion of an existing commercial building with optional provisions.	Approved
2021-242	Rezoned 0.19 acres from R-5 (Single Family Residential) to MUDD-O (Mixed Use Development-Optional) for an existing commercial building to have outdoor dining and optional provisions.	Approved
2024-123	Rezoned 0.30 acres from OFC (Office Flex Campus) to N1-D (Neighborhood 1-D) to allow all uses permitted by-right and under prescribed conditions in the N1-D district on two parcels that are currently vacant.	Pending

- **Public Plans and Policies**



  - The *2040 Policy Map* (2022) recommends the Neighborhood 2 Place Type.

- **TRANSPORTATION SUMMARY**
  - The site is located adjacent to 36th Street, a City-maintained minor arterial, west of The Plaza, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional 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: 10 trips per day (based on Single Family).
  Entitlement: 10 trips per day (based on N1-C (Neighborhood 1-C))
  Proposed Zoning: 50 trips per day (based on Medical Office).

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 Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along E 36th St. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary, however, there is currently limited sanitary sewer system capacity. 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.
- **Stormwater Services Land Development Engineering:** 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: Emma Knauerhase (704)-432-1163