CHARLOTTE
PLANNING, DESIGN
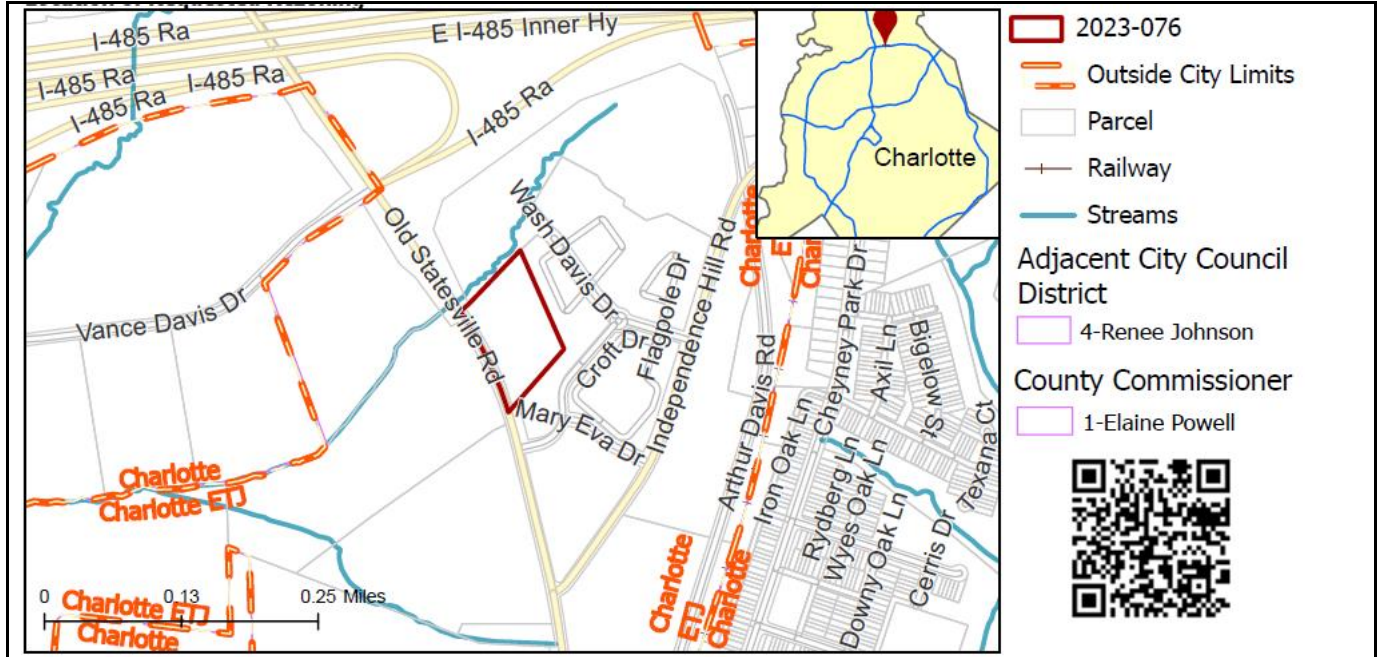& DEVELOPMENT

REQUEST	Current Zoning: N1-B (neighborhood 1-B) Proposed Zoning: N2-C (neighborhood 2-C)
LOCATION	Approximately 4.5 acres located along the east side of Old Statesville Road, south of I-485.

SUMMARY OF PETITION	The petition proposes to allow all uses permitted by right and under prescribed conditions in the N2-C (neighborhood 2-C) zoning district on a parcel of vacant land.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Janet Cox Horton, Judy Cox Horton, Anna Horton Drury, William Horton Discovery Development, Inc. Anthony Fox – Parker Poe Adams & Bernstein, LLP
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 **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 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 2 Place Type. • The site abuts a multi-family residential development and is located in close proximity to an existing office/distributive/warehouse business park. • The site is directly across the street from acreage approved to allow up to 420 residential units and up to 45,200 square feet of non-residential uses via approved rezoning petition 2022-070. • The parcel has frontage along Old Statesville Road, a state-maintained major arterial.

- The *2040 Policy Map* recommends the Community Activity Center Place Type for acreage directly across Old Statesville Road.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
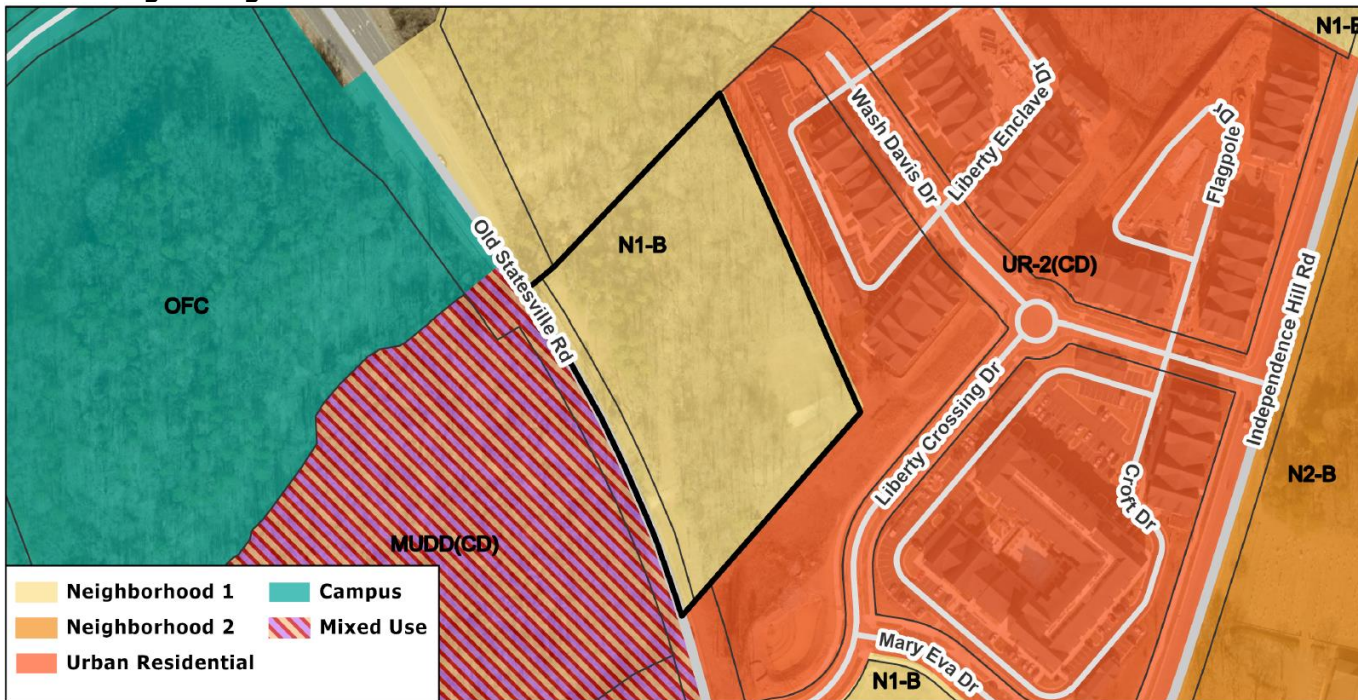 - 7: Integrated Natural & Built Environments

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.
  - Allows all uses by right and under prescribed conditions in the N2-C zoning district.

- **Existing Zoning**

The rezoning site is currently vacant and immediately surrounded by apartments, office/distribution/warehouse, a religious institution, and vacant land.
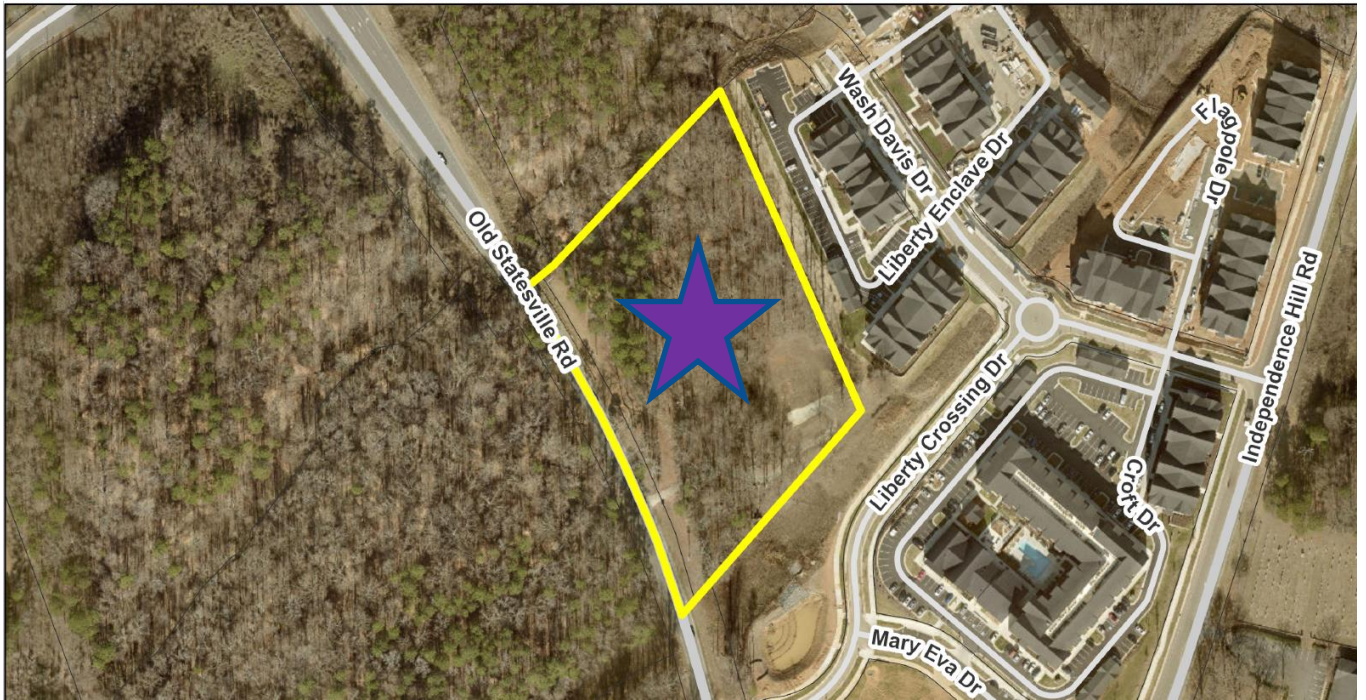
The site (denoted by purple star) is surrounded by residential and nonresidential uses and vacant land.

North (south of I-485 and Vance Road) is vacant land.
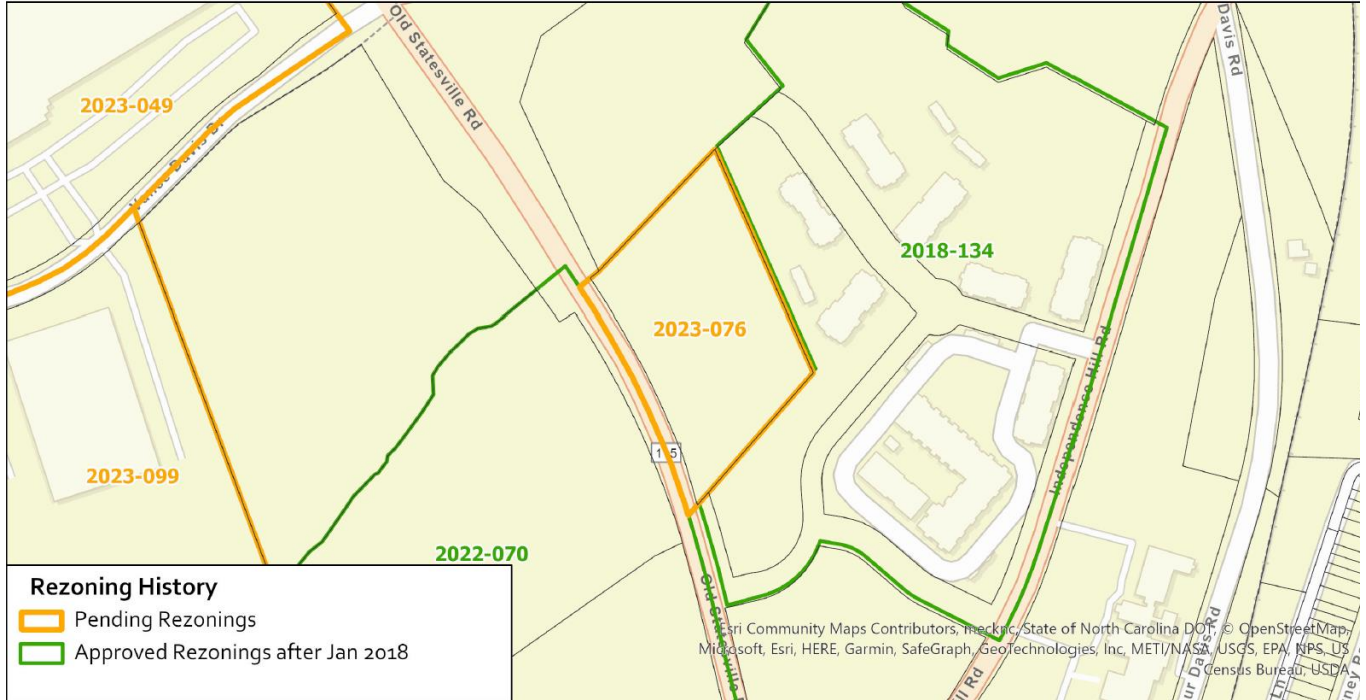
East are apartments.

South are apartments, a religious institution, and vacant land.

West are office/distribution/warehouse uses.

- **Rezoning History in Area**

Petition Number	Summary of Petition	Status
2023-099	Rezoned 64 acres from OFC to ML-1.	Approved
2023-049	Rezoned 30.1 acres from OFC to ML-1.	Approved
2022-070	Rezoned 31.41 acres from BP to MUDD-O to allow up to 420 residential units and up to 45,200 sq ft of non-residential uses.	Approved
2018-134	Rezoned 20.03 acres from R-4 to UR-2(CD) to allow 335 multi-family residential units.	Approved

- **Public Plans and Policies**

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

- **TRANSPORTATION SUMMARY**
  - The site is located adjacent the Old Statesville Road, a State-maintained major arterial, north of Liberty Crossing, 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:**
  - Liberty Crossing
    - A commercial project is constructing multi-family units. The project is located at 10236 Old Statesville Road.
    - Currently under construction
  - Eastfield Station
    - A commercial project is constructing townhomes and apartments. The project is located at 6106 Hucks Road.
    - The project is scheduled to be completed by June 2025.
    - schedule (if known)
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  Current Zoning:
    Existing Use: 0 trips per day (based on vacant land).
    Entitlement: 210 trips per day (based on 18 single family dwelling units).
  Proposed Zoning: N/A trips per day (based on proposed N2-C zoning district—too many uses to determine).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.

- **Charlotte Department of Solid Waste Services:** No outstanding issues.

- **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 24-inch water transmission main along Old Statesville Rd.

  Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 100 feet north of the rezoning boundary along Old Statesville Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections. See advisory comments at 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
Planner: Claire Lyte-Graham (704) 336-3782