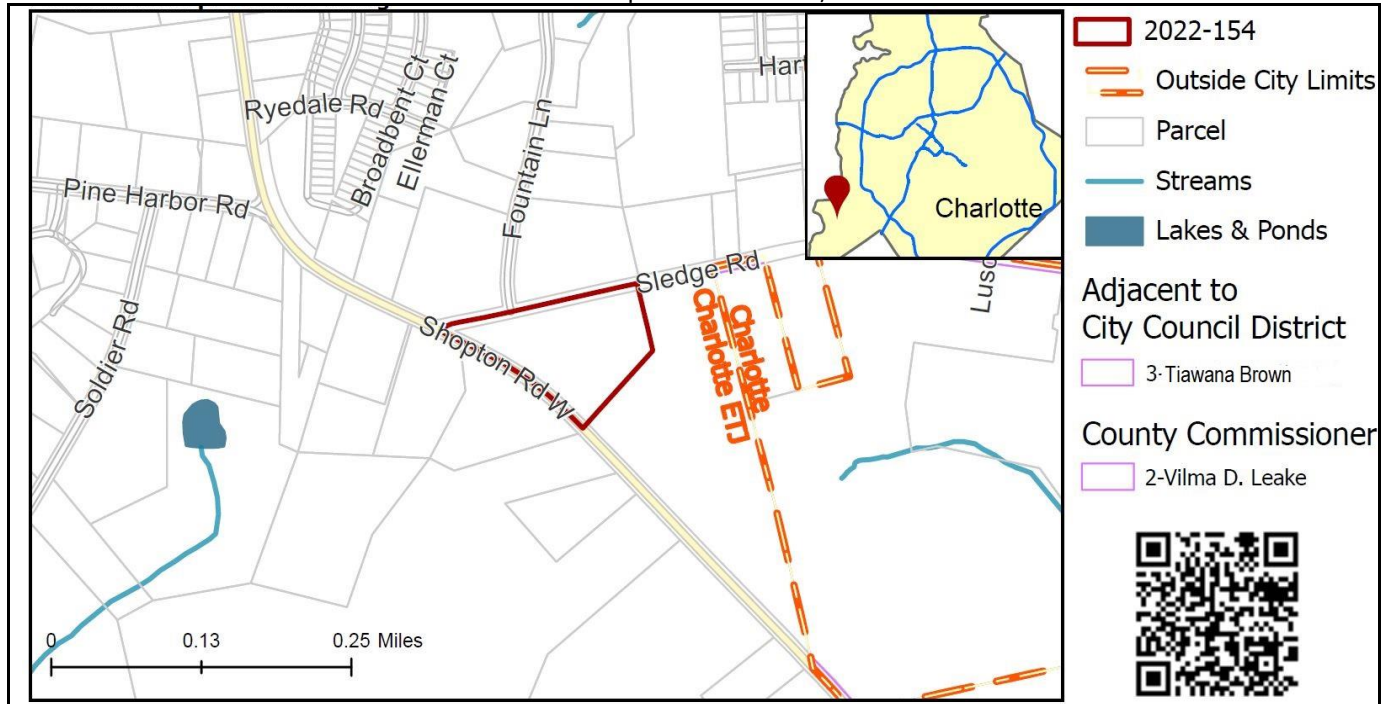


REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: N1-D (neighborhood 1-D)

LOCATION

Approximately 6.5 acres located at the southeast intersection of Sledge Road and Shopton Road West, west of Steele Creek Road.



SUMMARY OF PETITION

The petition would allow for any use permitted in the N1-D zoning district on a parcel that is currently undeveloped.

PROPERTY OWNER

Real Estate Properties Holding, LLC

PETITIONER

Real Estate Properties Holding Homes, LLC

AGENT/REPRESENTATIVE

David Murray, Murray Law Firm PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- This petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Neighborhood 1 Place Type.
- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family housing is the predominate land use.
- The Neighborhood 1 Place Type calls primarily for single-family detached and attached dwellings. Additionally, this Place Type recommends development of parks, religious institutions and neighborhood schools. The N1-D zoning district could facilitate these plan goals.

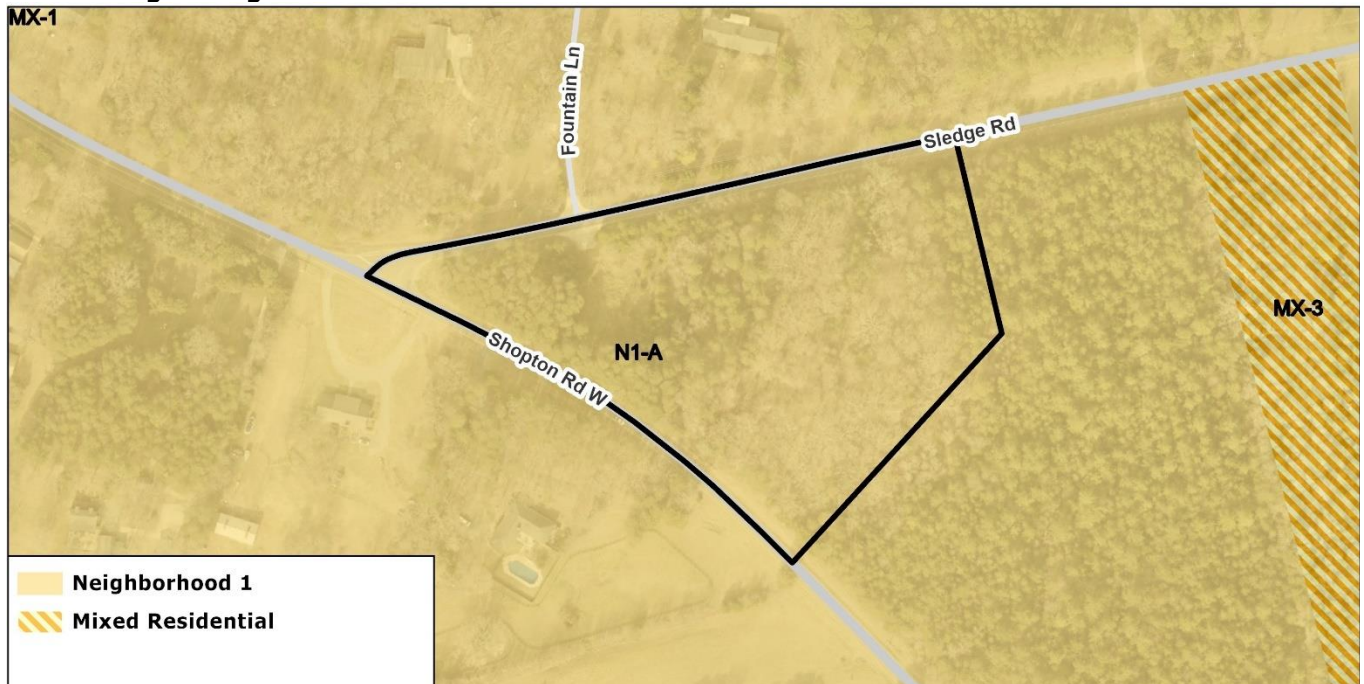
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the N1-D zoning district is consistent with the character of this area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 9: Retain Our Identity & Charm

PLANNING STAFF REVIEW

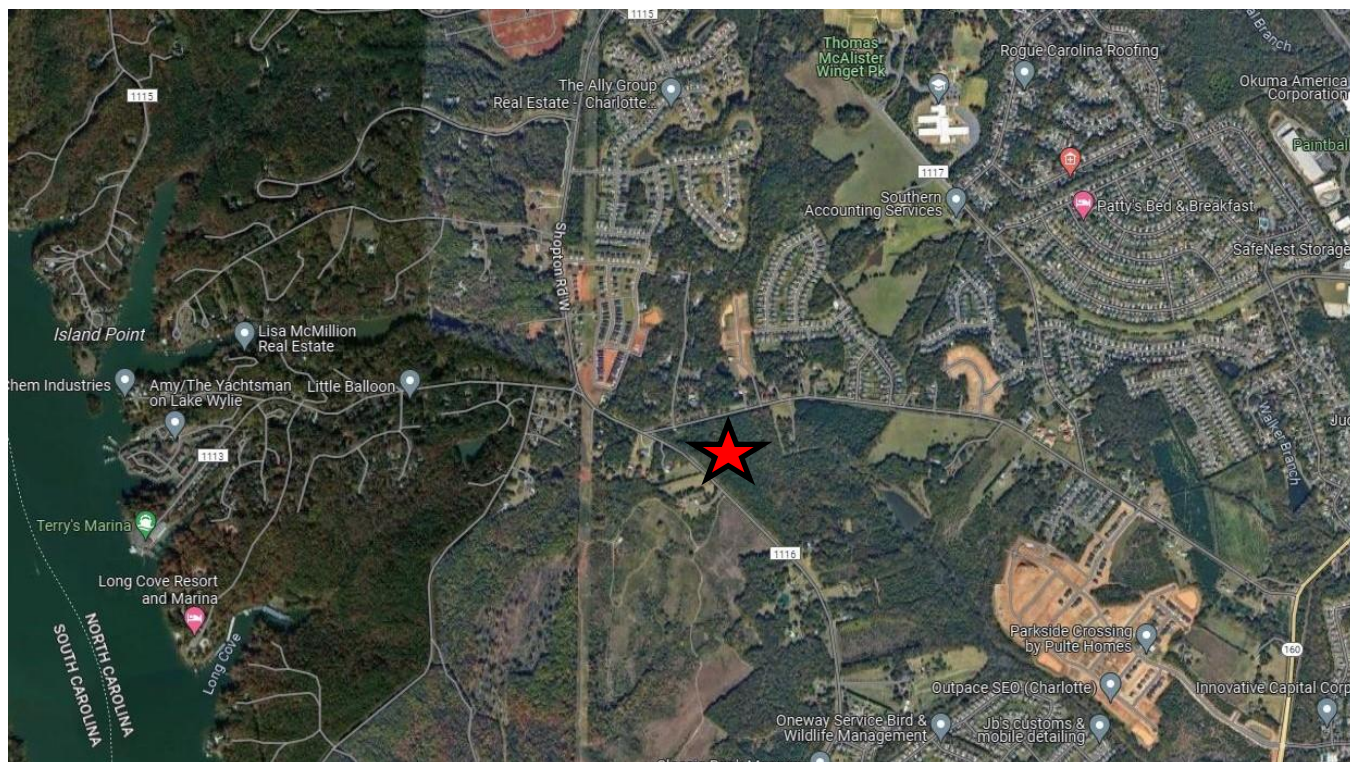
- **Proposed Request Details**

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

- **Existing Zoning**



- The site is currently zoned N1-A neighborhood 1 and is undeveloped. The site is immediately surrounded by rural residential and there are subdivisions and a nature preserve nearby.



The site (indicated by red star above) is located at the southeast intersection of Sledge Road and Shopton Road West, west of Steele Creek Road. The site is undeveloped and is immediately surrounded by rural residential. There are established single-family subdivision developments in the area with additional development under construction and others recently completed. The McDowell Nature Preserve is located to the southwest of the site across Shopton Road West.



View of the site looking east from the intersection of Sledge Road and Shopton Road West. The site is undeveloped.



View of a recently completed single-family residential development north of the site on the east side of Shopton Road West.



View of rural residential development along Sledge Road typical of the development pattern immediately surrounding the site.



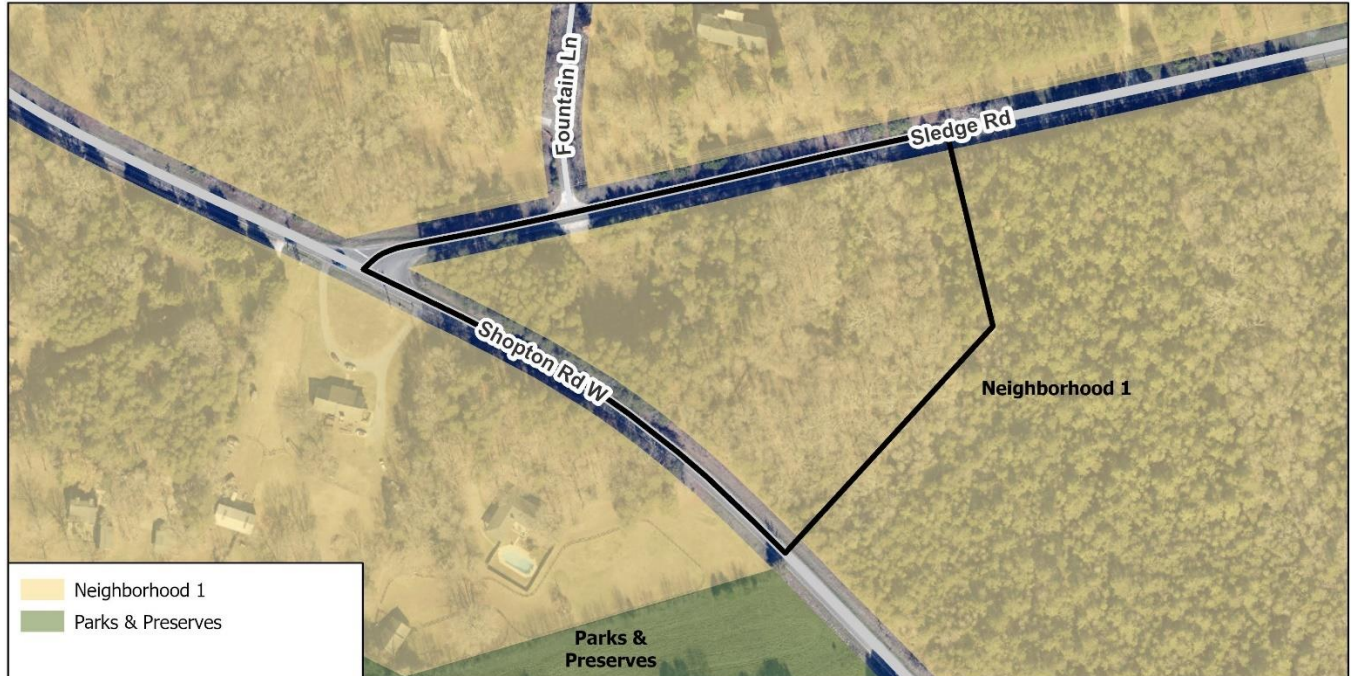
View of the McDowell Nature Preserve from Shopton Road West, southwest of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-146	Approximately 18.39 acres located on the east side of Shopton Rd. West, north of Sledge Rd. across from Pine Harbor Rd. From N1-A to MX-1.	Approved
2019-128	Approximately 1 271.6 acres located on the west side of Steele Creek Rd, south of Sledge Rd, east of Shopton Rd. From N1-A to MX-3 and UR-2(CD).	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on the east side of Shopton Road, a State-maintained minor throughfare south of Sledge Road, a State-maintained minor throughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 trips. Site plan and/or conditional note revisions are needed to commit to installing shared use paths on Shopton Road and Sledge Road in accordance with the Charlotte BIKES policy, installing left turn lanes at the site access locations, and dedication of right-of-way.
- **Active Projects:**
 - Petition 2019-128 development is proposing required traffic mitigation improvements to this intersection as determined from their approved TIS. The improvements are planned to be installed under a phased approach.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning: N1-A
 - Existing Use: Vacant.
 - Entitlement: 220 trips per day (based on 19 dwelling units).
 - Proposed Zoning: 375 trips per day (based on 52 dwelling units).

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:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - Winget Park Elementary currently 96%
 - Southwest Middle currently 140%
 - Palisades High currently 83%

- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Sledge Road and an existing 16-inch water distribution main on Shopton Road West. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 15-inch gravity sewer main located along Sledge Road. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **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.
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818