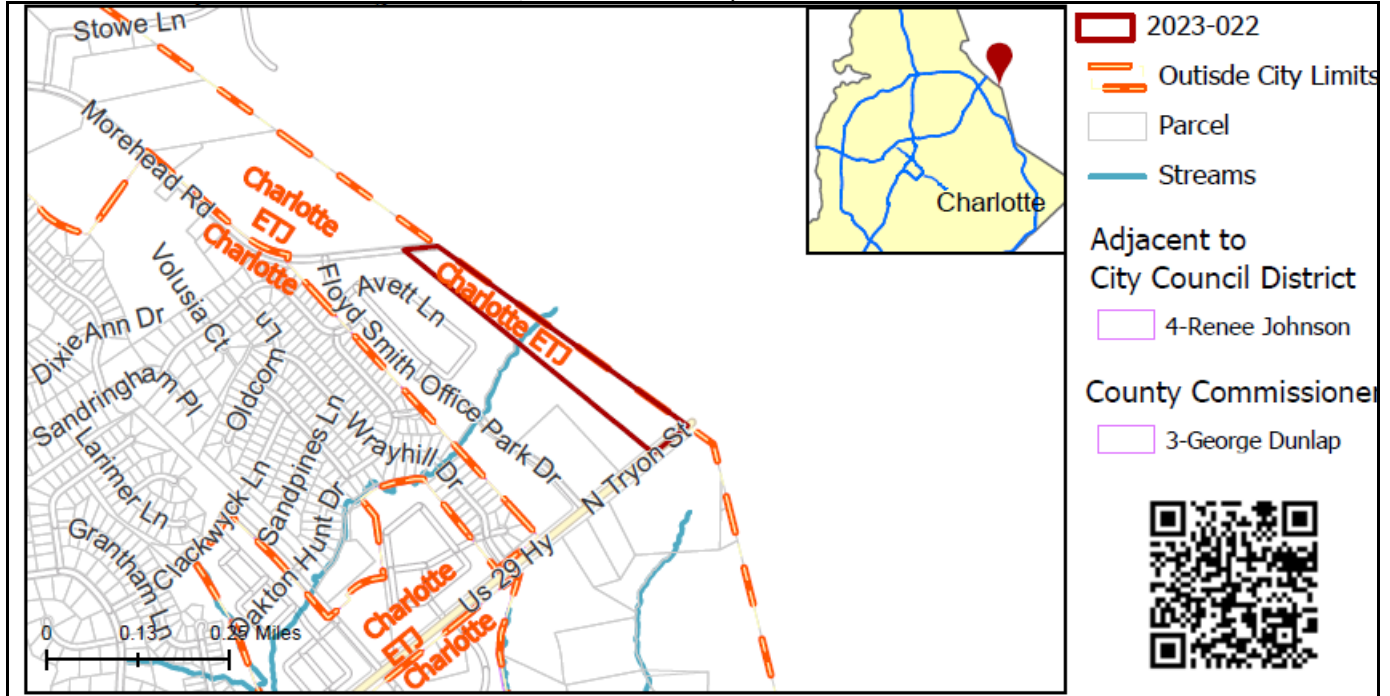


**REQUEST**

Current Zoning: N1-A (Neighborhood 1)  
 Proposed Zoning: R-8MF(CD) (Multifamily Residential, Conditional)

**LOCATION**

Approximately 14.46 located west of N Tryon Street, east of Morehead Road, and north of Floyd Smith Office Park Drive.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant parcel with 70 single family attached residential units and accessory uses.

**PROPERTY OWNER**

Christenbury Family, LLC

**PETITIONER**

Charter Properties, Inc.

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen

**COMMUNITY MEETING**

Meeting is required and has been held. Report will be available online when received.

Number of people attending the Community Meeting: 0.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

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

Rationale for Recommendation

- The petition would diversify housing options in the N Tryon Street corridor and is adjacent to recently approved multifamily residential to the west.
- The site is a long, narrow parcel encumbered with utility right of way and stream buffers that would make development of a Neighborhood 1 place type challenging.
- The petition would improve pedestrian and bicycle mobility along both Morehead Road and N Tryon Street by implementing an 8' planting strip and 12' multi-use path along both street frontages.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

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

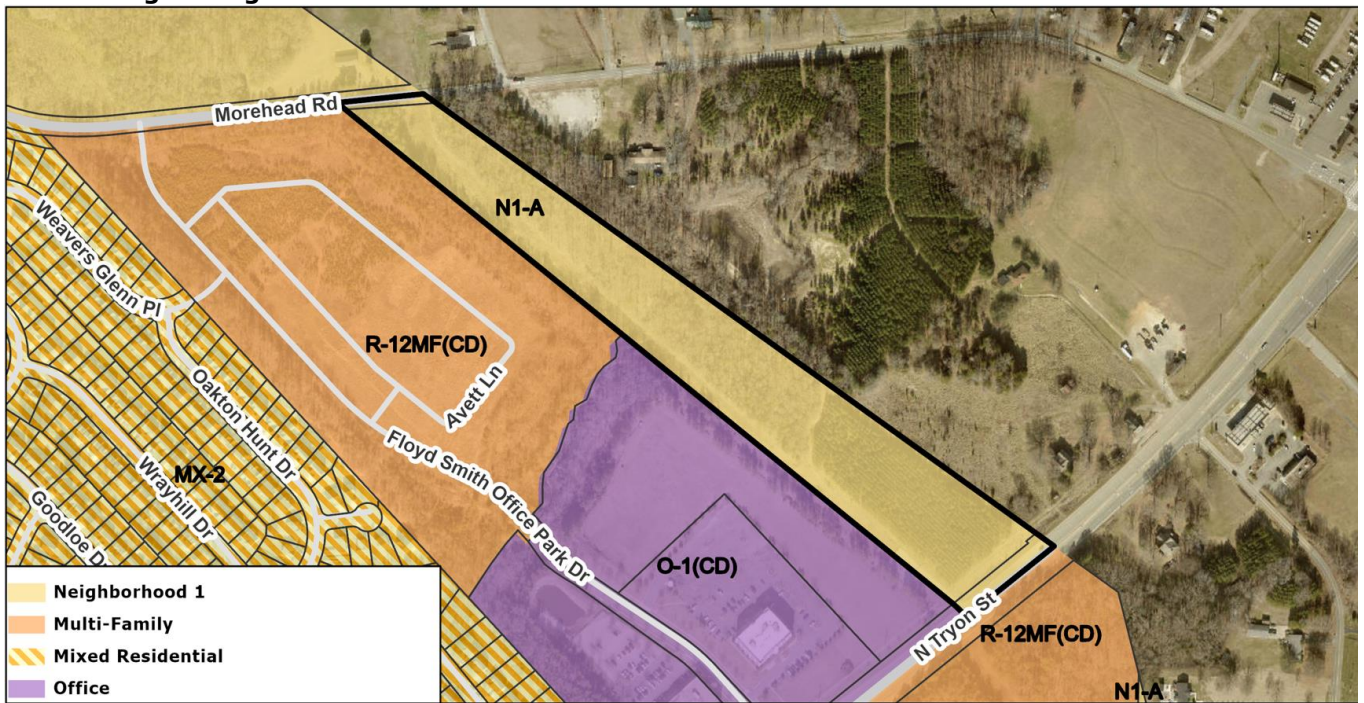
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a neighborhood of 70 single family attached residential dwelling units with accessory uses.
- Proposes two development areas that will not be connected to each other but will connect to adjacent development in Cabarrus County.
- Establishes a 30’ setback from the future right of way of Morehead Road and N Tryon Street.
- Establishes a 15’ setback from the right of way of internal streets.
- Commits to the following transportation improvements:
  - Dedication of a minimum of 50’ of right of way from the centerline of Morehead Road.
  - Installation of an 8’ planting strip and 12’ multi-use path along the site’s frontages of both Morehead Road and N Tryon Street.
- Commits to architectural standards including pitched roofs and covered porches or stoops that are a minimum of 3’ deep.

• **Existing Zoning**



- The petition site, which is adjacent to Cabarrus County, is zoned N1-A and surrounded by R-12MF(CD), O-1(CD), and N1-A zoning.





The site, marked by a red star, is near adjacent to Cabarrus County and surrounded by a mix of uses including office, large lot single family residential, wooded land, and recently approved multifamily residential.



Streetview of the site looking west from N Tryon Street.



Streetview of large lot single family residential and wooded land to the north and east of the site along Morehead Road.



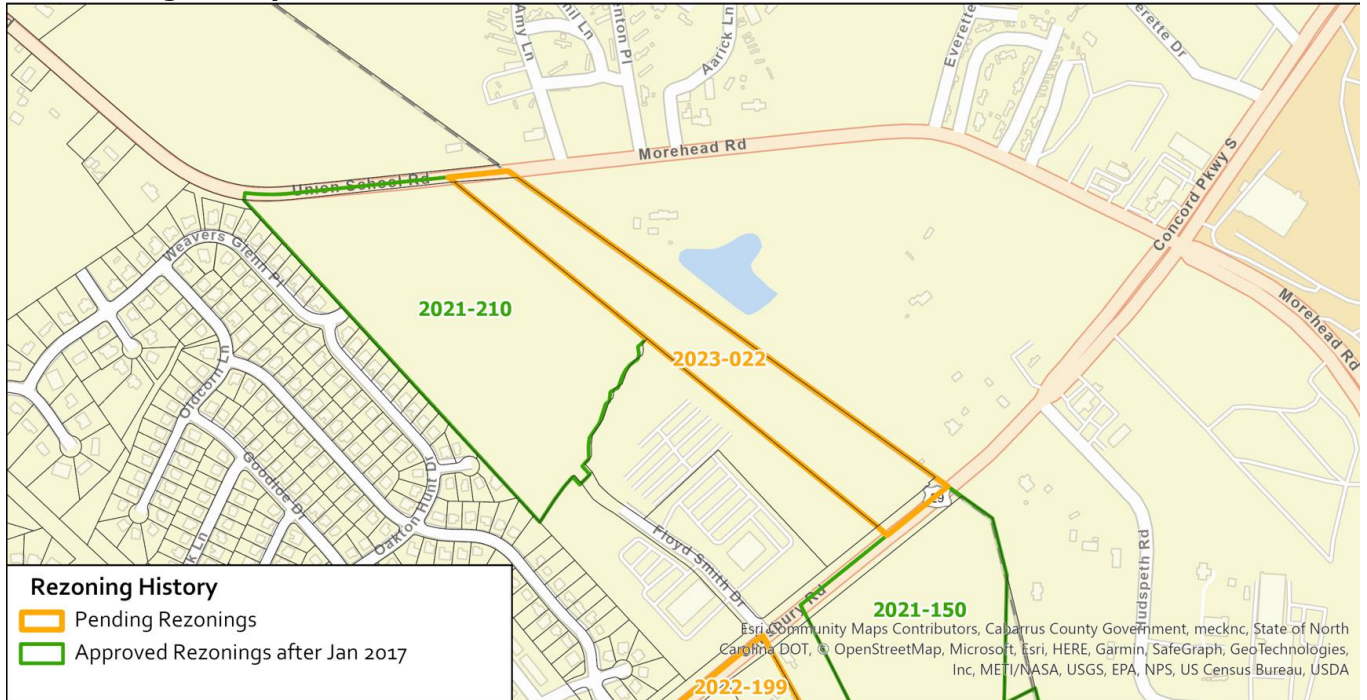
Streetview of office uses to the south of the site along N Tryon Street.





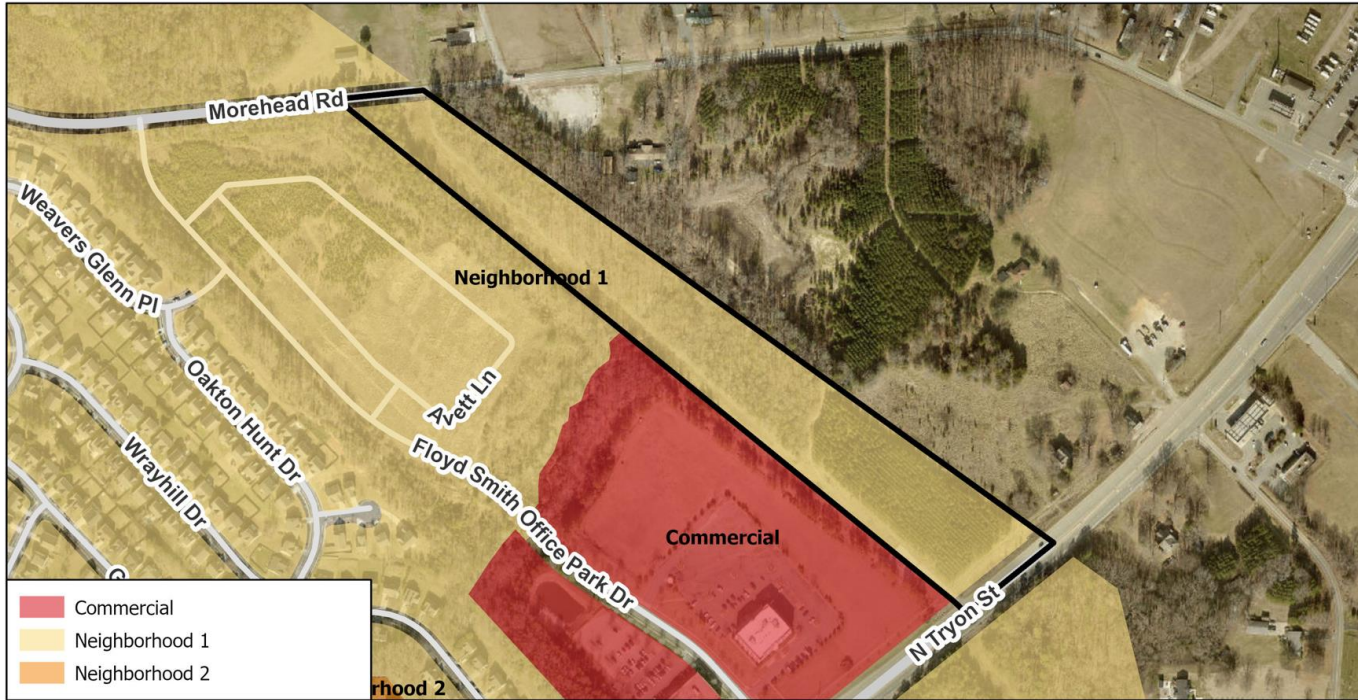
Streetview of vacant land to the west of the site that was recently approved for multifamily residential use.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-199	Petition to rezone to R-12MF(CD) to allow 200 multifamily residential dwellings	Pending
2021-210	Petition to rezone to R-12MF(CD) to allow 360 multifamily residential dwellings.	Approved
2021-150	Petition to rezone to R-12MF(CD) to allow 276 multifamily residential dwellings and 24 single family attached dwellings.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained, major thoroughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Site plan and/or conditional note revisions are needed to commit to removing the access point on Tryon in coordination with NCDOT. Further details are listed below.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 465 trips per day (based on 43 single family detached residential dwellings).

Proposed Zoning: 485 trips per day (based on 70 single family attached residential 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:** 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 22 students, while development allowed with the proposed zoning may produce 13 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 0.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Stoney Creek Elementary at 117%.
    - James Martin Middle at 65%.
    - Julius L. Chambers High at 134%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Salisbury Rd. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 600 feet south of the rezoning boundary along Floyd Smith Office Park Dr. 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](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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See Outstanding Issues, Note 2.
- **Urban Forestry / City Arborist:** No comments submitted.

#### **OUTSTANDING ISSUES**

##### Transportation

1. Revise site plan and conditional notes to commit to removing the Tryon Street access point in coordination with NCDOT.

##### Site and Building Design

2. Revise note regarding 50' undisturbed stream buffers to delete the second sentence stating "Final buffer limits will be based on confirmed jurisdictional limits after draining of pond and final impact limits that are pursued."

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