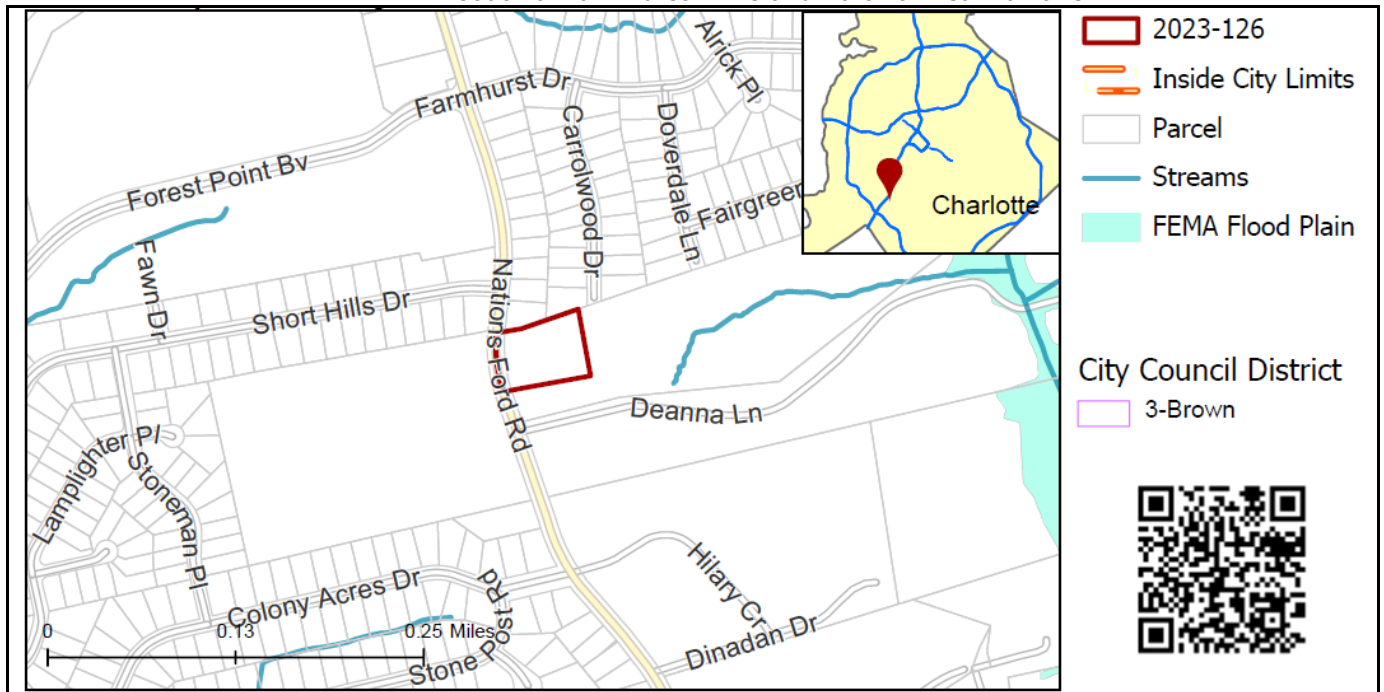


REQUEST

Current Zoning: N1-B (Neighborhood 1-B), R-20MF (Multifamily Residential)
Proposed Zoning: N2-A (Neighborhood 2-A)

LOCATION

Approximately 1.41 acres located on the east side of Nations Ford Road south of Farmhurst Drive and north of Deanna Lane.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the N2-A district on a property currently developed with one single family home in the Nations Ford Road corridor.

PROPERTY OWNER

Fairhaven Glen LLC

PETITIONER

Commonwealth Development Corporation

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins (Alexander Ricks PLLC)

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition site is surrounded on two sides by property zoned R-20MF, recommended for Neighborhood 2 place type, and developed with multifamily residential use.
- The petition site fronts on Nations Ford Road, a thoroughfare, is across Nations Ford Road from a K-8 school and is within ½ mile of neighborhood commercial establishments.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods

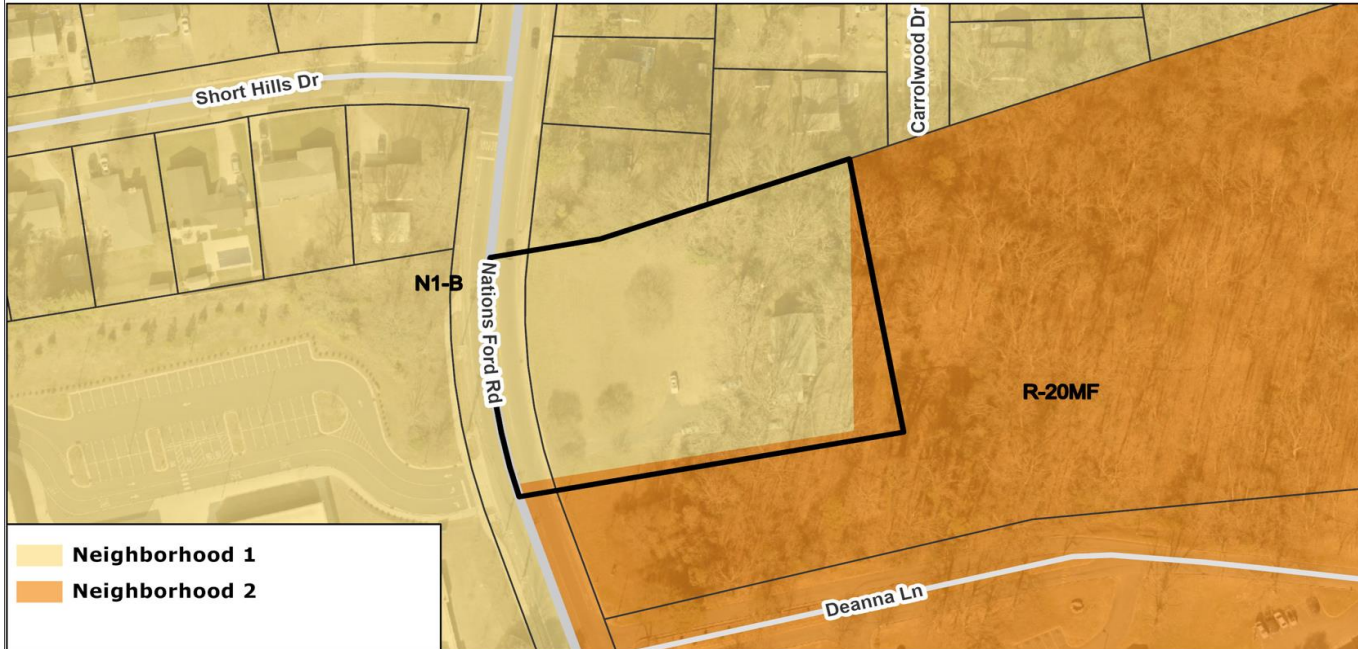
The approval of this petition will revise the recommended place type for the majority of the site as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

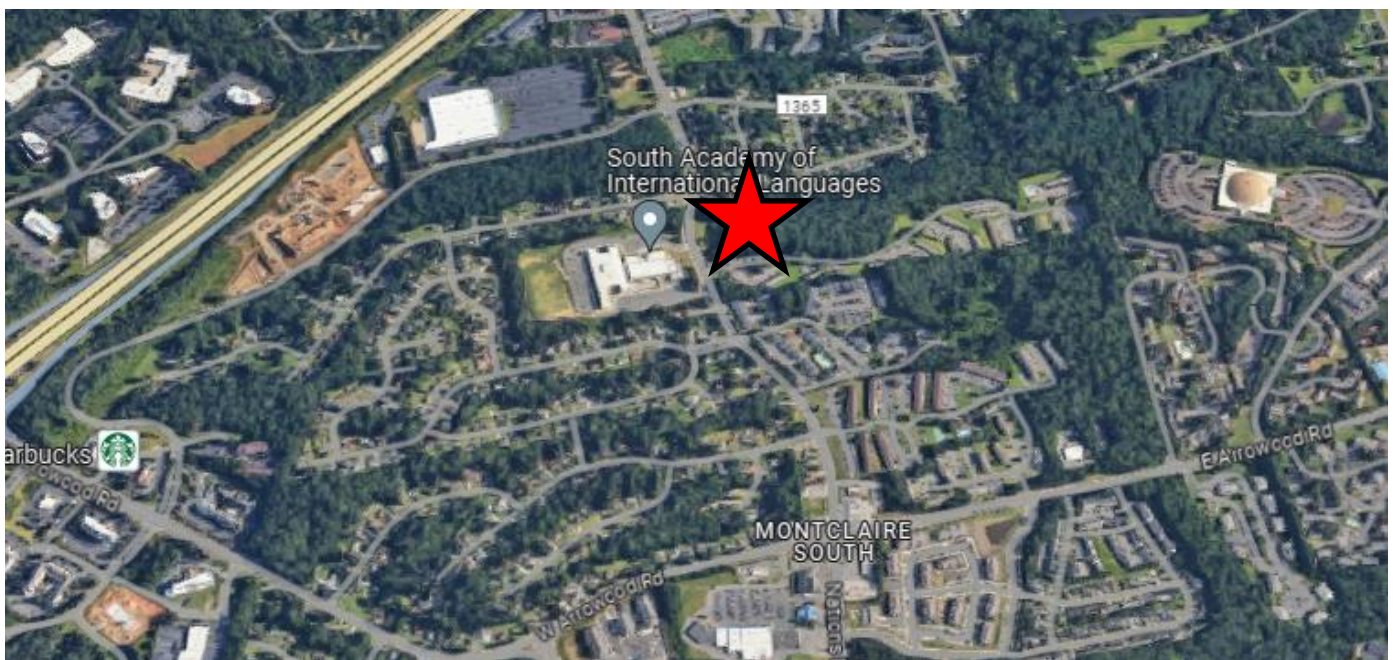
- **Proposed Request Details**

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

- **Existing Zoning**



- The property is zoned primarily N1-B with a small portion zoned R-20MF. The surrounding properties are either N1-B or R-20MF.



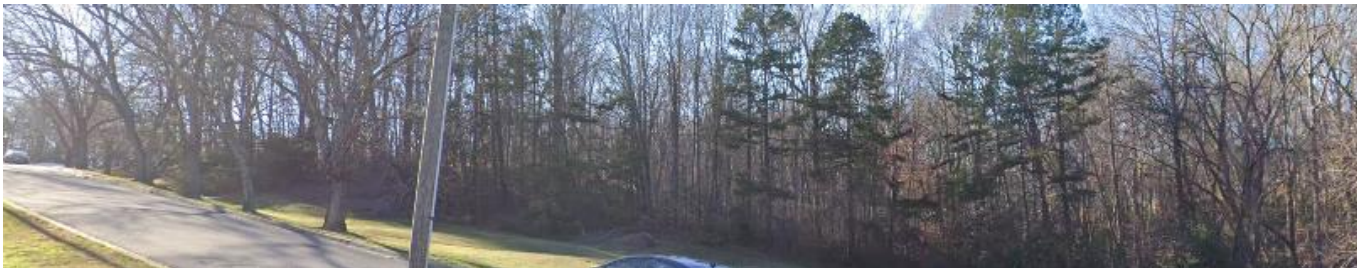
The site, marked by a red star, is currently developed with one single family detached dwelling. The surrounding properties are developed with a mix of single family detached residential, multifamily residential, and institutional uses.



Street view of the site as seen from Nations Ford Rd.



The properties to the north of the site along Carrollwood Dr are developed with single family detached residential dwellings.



The property to the east of the site along Deana Ln is wooded and undeveloped.

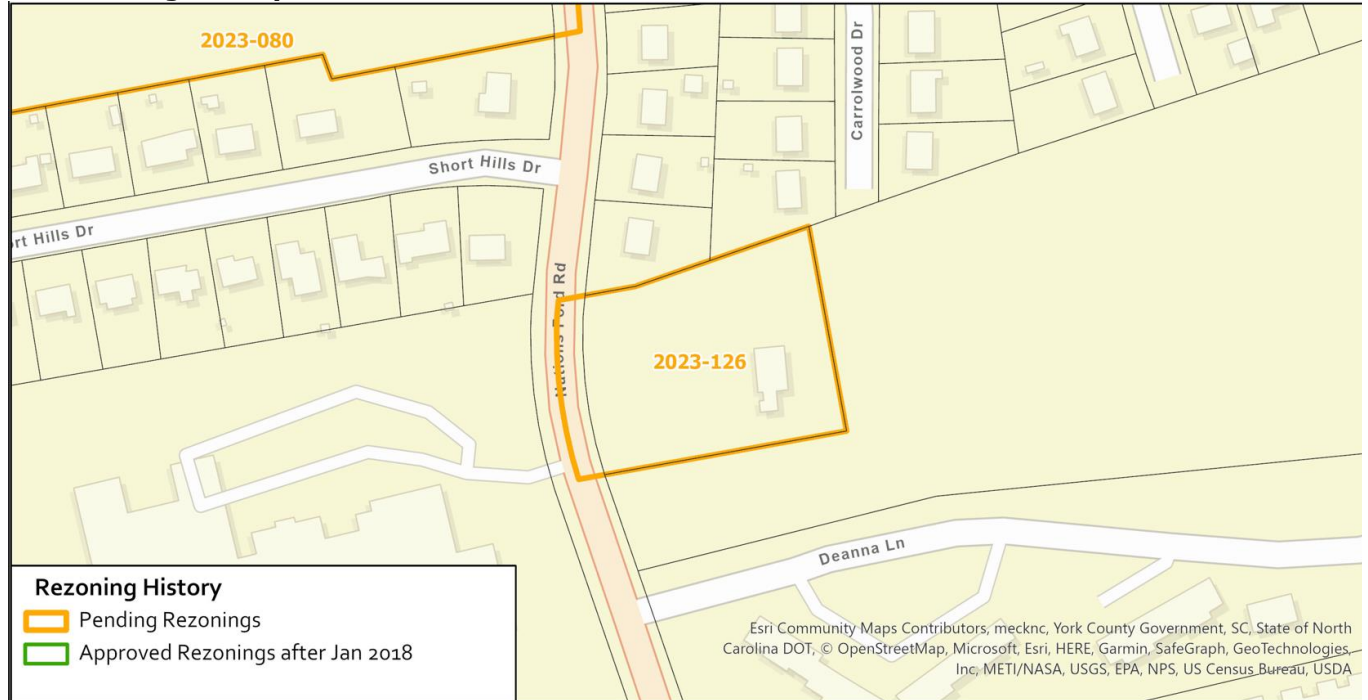


The property to the south of the site is developed with multifamily residential use.



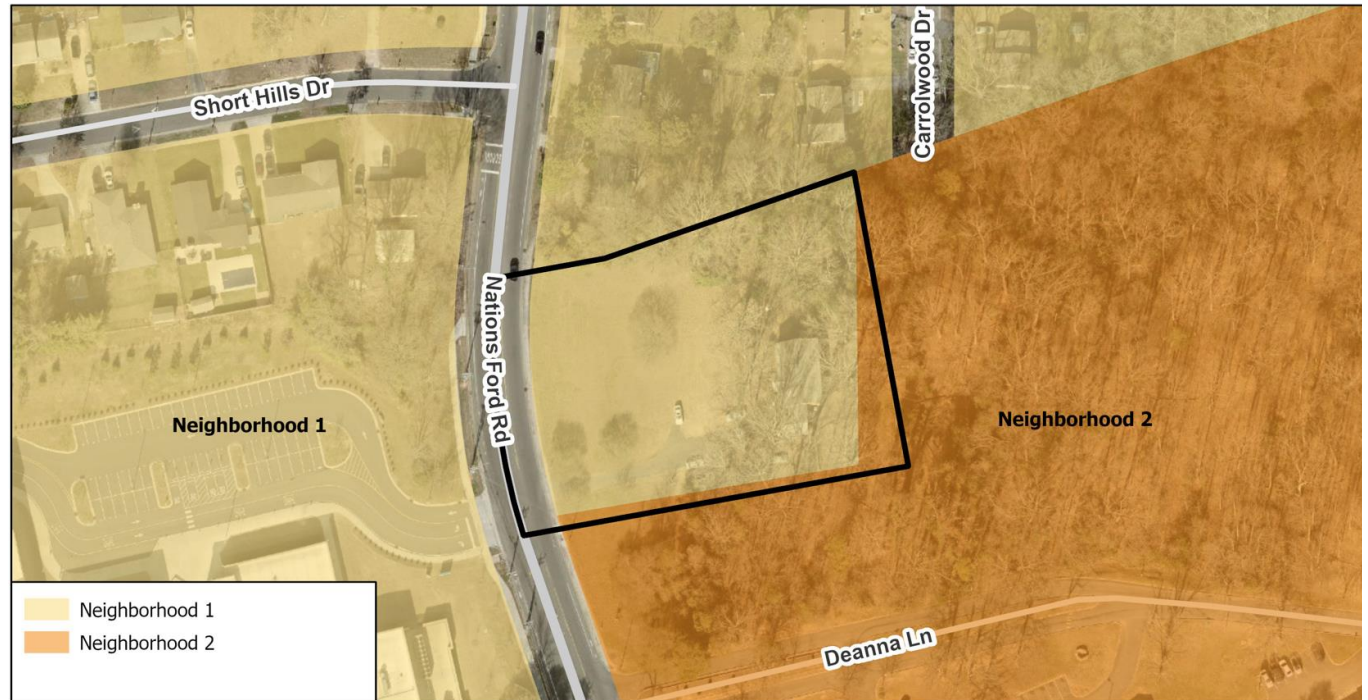
The property to the west of the site across Nations Ford Rd is developed with an institutional use.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-080	Petition to allow up to 72 multifamily attached residential units in the N2-A(CD) zoning district.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends for Neighborhood 1 place type for the majority of the site and Neighborhood 2 place type for a smaller portion of the site.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Nations Ford Road, a city maintained Avenue, and Short Hills Drive, 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:**
- No active projects near this site.
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one single family detached dwelling).
 - Entitlement: 50 trips per day (based on five single family detached dwellings).
 - Proposed Zoning: 60 trips per day (based on 11 multifamily dwellings).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **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 along Nations Ford 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 Nations Ford 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 comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **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.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908