

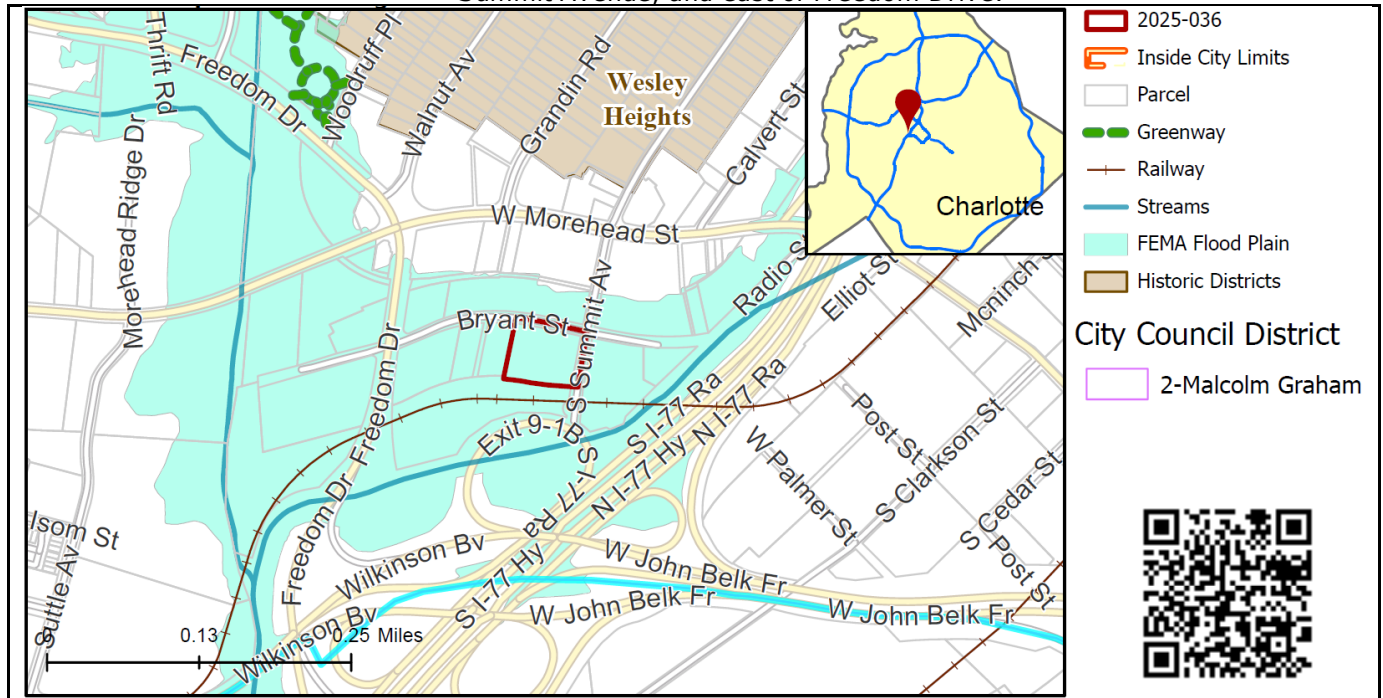
REQUEST

Current Zoning: NC (Neighborhood Center)

LOCATION

Proposed Zoning: CG(CD) (General Commercial, conditional)

Approximately 1.55 acres located south of Bryant Street, west of South Summit Avenue, and east of Freedom Drive.



SUMMARY OF PETITION

The petition proposes the development of a driving range and private outdoor recreation facilities on a site developed with a surface parking lot.

PROPERTY OWNER

AP Grinnell Water Works, LP

PETITIONER

Rangeworks

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

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

Number of people attending the Community Meeting: 8

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues and technical revisions related to transportation.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- The proposed rezoning is reasonable and in the public interest as the site is within an area designated by the 2040 Policy Map for the Community Activity Center Place Type. While the CG (General Commercial) zoning district does not align with the Community Activity Center Place Type, the conditions of the site plan ensure compatibility with the Policy Map recommendation.

- The site is currently zoned NC (Neighborhood Center) and is entitled to develop with neighborhood retail uses, commercial, office, and personal service uses.
- The *2040 Comprehensive Plan* calls for the Community Activity Center Place Type to provide entertainment and open space in mixed-use, walkable, and transit accessible areas. This petition's proposal to develop a driving range and private outdoor recreation facilities at this site could help advance the goal of the Community Activity Center Place Type by providing recreation facilities to this area.
- The site plan proposes streetscape and pedestrian access improvements such as 8-foot sidewalks along Bryant Street and Summit Avenue.
- The site has convenient access to CATS bus routes numbers 5 and 35, providing access to the Charlotte Transportation Center (CTC), the airport, and Amazon distribution facilities.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods

PLANNING STAFF REVIEW

Proposed Request Details

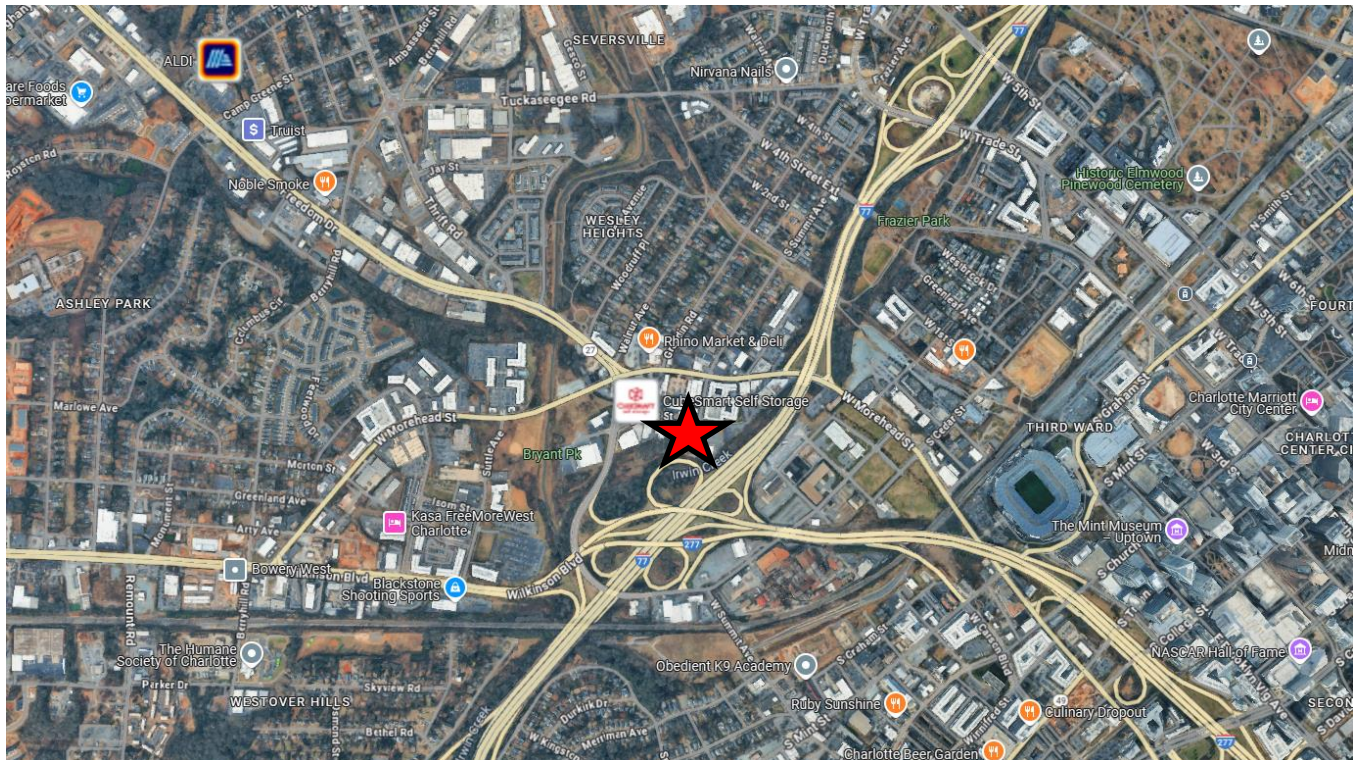
The site plan accompanying this petition contains the following provisions:

- Proposes to allow the development of a driving range and private outdoor recreation facility with a maximum of 36 driving bays.
 - The structure will be a maximum of 11,000 square feet and will be open air.
 - The existing surface parking lot is proposed to remain underneath the driving range.
- The site shall permit only the following uses:
 - Driving Range (limited to 36 driving bays).
 - Private Outdoor Recreation Facility.
 - Parking Lot (principal use).
- Proposes the following transportation improvements:
 - An 8-foot sidewalk and 8-foot planting strip will be installed along the site's frontages with Bryant Street and Summit Ave.
 - All required right-of-way dedication and external transportation improvements will be completed and dedicated to CDOT prior to the issuance of the first certificate of occupancy (CO).

Existing Zoning



The site is currently zoned NC (Neighborhood Center) and is adjacent to other sites zoned NC to the north, south, west, and northeast. As well as a site zoned I-1(CD) (Light Industrial, conditional).



The site (indicated by red star above) is located on the south side of Bryant Street and west side of Summit Avenue. It is 150 yards south of West Morehead Street, 200 yards east of Freedom Drive, and a ¼-mile west of Interstate I-77. The site is located in a mixed-use area, within a ¼-mile radius of retail, restaurant, office, residential, personal services, and light industrial uses.



View of the site looking southwest from the intersection of Bryant Street and Summit Avenue. The property is currently zoned NC (Neighborhood Center) and is developed as a surface parking lot.



View of the site looking east of Bryant Avenue. The site is in a generally walkable area with a diverse mix of uses.



Looking east on West Morehead Street. The subject site is located 150 yards south of West Morehead Street in the Wesley Heights neighborhood.



Looking east from the intersection of Freedom Drive and Bryant Street. The subject site is located 200 yards east of Freedom Drive near the Freemore-West Neighborhood near the interchange of Freedom Drive, Wilkinson Boulevard, and Interstate I-77.



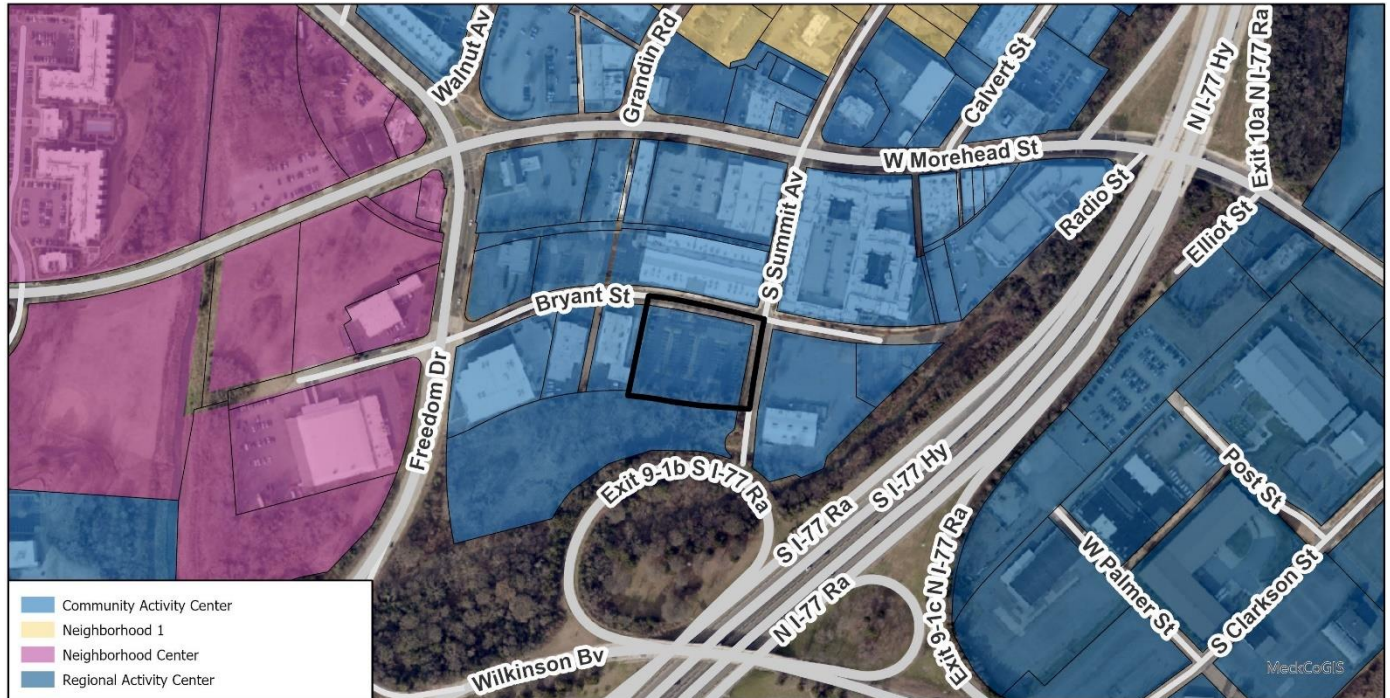
View of the site looking west from the southbound lanes of Interstate I-77.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-123	Rezoned 1.99 acres located on the south side of Bryant Street, east of South Summit Avenue, west of Interstate 77 from I-1 PED (Light Industrial, Pedestrian Overlay District) to I-1 PED-O (Light Industrial Pedestrian Overlay District, optional) for an office building.	Approved
2020-184	Rezoned 0.225 acres located along the west side of Freedom Drive and along the north side of West Morehead Street from B-1 PED-O (Neighborhood Business, Pedestrian Overlay District) to B-1 PED-O (Site Plan Amendment) to reduce the required number of on site parking spaces.	Approved
2021-033	Rezoned 55 acres located along the north and south side of John Belk Freeway, east of Interstate 77, and northwest of South Mint Street from MUDD-O (Mixed Use Development, optional), I-2 (CD) (General Industrial, conditional), and I-2 (General Industrial) to UMUD-O (Uptown Mixed Use, optional) to allow optional provisions pertaining to frontage, special event off-street parking, and open space; and to provide phased transportation commitments.	Approved
2022-184	Rezoned 2.13 acres located on the east side of West Palmer Street, south of West Morehead Street, and north of John Belk Freeway from ML-2 (Manufacturing & Logistics-2) to UC (Uptown Core) to allow any use permitted by the UC district.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Community Activity Center Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Summit Avenue, a City-maintained local street, and Bryant Street, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to installing all driveways a minimum of 75' from the intersection of Bryant Street and Summit Avenue in accordance with the UDO.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, note 1.

- **Vehicle Trip Generation:**

Current Zoning: NC

Existing Use: 0 trips per day (based on a parking lot).

Entitlement: 884 trips per day (based on 15,500 sq.ft. of retail).

Proposed Zoning: CG(CD) 491 trips per day (36 bay driving range).

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:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Bryant St. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Bryant St. 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:** See advisory comments at www.rezoning.org.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. CDOT: Revise site plan and conditional note(s) to commit to construct all site accesses a minimum of 75' from the intersection of Bryant Street and Summit Avenue.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGTransportation

2. Entitlement Services: Revise general provision IV.7 to read "Summit Avenue" rather than "Bryant Avenue."

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

Planner: Maxx Oliver 704-336-3818