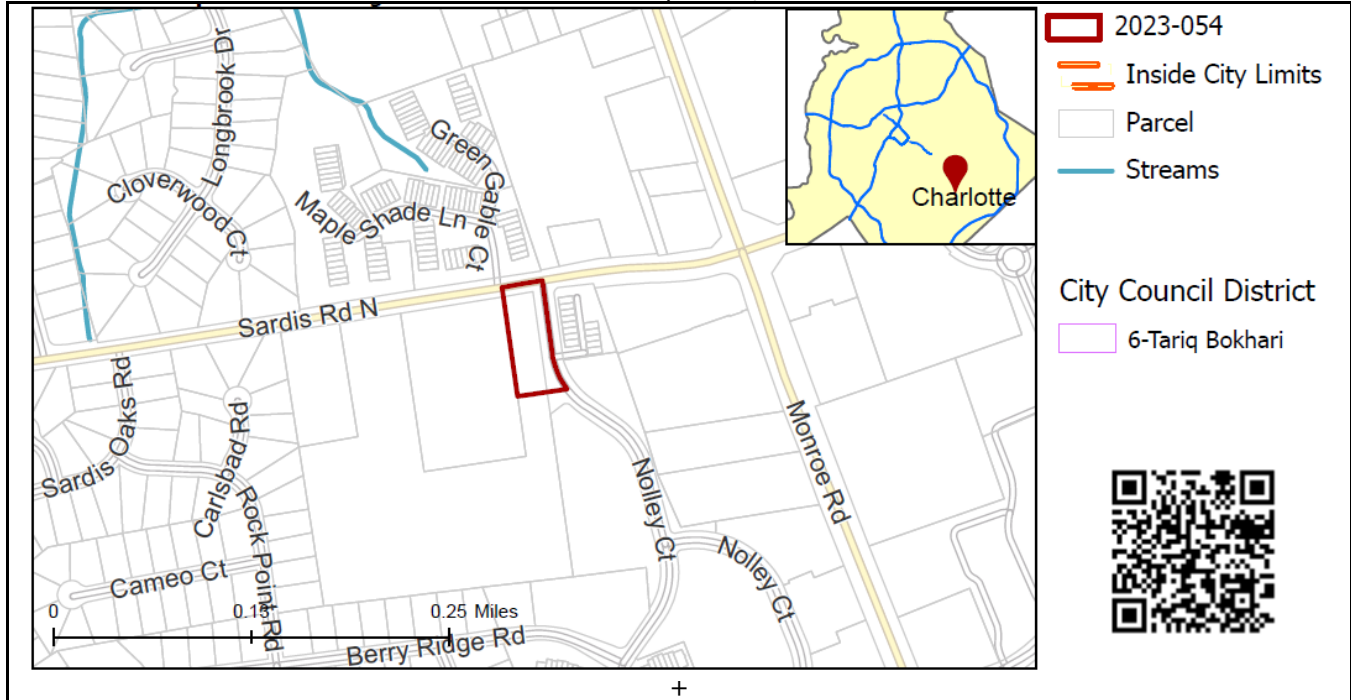


REQUEST

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

LOCATION

Approximately 0.79 acres located at the southwest intersection of Sardis Road North and Nolley Court, west of Monroe Road.



SUMMARY OF PETITION

Allow all uses permitted by right and under prescribed conditions in the N1-D (Neighborhood 1-D) zoning district.

PROPERTY OWNER

Chelsi Smith

PETITIONER

Smith Chelsi Bjorklund Hendric

AGENT/REPRESENTATIVE

Chelsi Smith

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition is appropriate and compatible because N1-D is a primary residential zoning district with adjacency to N1-A.
- The N1-D Zoning District allows for the development of residential dwellings on lots of 3,500 square feet or greater.
- There is bus access along Monroe Road within a ½ mile of this site.

- The N1-D district allows for the development of single-family, duplex, and triplex dwellings on all lots, which are compatible with the adjacent N1-A zoning.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

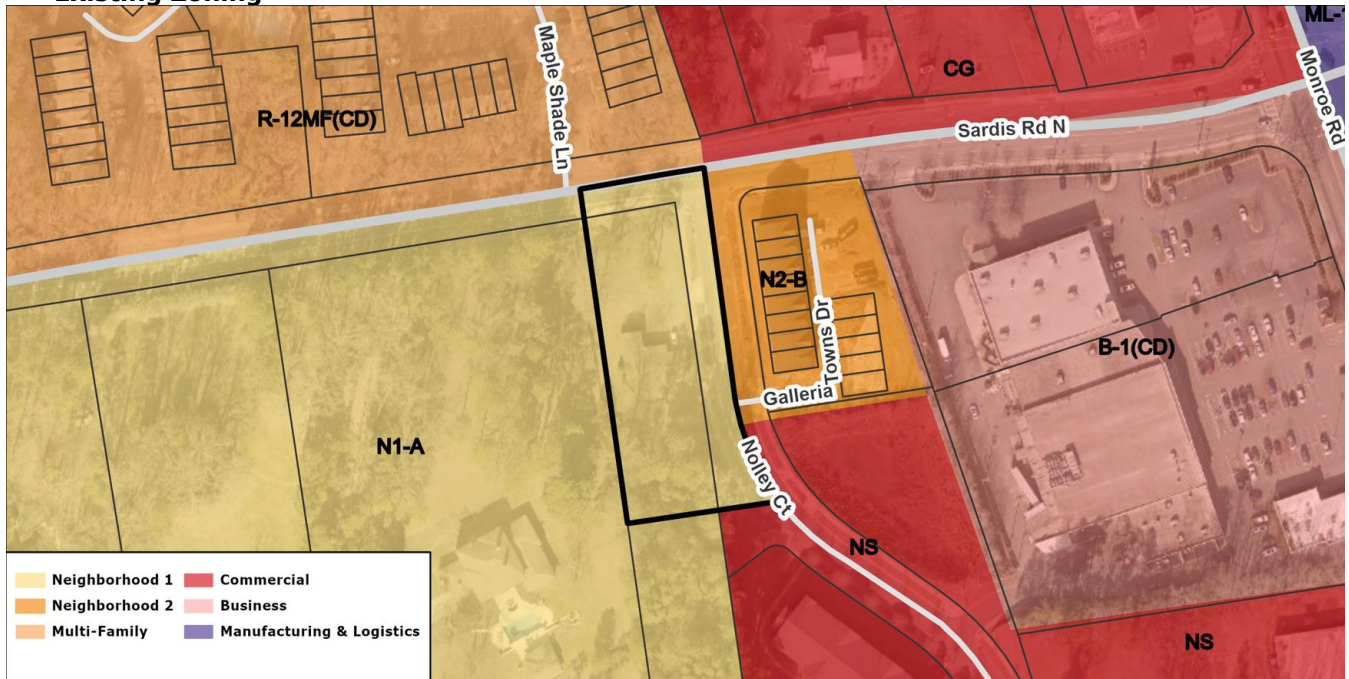
PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- Allow all uses permitted by right and under prescribed conditions in the N1-D (Neighborhood 1 - D) zoning district.

• **Existing Zoning**



- The site is surrounded by Neighborhood 1, Neighborhood 2, Commercial, multifamily, and commercial zoning.



The site is located just across Nolley CT, with townhomes adjacent to the site and a large shopping center to the east.



The site is currently occupied with a single-family home, located on the southwest intersection of Sardis Road North and Nolley Court.



Northeast of the site are restaurants and commercial uses.



West of the site are single family homes.



South of the site are multi-family uses.



East of the site is a large retail plaza.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-054	0.447 acres from N1-A to N1-D	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Sardis Road North, a City-maintained minor arterial, and Nolley Court, 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:**

- Lynx Silver Line Rail
 - Public transit project planned for adjacent to Monroe Road.
 - Project is currently in planning phase.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on Single Family Detached).

Entitlement: 20 trips per day (based on Single Family (N1-A; .79 acres)).

Proposed Zoning: 45 trips per day (based on Townhomes (N1-D; .79 acres)).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No outstanding issues.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 1 student, while development allowed with the proposed zoning may produce 3 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 2.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Greenway Park Elementary remains at 107%
 - McClintock Middle remains at 119%
 - East Mecklenburg High remains at 89%.
 - **Charlotte Water:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** 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: Emma Knauerhase (704)-432-1163