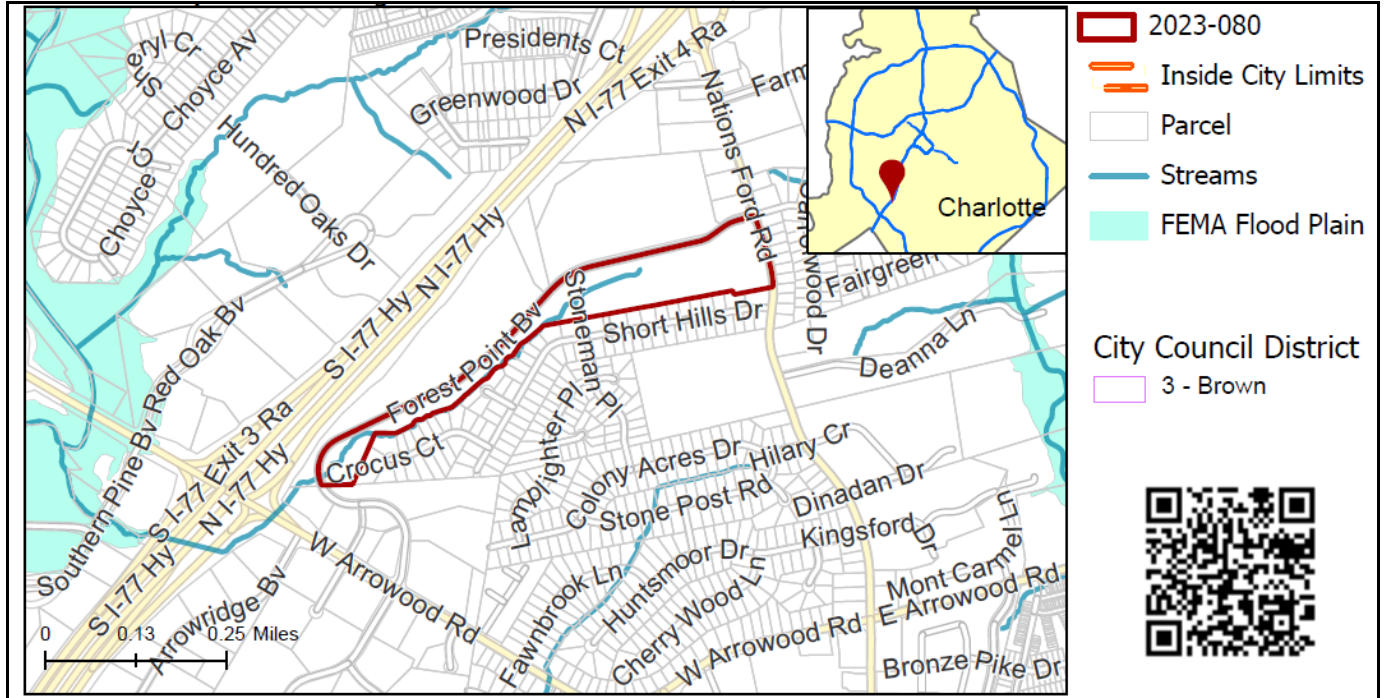


**REQUEST**

Current Zoning: R-9 (CD) (Single Family Residential, Conditional)  
 Proposed Zoning: N2-A (CD) (Neighborhood 2, Conditional)

**LOCATION**

Approximately 19.16 acres located west of Nations Ford Road, south of Forest Point Boulevard, and north of Short Hills Drive.



**SUMMARY OF PETITION**

The petition proposes a community of up to 72 multi-family attached residential dwelling units on a vacant, wooded property in the Nations Ford Road corridor.

**PROPERTY OWNER**

Faison Nesbitt Arrowood Ventures

**PETITIONER**

True Homes, LLC

**AGENT/REPRESENTATIVE**

Shaun Gasparini

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
 Number of people attending the Community Meeting: 4.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The proposed development would provide additional housing options in the area in the form of multi-family attached dwellings.
- The petition is proposing to dedicate 2.2 acres to Mecklenburg County for future park development.
- The petition is committing to filling offsite sidewalk gaps at Fawn Drive and Short Hills Drive and at the southern end of Short Hills Drive where adjacent to Mecklenburg County owned property.
- The petition site is in proximity to a school, goods, and services and is located on a CATS bus route.

- The multi-family attached dwellings proposed would be provide an appropriate transition between the single family uses to the south and light manufacturing and logistics use to the north.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 place type to new Neighborhood 2 place type for the site.

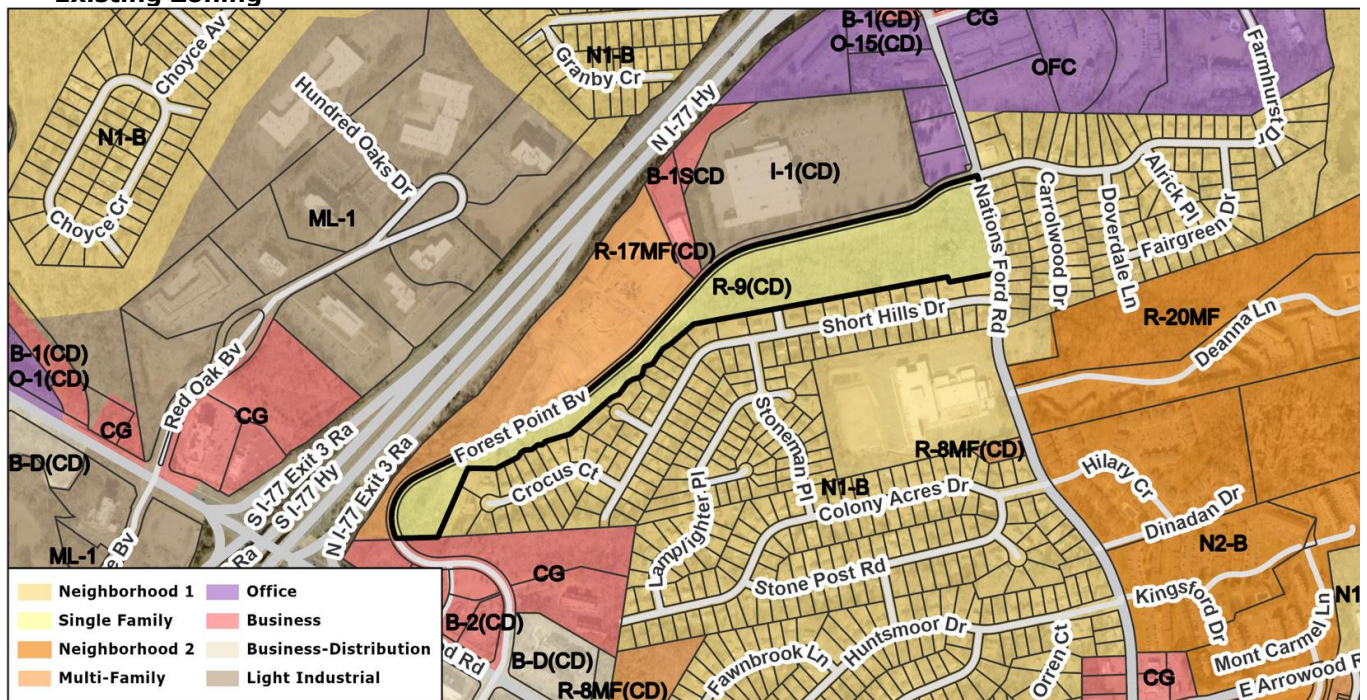
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for a community of 72 multi-family attached residential dwelling units in a maximum of 20 buildings.
- Designs all units to be front loaded in buildings of 3-5 units.
- Provides a 25’ Class B landscape yard along the southern property boundary where adjacent to single family detached dwellings.
- Limits building height to 48’.
- Provides an 8’ planting strip and 8’ sidewalk along internal public streets.
- Provides an 8’ planting strip and 6’ sidewalk along Forest Point Boulevard.
- Commits to filling sidewalk gaps offsite at Fawn Drive and Short Hills Drive and at the southern end of Short Hills Drive where adjacent to Mecklenburg County owned property.
- Proposes to dedicate 2.2 acres to Mecklenburg County for future park development.

• **Existing Zoning**



- The site is currently zoned R-9 (CD) and is surrounded by a mix of districts including N1-B, I-1(CD), R-17MF(CD), CG, R-20MF, and N2-B.





The site, marked by a red star, is surrounded by a mix of uses including single family residential, institutional, warehouse, and commercial.



Street view of the vacant, wooded site as seen from the intersection of Nations Ford Road & Forest Point Boulevard.



The property north of the site across Forest Point Boulevard is developed with warehouse use.



The properties to the east of site across Nations Ford Road are developed with single family residential use.



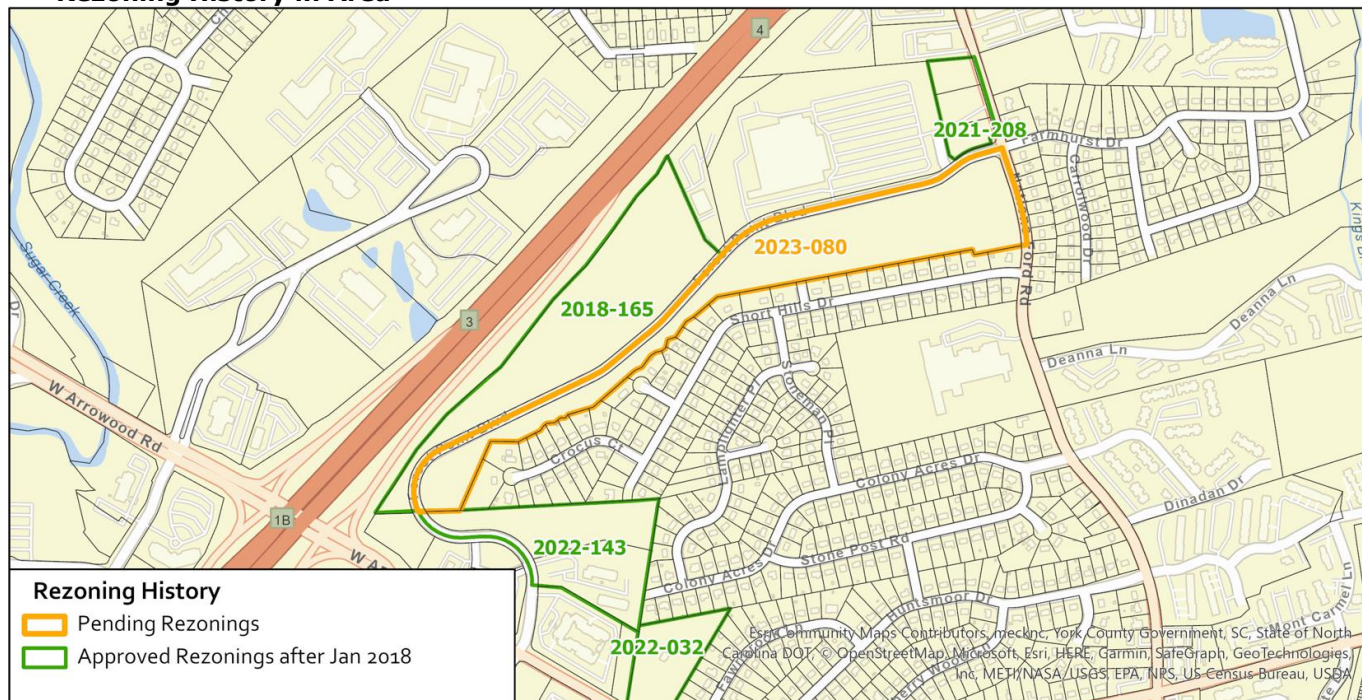


The properties to the south of the site are developed with single family residential use.



The property to the west of the site across Forest Point Boulevard is under construction for multifamily residential use.

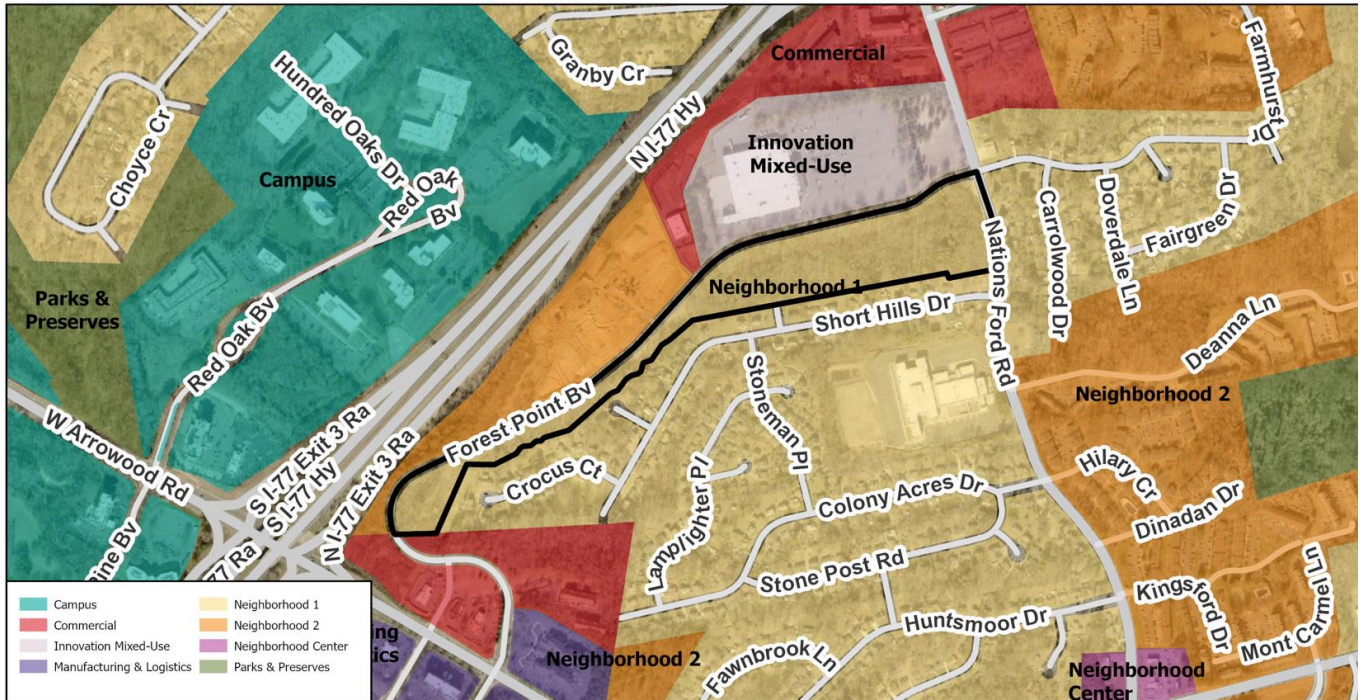
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-143	Petition to rezone to B-2 to remove conditions from B-2(CD) zoning.	Approved
2022-032	Petition to rezone to R-8MF (CD) to allow single family attached dwellings.	Approved
2021-208	Petition to rezone to O-1 to allow all uses in O-1 district.	Approved
2018-165	Petition to rezone to R-17MF(CD) to allow a multifamily residential community of 200 units.	Approved



• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Forest Point Boulevard, a City-maintained major collector, and Nations Ford Road, a City-maintained minor arterial. A Traffic Impact Study (TIS) is not required for this site due to the site not triggering CTR thresholds. Site plan and conditional note(s) revisions are needed to label and dimension the ROW and back of curb from the centerline on Forest Point Boulevard, and to revise note 5.h. to replace "35' x 35' sight triangles" with "50' x 50' sight triangles". Further details are listed below.
- **Active Projects:**
- I-77 South Widening (U-5718)
  - Direct-connect access for Arrowood is being studied which could have potential impacts to this parcel.
- Capital Improvement Project – Storm Drainage Improvement Project at 7500 Forest Point Blvd
  - Install and/or repair drainage infrastructure.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 405 trips per day (based on 37 single family detached dwellings).

Proposed Zoning: 503 trips per day (based on 76 single family attached dwellings).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 23 students, while development allowed with the proposed zoning may produce 25 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:
    - South Pine Academy at 80%.
    - Southwest Middle at 133%
    - Palisades High at unknown % (Palisades High is new and does not yet have data)
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Forest Point Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 16719249. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. ~~From the centerline of Forest Point, label and dimension the ROW and back of curb.~~ **ADDRESSED**
2. ~~Edit note 5.f to reflect 50'x50' sight triangles as opposed to 35'x35'.~~ **ADDRESSED**

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908