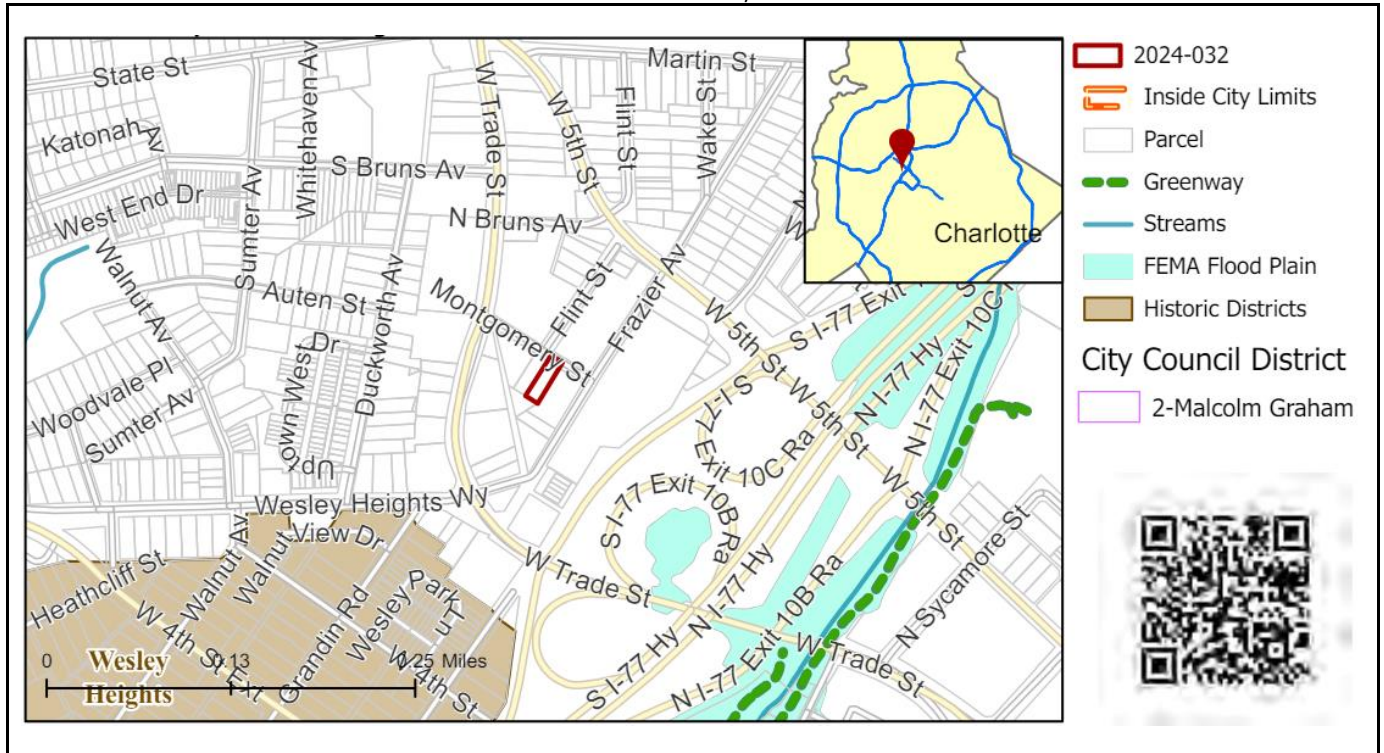


**REQUEST**

Current Zoning: NC (neighborhood center)  
 Proposed Zoning: N2-B (neighborhood 2-B)

**LOCATION**

Approximately 0.17 acres located on the west side of Montgomery Street, north of Frazier Avenue, and east of West Trade Street.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by right and under prescribed conditions in the N2-B (neighborhood 2-B) zoning district on vacant land.

**PROPERTY OWNER**

Lucille McCullough heirs

**PETITIONER**

Troy Knight

**AGENT/REPRESENTATIVE**

Troy Knight

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
 Number of people attending the Community Meeting: 0

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood Center Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible with the surrounding uses and context of the area.
- Access to housing is high priority need in this area according to the EGF (Equitable Growth Framework) Community Reports. The petition could help address some housing need.
- The site is within a ½ mile walkshed to a LYNX Gold Line stop.
- The site is within a ½ mile walkshed of the Irwin Creek greenway.

- The Neighborhood Center Place Type is a preferred adjacency for this site.

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

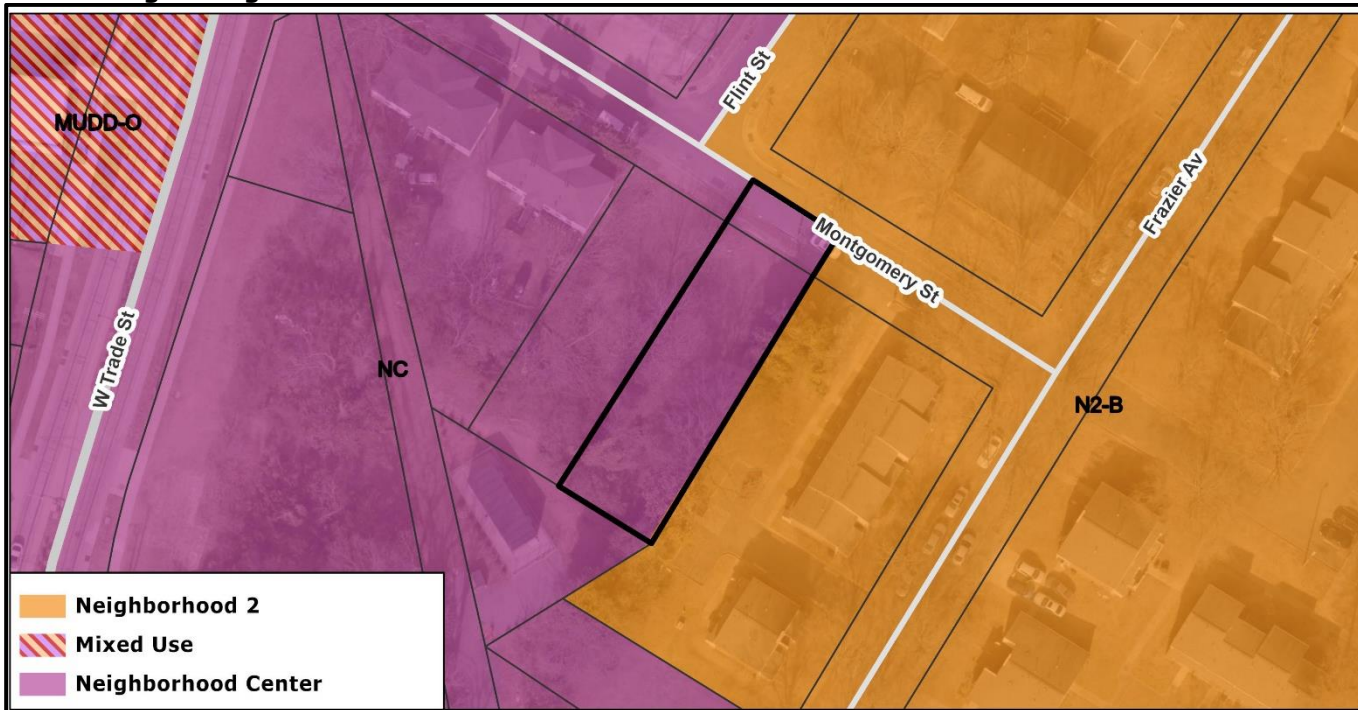
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

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

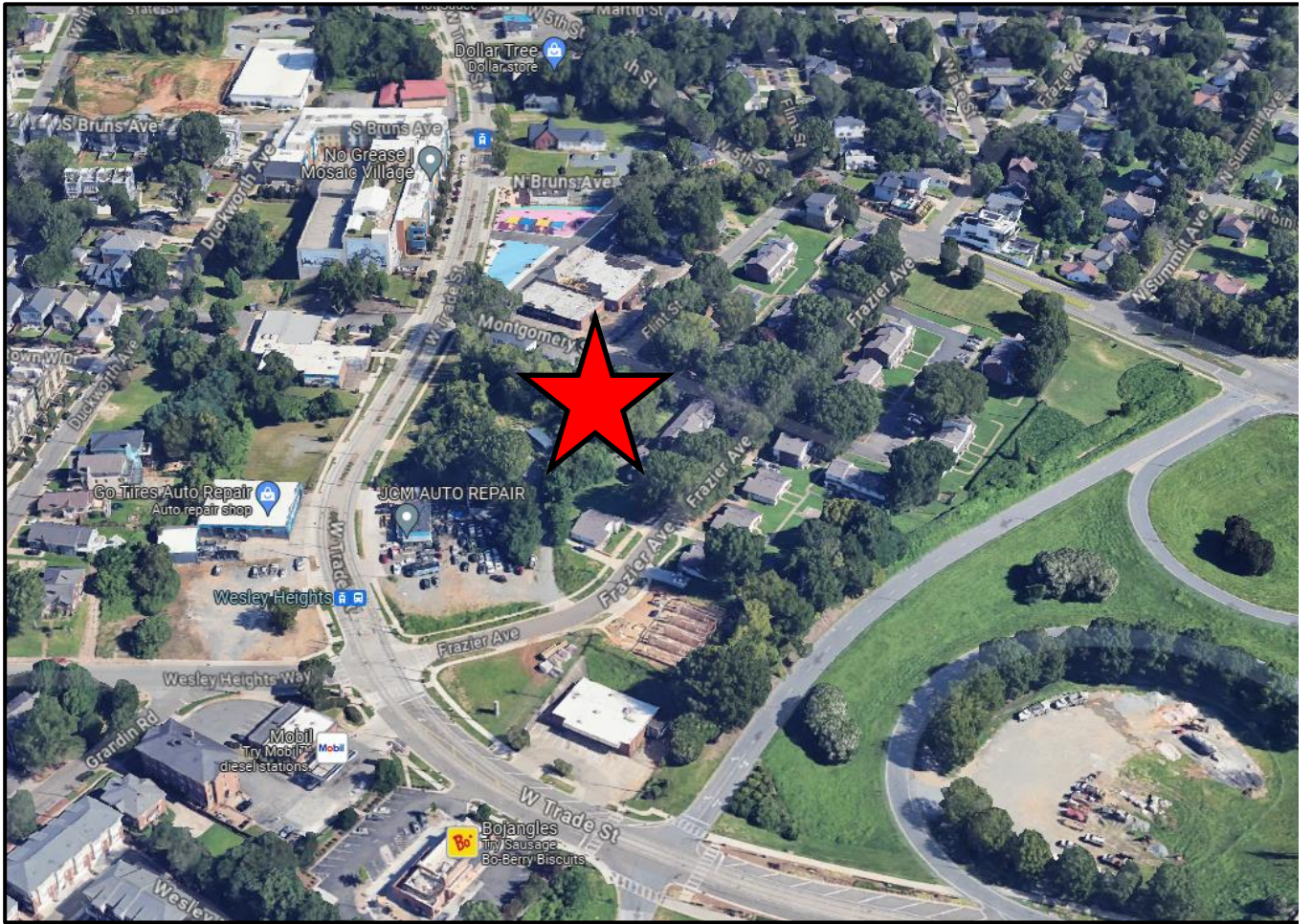
- Allows all uses permitted by right and under prescribed conditions in the N2-B (neighborhood 2-B) zoning district.
- The N2-B zoning district is intended for the development of multi-family dwellings, including multi-family attached and multi-family stacked units.

- **Existing Zoning**



- The property is zoned NC (neighborhood center). The surrounding land uses include multi-family, retail and commercial uses.





The subject property, located on Montgomery Street, is denoted with a red star.



The subject property on Montgomery Street is vacant.





The property to the east along Frazier Avenue is developed with attached residential units.



The property to the west along Montgomery Street is developed with a quadruplex.





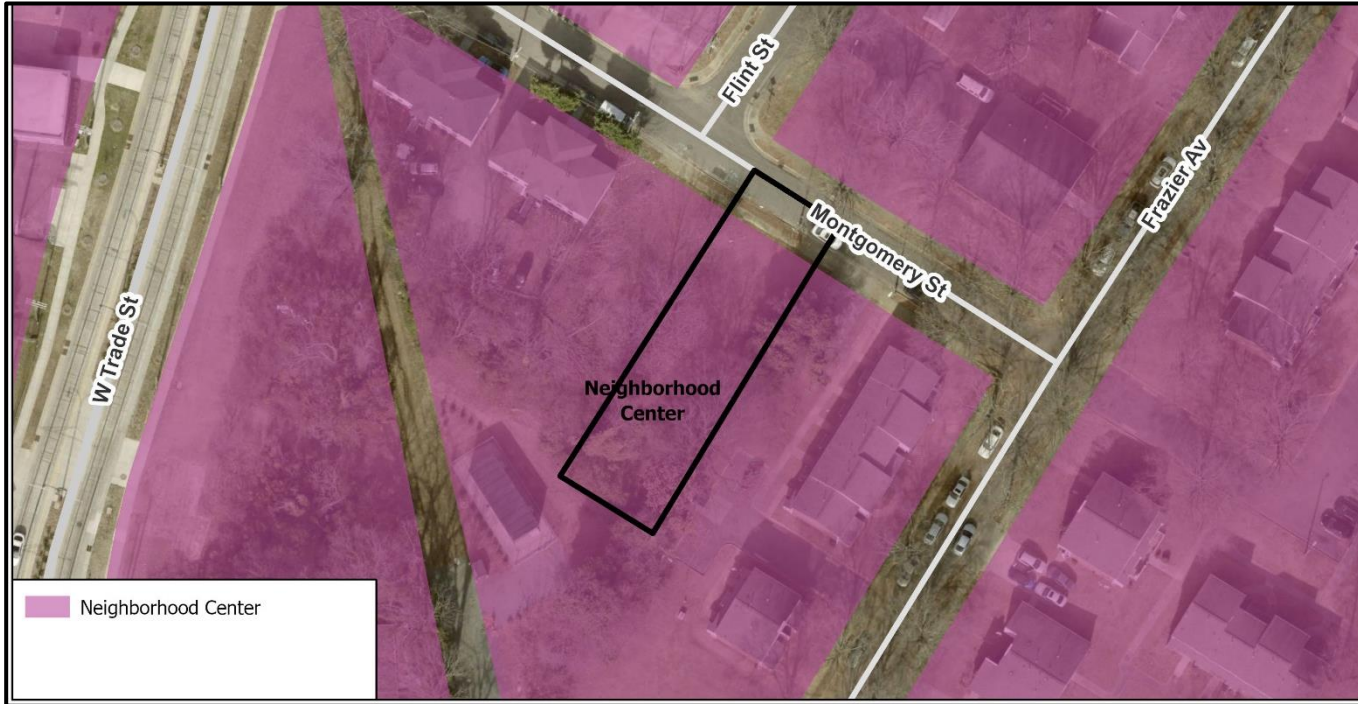
The property to the north along Montgomery Street is developed with the Tarlton Hills apartments.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-149	Rezoned 4.13 acres from B-1, B-1 PED, R-8(CD) to MUDD-O and MUDD-O PED to rezone existing Mosaic Village and adjacent parcels to allow its expansion and all uses in MUDD.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood Center Place Type for this site.

• **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Montgomery Street, a City-maintained local street, west of Frazier 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:**

- CIP - Frazier Ave., Flint St., Montgomery St., 5th St., N. Bruns Ave. Water Main Rehabilitation
  - Project Description: Water main rehabilitation project
  - Project Type: Water
  - Project Phase: On hold
  - Anticipated Start Date, Completion Date – TBD
  - PM: Marvin Battle - Marvin.Battle@charlottenc.gov

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 305 trips per day (based on 1,700 square feet of retail).

Proposed Zoning: Trip generation not provided for this zoning district for conventional rezonings.

**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:** This development may add 0 students to the schools in this area.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Bruns Avenue Elementary remains at 60%.
    - Ranson Middle remains at 91%.
    - West Charlotte High remains at 96%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Montgomery Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Montgomery Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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