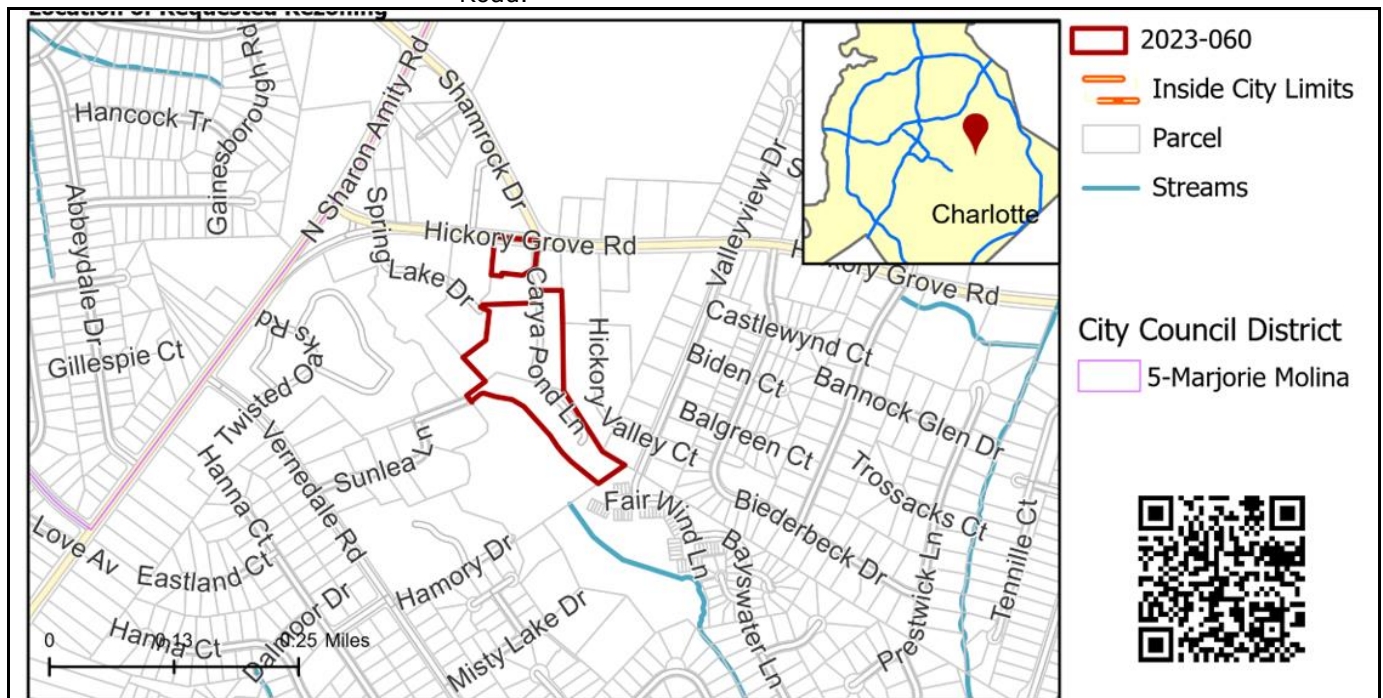


**REQUEST**

Current Zoning: R-17MF(CD) (multi-family residential, conditional)  
Proposed Zoning: N2-B (neighborhood 2-B)

**LOCATION**

Approximately 8.33 acres located on the east and west sides of Carya Pond Lane, south of Hickory Grove Road, east of North Sharon Amity Road.



**SUMMARY OF PETITION**

The petition proposes to all uses as allowed by right and under prescribed conditions on acreage previously rezoned to R-17MF(CD) via petition 2006-130 to allow up to 164 multi-family residential units.

**PROPERTY OWNER**

Habitat Charlotte Properties LLC

**PETITIONER**

Habitat for Humanity of the Charlotte Region

**AGENT/REPRESENTATIVE**

Habitat Charlotte Properties

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 5

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- The petition aligns with the goal of the Neighborhood 2 Place Type; to provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population.
- The petition is located between parcels currently zoned N-2B.
- A proposal for multi-family residential uses is compatible with the existing multi-family character of the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

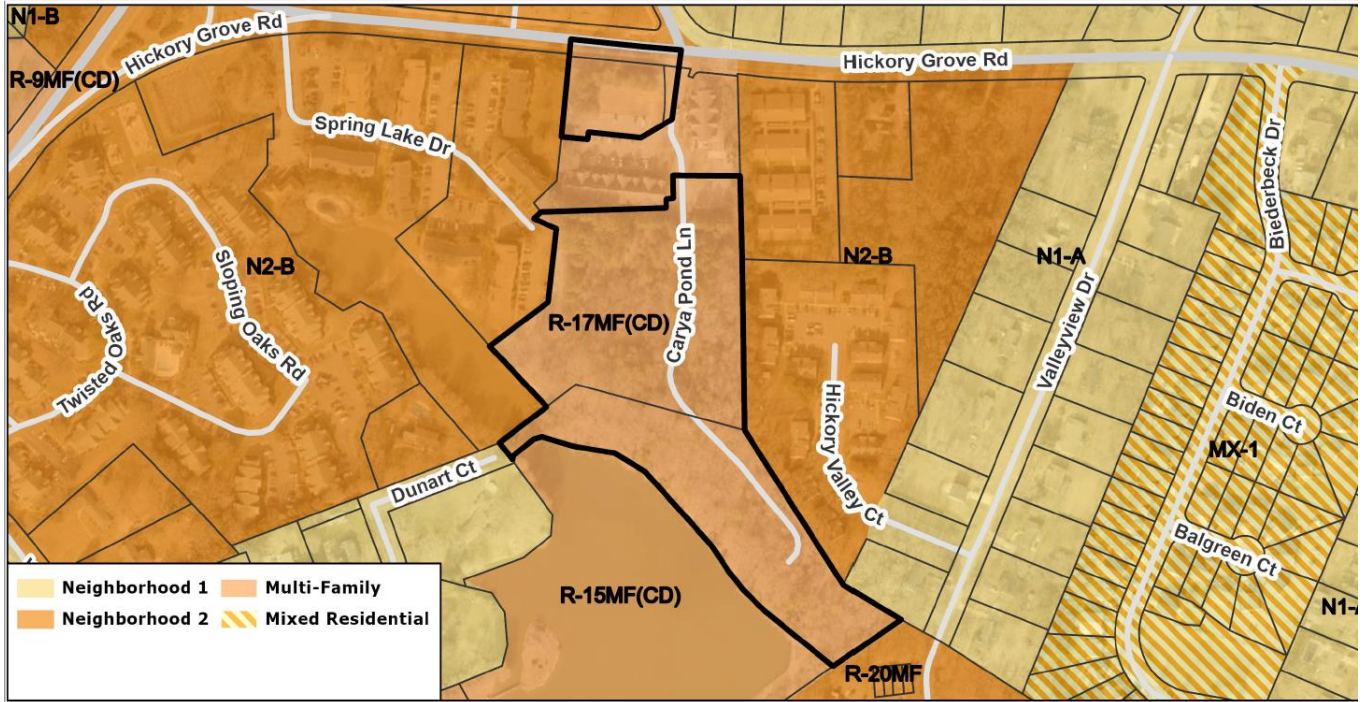
- 2: Neighborhood Diversity & Inclusion
- 9: Retain Our Identity & Charm

## PLANNING STAFF REVIEW

### • Proposed Request Details

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

### • Existing Zoning



- The rezoning site is surrounded by a mix of residential types and an educational facility on acreage in a mix of zoning districts.
- The rezoning site is part of a 10.1-acre site rezoned from R-15MF(CD) and R-17MF(CD) to R-17MF(CD) to consolidate two multi-family zoning categories to one zoning district, and to increase the number of allowed units from 147 to 164.





The rezoning site is vacant and immediately surrounded by multi-family developments.



The rezoning site is an 8.33-acre portion of a 10.011 site rezoned via petition 2006-130 to allow 164 multi-family units. The acreage not a part of this rezoning is developed with multi-family residential units.





The site is immediately surrounded by single family neighborhoods, multi-family residential communities and educational facility (above and below pics).



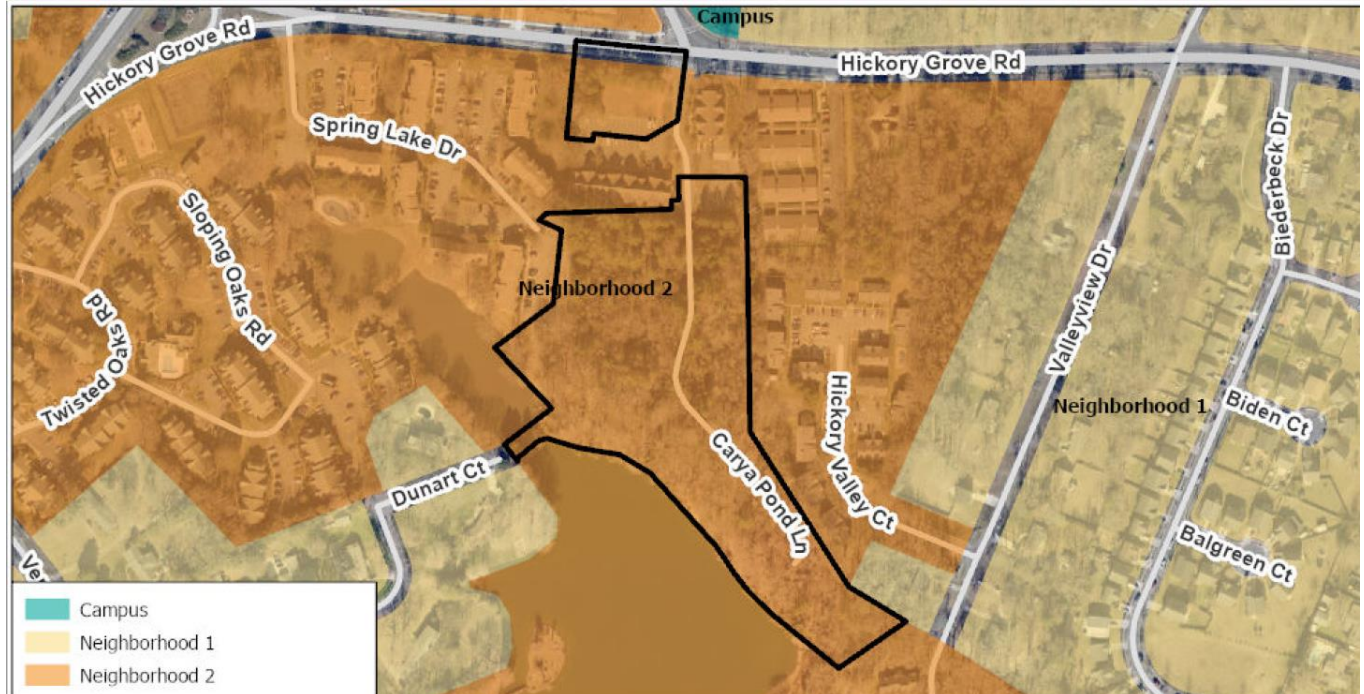


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the immediate area.	

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located at the intersection of Hickory Grove Road, a City-maintained minor arterial, and Carya Pond Lane, a privately-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:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant).
    - Entitlement: 630 trips per day (based on 141 apartments).
  - Proposed Zoning: Too many uses to determine trip generation.

**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-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 8-inch water distribution main located along Hickory Grove Rd. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Hickory Grove Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **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:** Claire Lyte-Graham (704) 336-3782