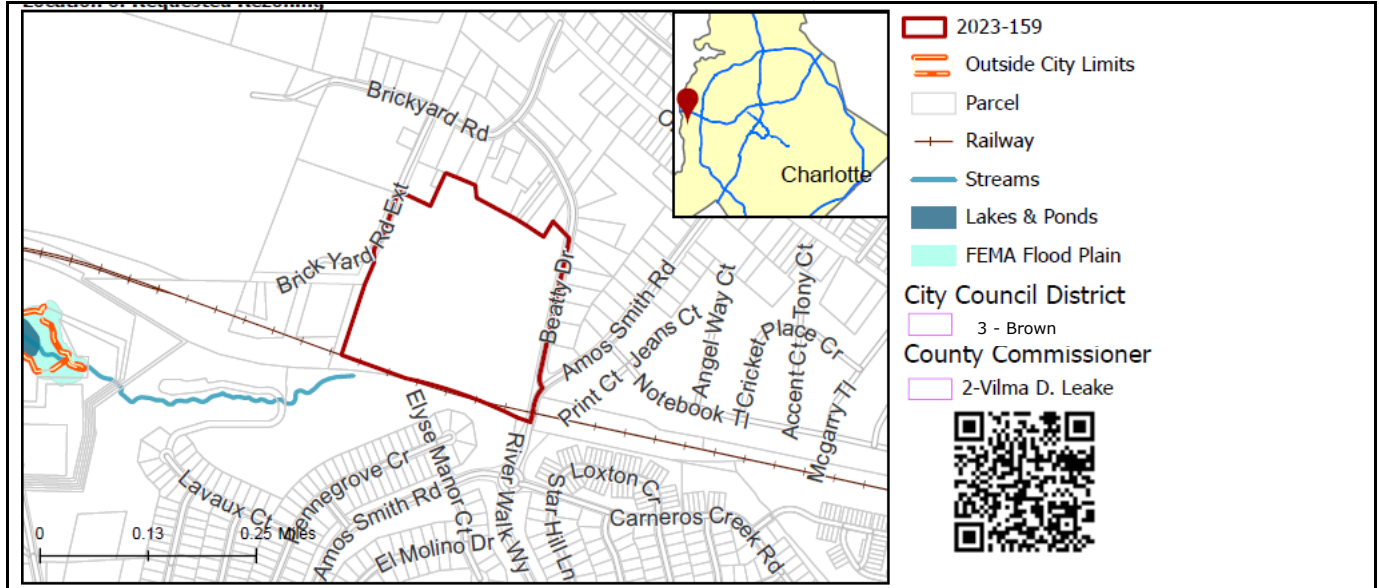


**REQUEST**

Current Zoning: MHP (manufactured home park)  
Proposed Zoning: N1-E (neighborhood 1-E)

**LOCATION**

Approximately 28.4 acres located on the west side of Beatty Drive and east side of Brick Yard Road Extension, south of Wilkinson Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by right and under prescribed conditions in the N1-E zoning district on a parcel of vacant land.

**PROPERTY OWNER  
PETITIONER**

Annie Hemby Ham  
Pulte Home Company, LLC

**AGENT/REPRESENTATIVE**

Bridget Grant – Moore & Van Allen

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 19

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to the environment.

Plan Consistency

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

Rationale for Recommendation

- The petition is consistent with the recommended Neighborhood 1 place type.
- The Neighborhood 1 Place Type recommends single-family detached developments, townhome buildings, and small multi-family buildings.
- The petition is consistent a recent rezoning in the vicinity that includes townhome development.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 9: Retain Our Identity & Charm

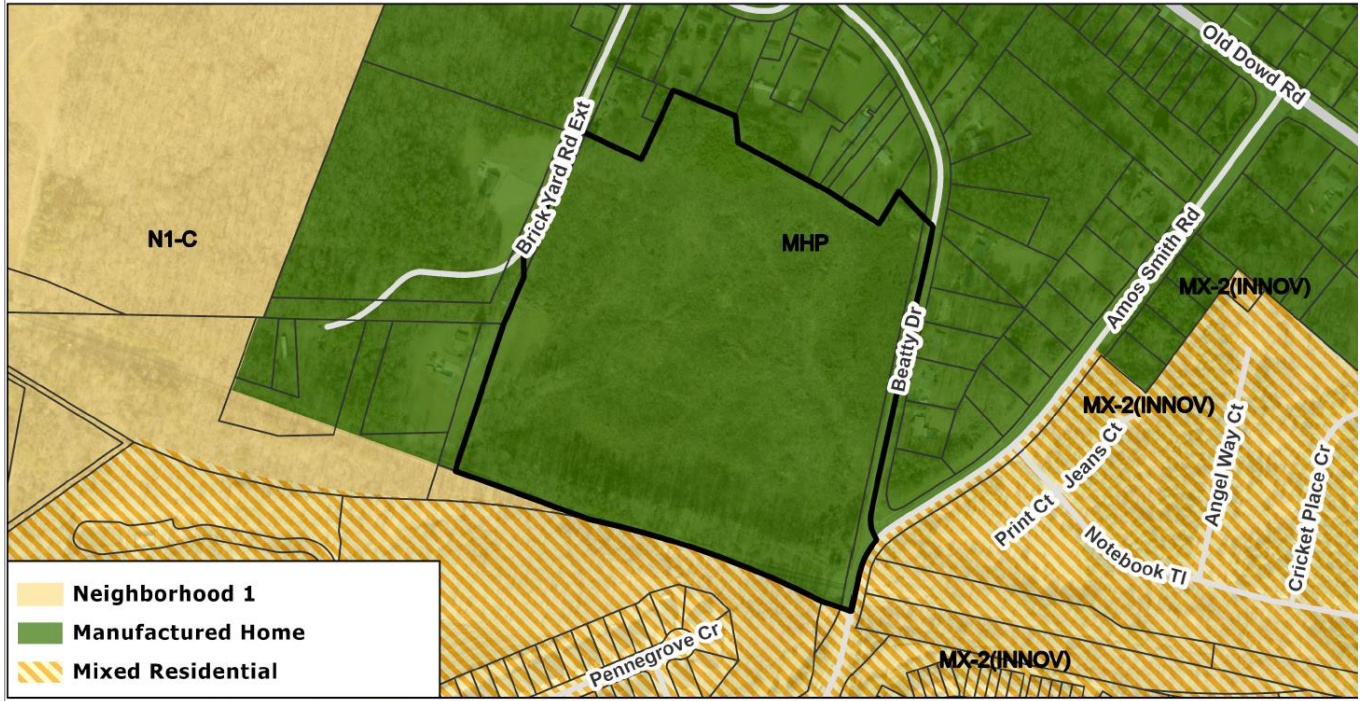
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

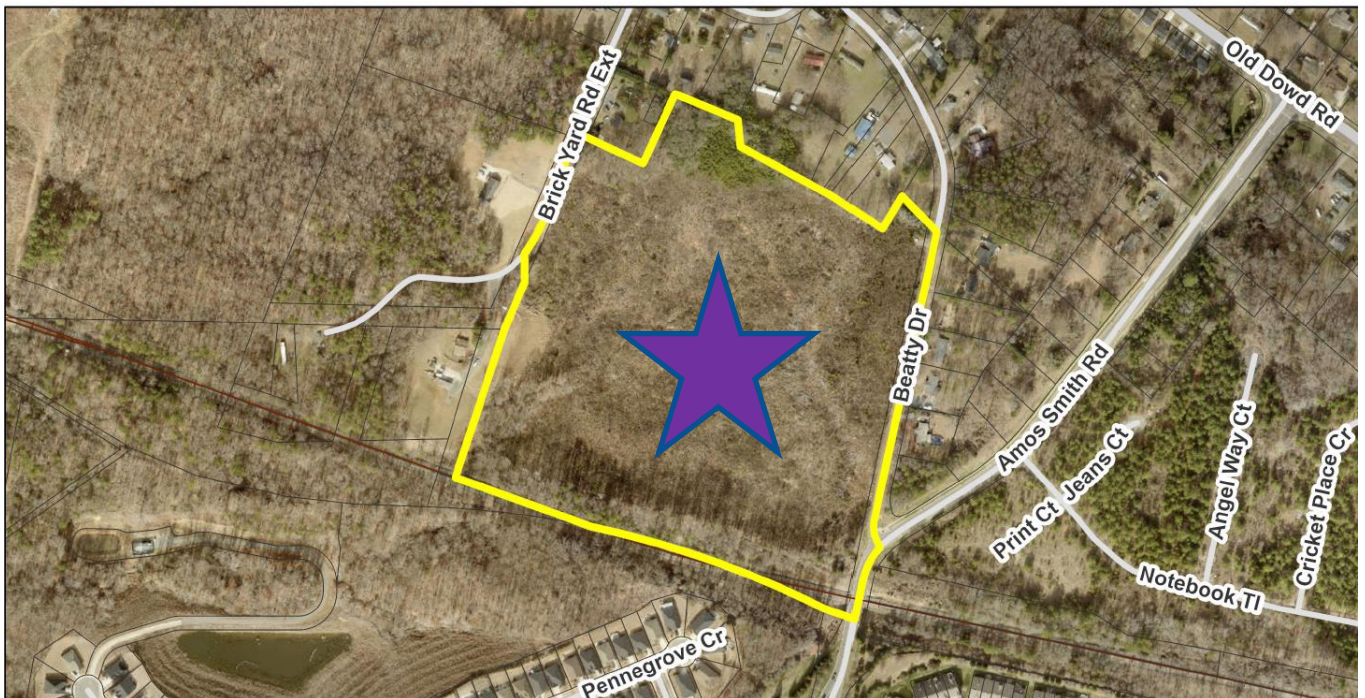
This is a conventional rezoning petition with no associated site plan.

- This request would allow all uses permitted by right and under prescribed conditions in the N1-E zoning district.

- **Existing Zoning**



- The rezoning parcel is vacant and surrounded by single family detached homes, townhomes, vacant land, and a nature preserve on parcels in different zoning districts.



The rezoning site (denoted by purple star) is surrounded by single family detached homes, townhomes, vacant land, and a nature preserve.



The rezoning site is currently vacant.



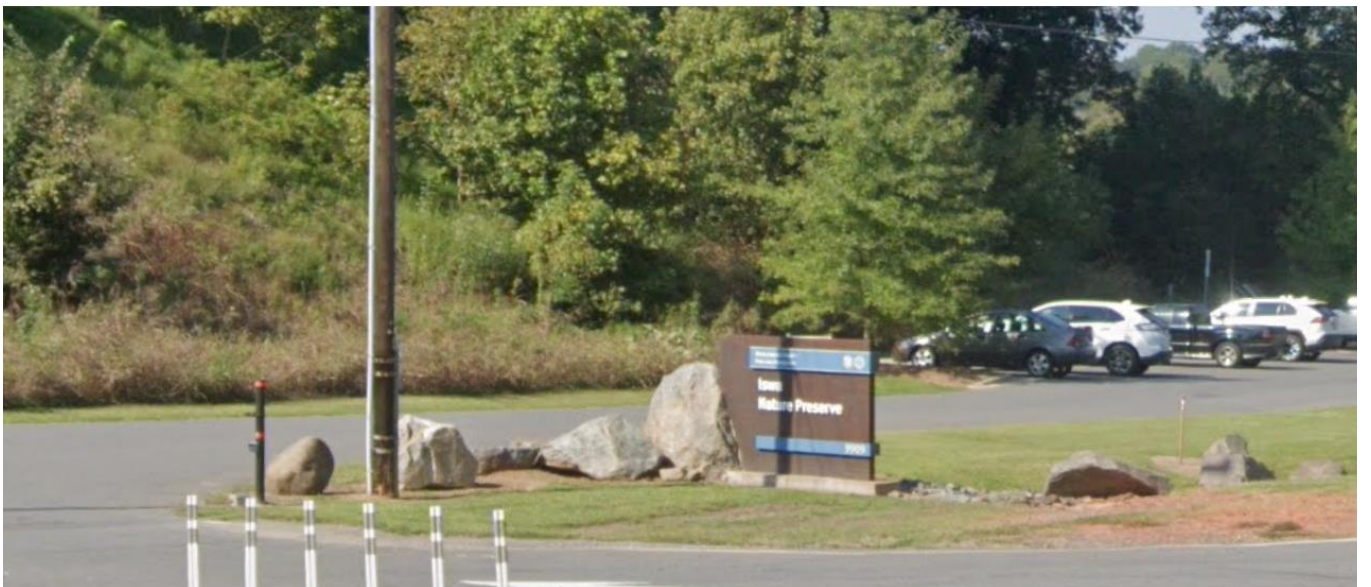
North are single family homes.



East are single family homes.



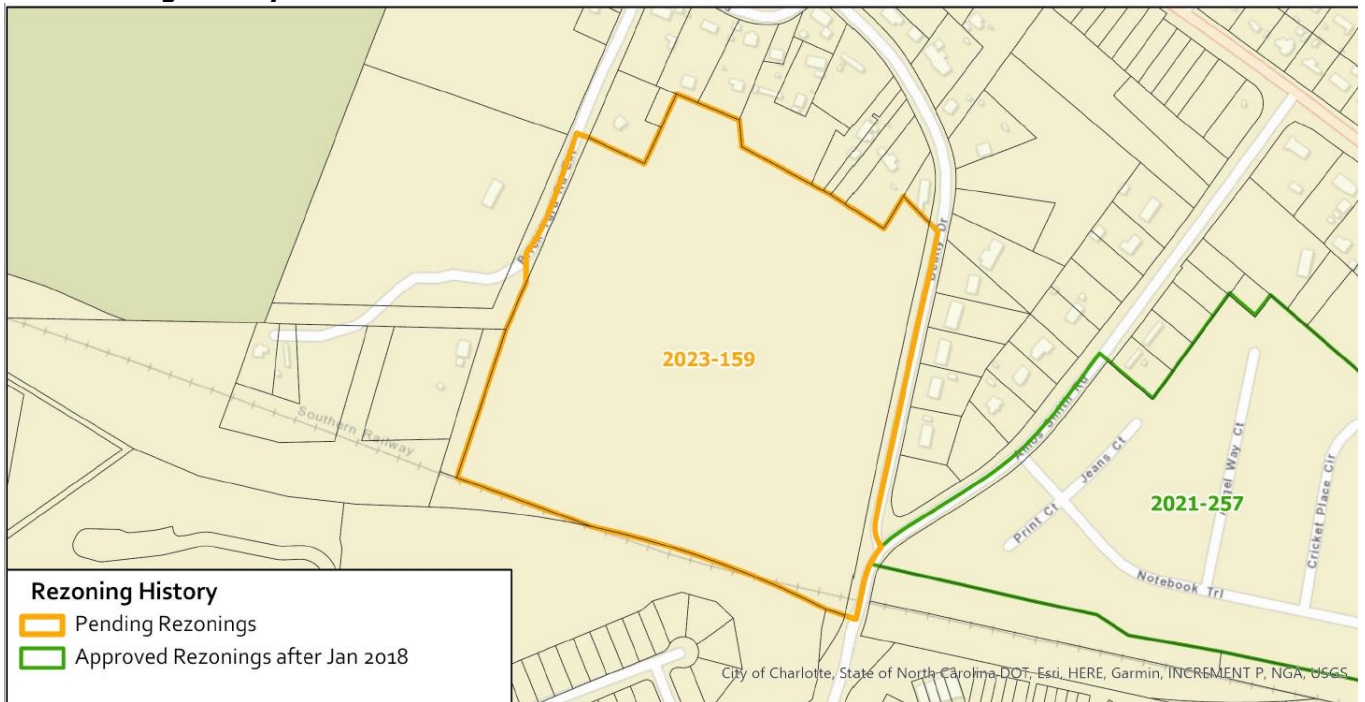
West are single family homes and vacant land (above), and the ISWA Nature Preserve (below).





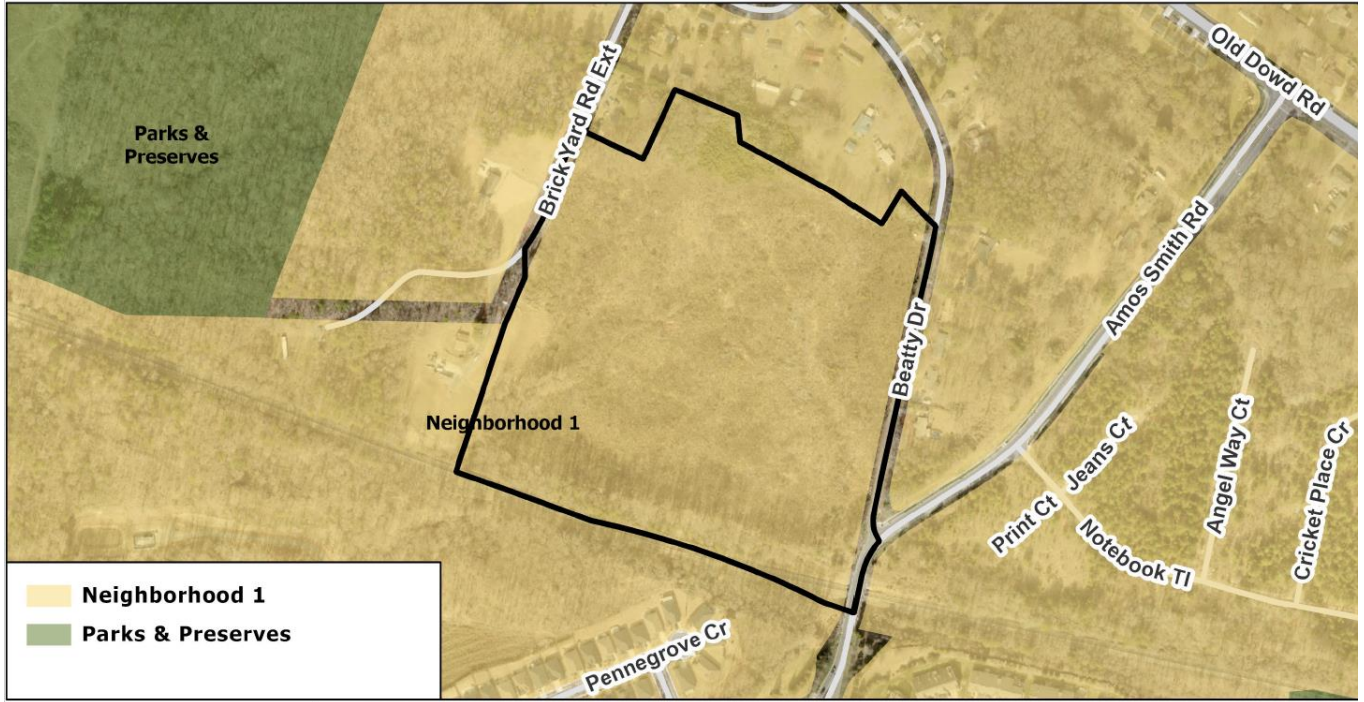
South are single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-257	MX-2 INNOV site plan amendment for 52.67 acres to allow a townhome community.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

• **TRANSPORTATION SUMMARY**

The petition is located at the intersection of Beatty Drive, a City-maintained local street, and Amos Smith Road, a city-maintained collector. 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 the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 1,225 trips per day (based on 84,506 sq ft manufactured homes-MHP, 1.94 ac).

Proposed Zoning: Too many uses to determine trip generation.

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - The following data is as of 20<sup>th</sup> Day of the 2022-23 school year.
    - Berryhill School at 107%
    - West Mecklenburg High at 85%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Amos Smith Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. 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:** See Outstanding Issues, Note 1.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

#### **OUTSTANDING ISSUES**

##### Environment

1. Mecklenburg County Park and Recreation requests minimum of 1.4 acres to be dedicated and conveyed to Mecklenburg County for a future local park. This requested park land shall be adjacent to a public right-of-way for access and is conducive for the development of the typical amenities found in a local park and cannot include tree save parcels or storm water BMP's. Parkland dedication shall be conveyed by the first CO.

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

**Planner:** Claire Lyte-Graham (704) 336-3782