

**REQUEST**

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

**LOCATION**

Approximately 0.37 acres located on the east side of Parson Street, west of Union Street, and north of Parkwood Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow all uses by right and under prescribed conditions in the N-1D zoning district, on a lot currently developed with a single-family residential home built in 1948.

**PROPERTY OWNER**

Pearl Properties LLC

**PETITIONER**

Pearl Properties LLC

**AGENT/REPRESENTATIVE**

David Murry-Murray Law

**COMMUNITY MEETING**

Meeting is not required.

**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

- The Neighborhood 1 Place Type recommends neighborhoods with a variety of housing types, where single-family housing is still the predominant use.
- The N1-A through N1-E zoning Districts allow for the development of single-family, duplex, and triplex dwellings on all lots.
- The proposal remains compatible with the character of the area, which is comprised of the Neighborhood 1 Place Type.
- The proposal is reasonable given the site is near existing residential uses and neighborhood amenities.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

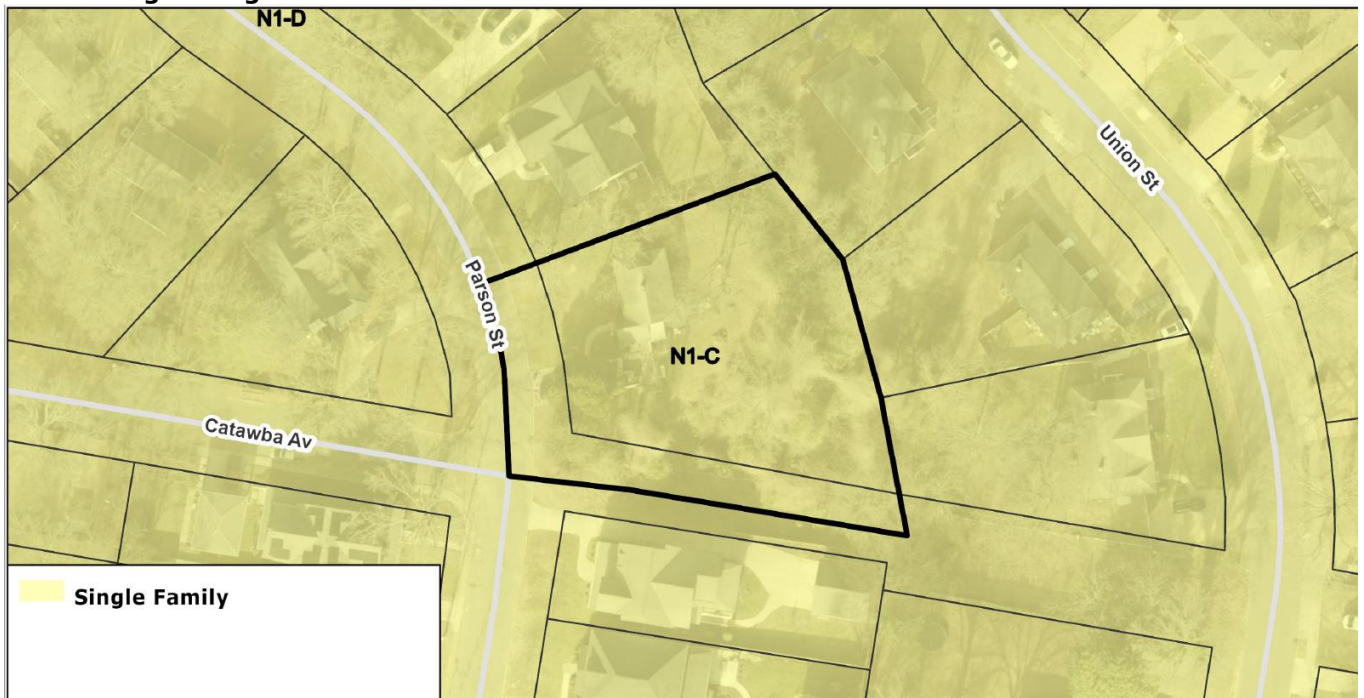
- 2: Neighborhood Diversity & Inclusion
- 9: Retain Our Identity & Charm

## PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. The proposed request would permit all uses allowed by right and under prescribed conditions in the N1-D zoning district.

- **Existing Zoning**

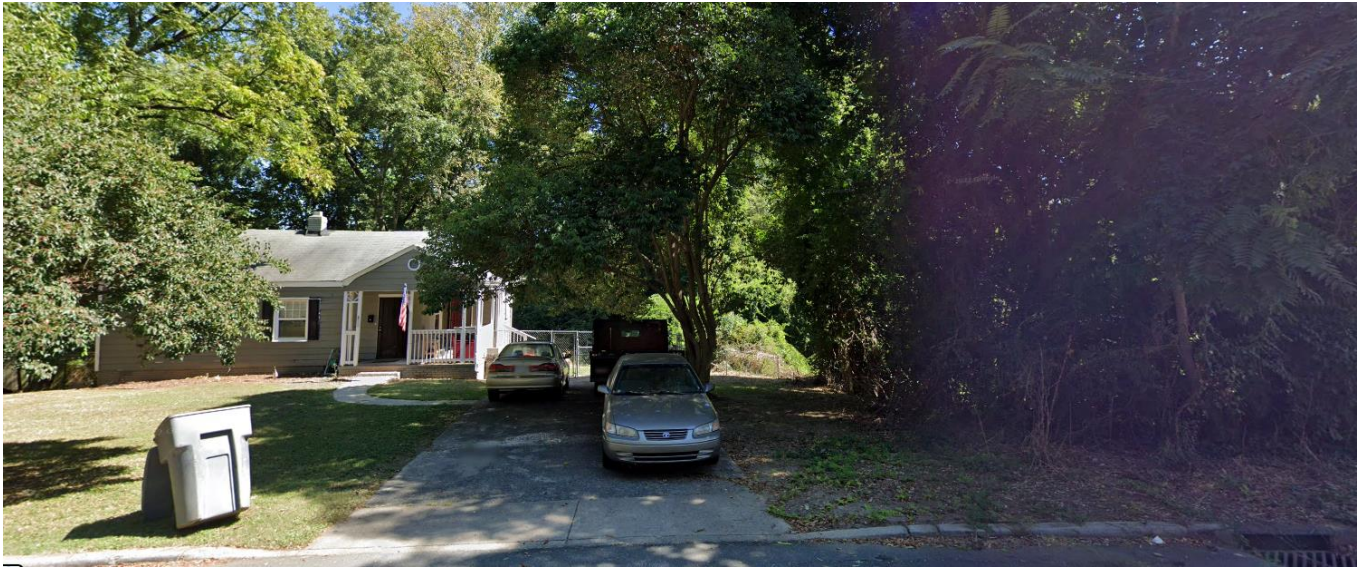


- The site is developed with a single-family home built in 1948 and immediately surrounded by homes zoned N1-C and N1-D.





The site (denoted by purple star) is developed with a single-family home and immediately surrounded by single family residences.



The site is developed with a single-family home built in 1948 and abuts a portion of unimproved Catawba right-of-way.

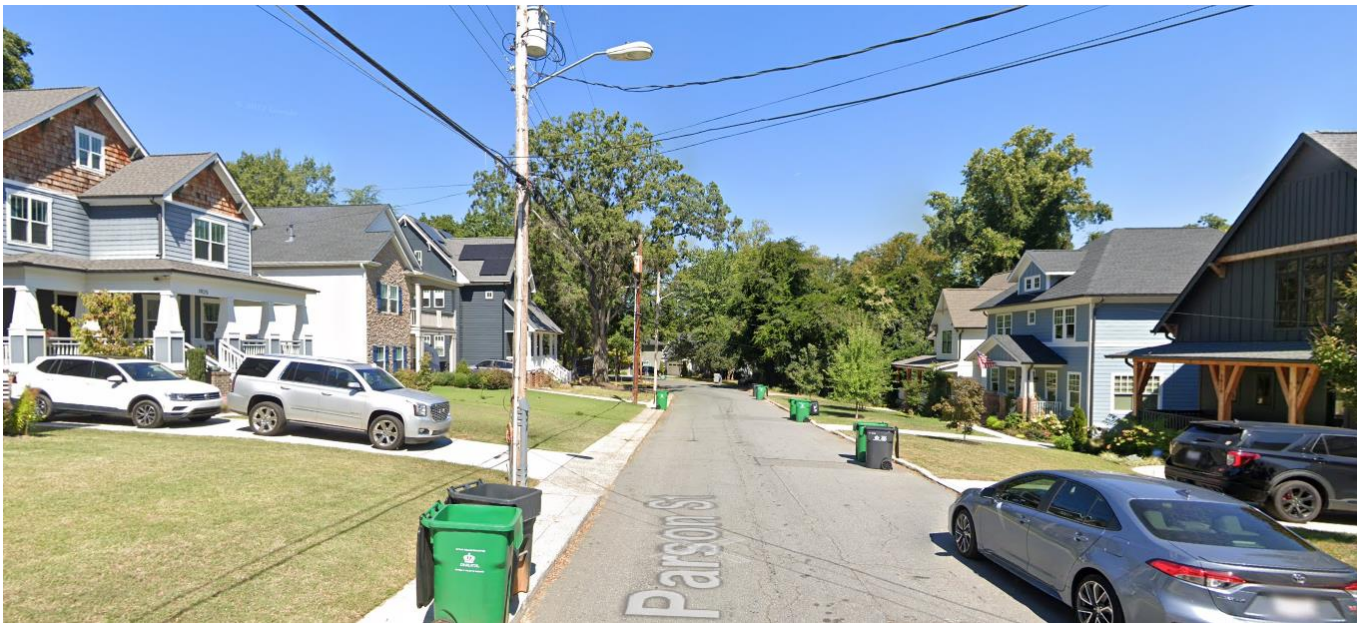


North are single family homes.



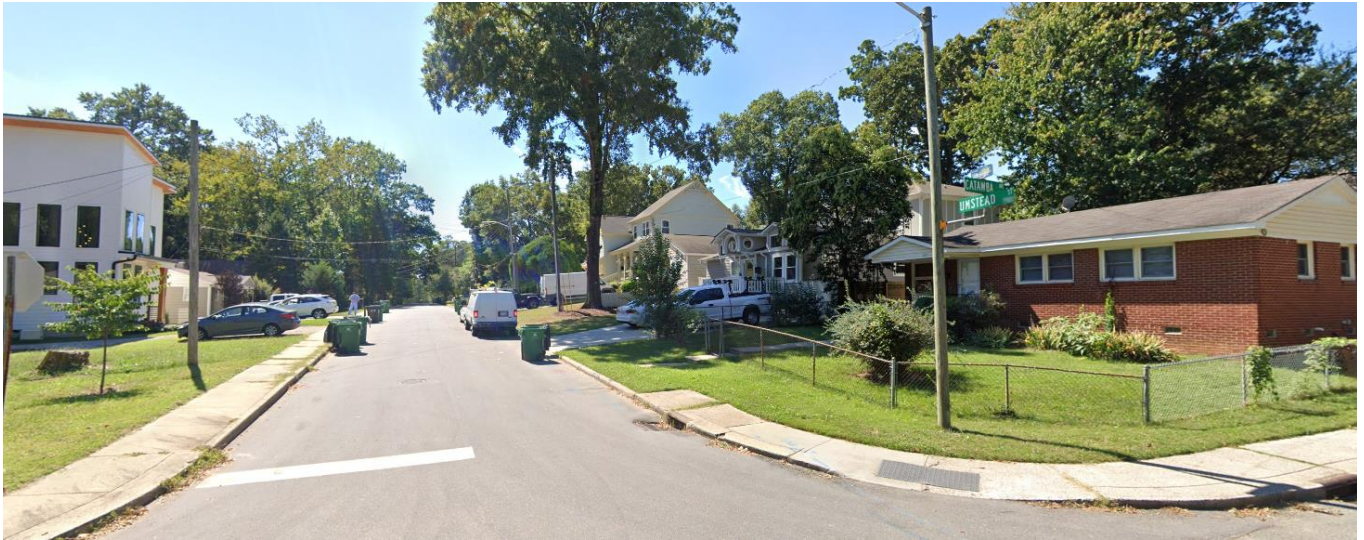


East are single family homes.



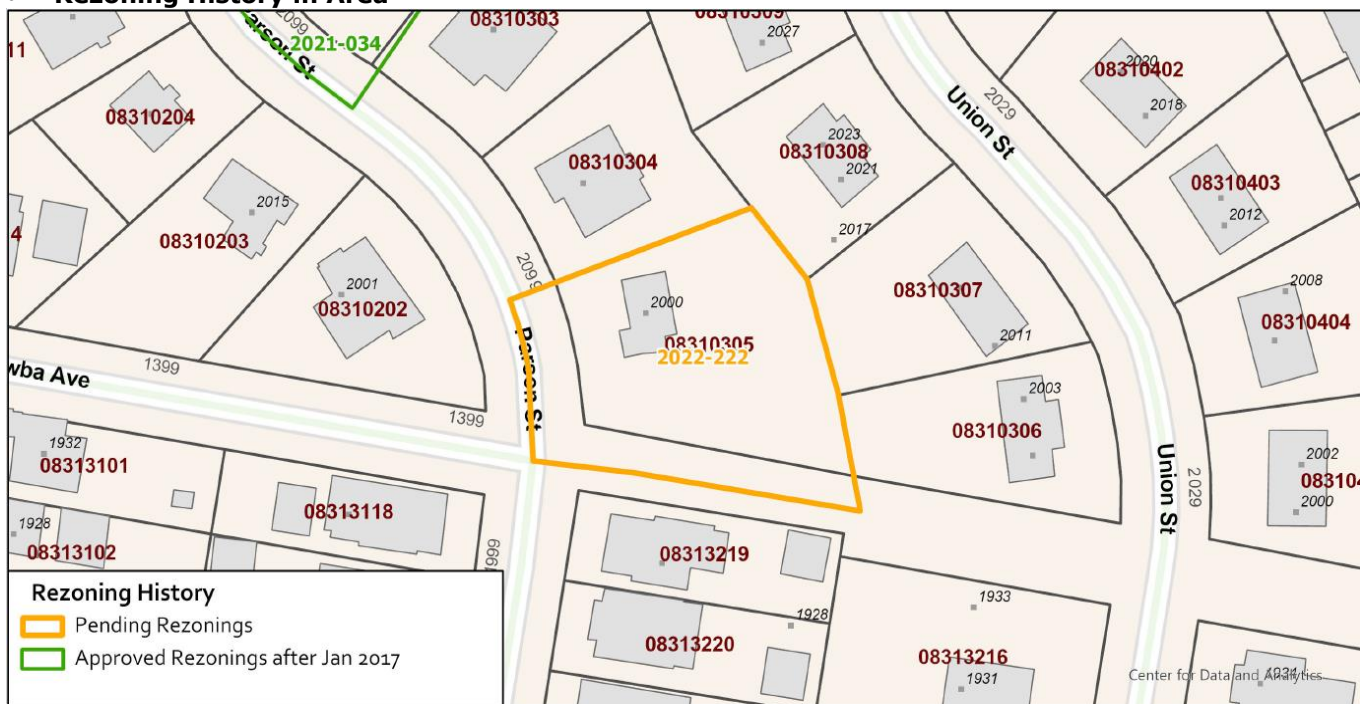
South are single family homes.





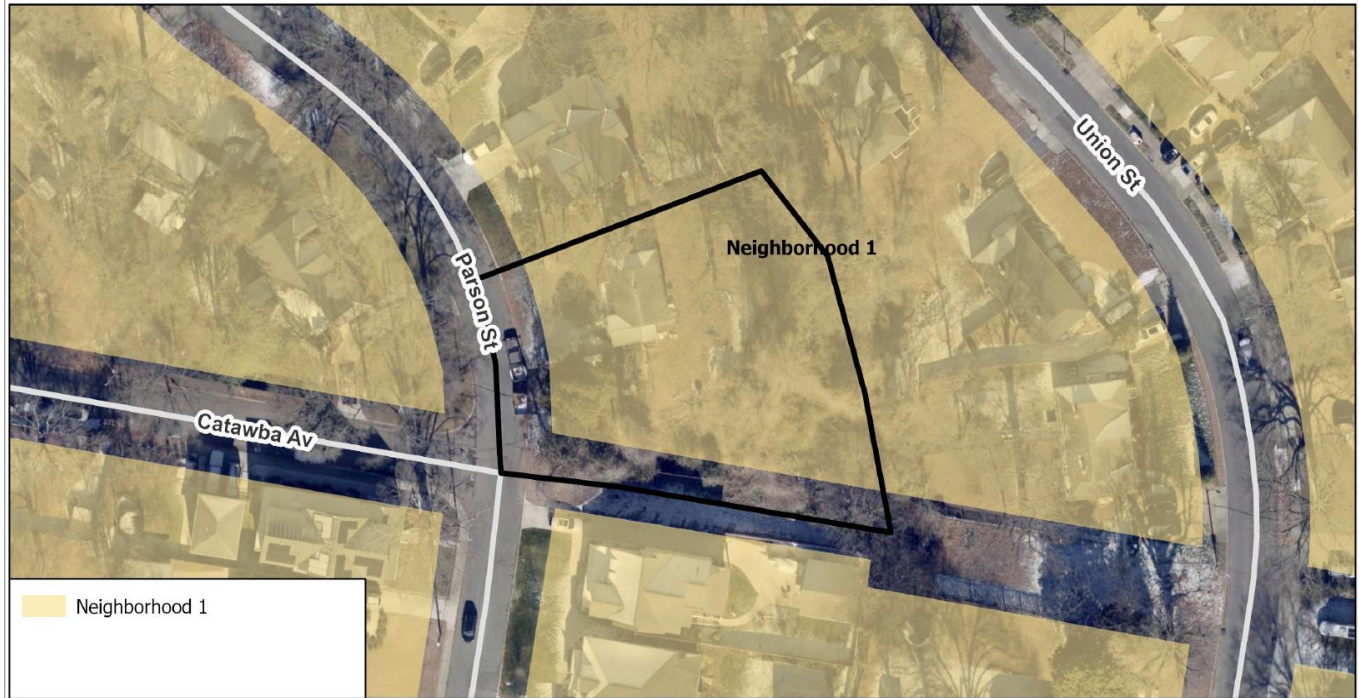
West are single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-034	Rezoned .29 acres to R-8 to allow all uses permitted by right and under prescribed conditions in the R-8 zoning district.	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The petition is located at the intersection of Parson Street, a City-maintained minor collector, and Catawba Avenue, a City-maintained local street. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the conventional rezoning. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
  - No active projects near the site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
  - Existing Use: 10 trips per day (based on one dwelling unit).
  - Entitlement: 10 trips per day (based on one dwelling unit).
  - Proposed Zoning: 25 trips per day (based on three dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located on Parson Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located on Parson Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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.

**OUTSTANDING ISSUES**

- None.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782