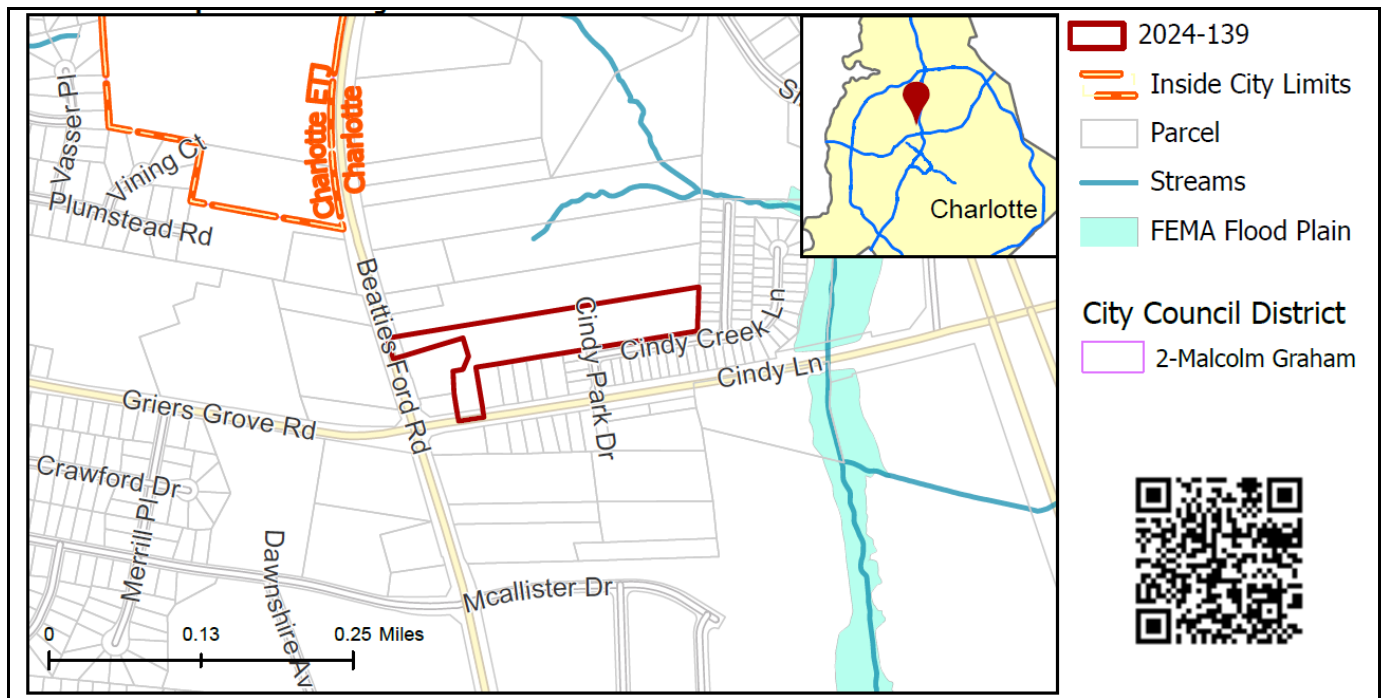


## REQUEST

Current Zoning: N1-B (Neighborhood 1-C) and CG (General Commercial).  
Proposed Zoning: N1-E(CD) (Neighborhood 1-E, conditional)

## LOCATION

Approximately 4.91 acres located on the east side of Beatties Ford Road, north of Cindy Lane, and west of Cindy Woods Lane.



## SUMMARY OF PETITION

The petition proposes the development of up to 29 single-family detached dwelling units. The site is currently undeveloped.

## PROPERTY OWNER

Stokes Property Development, LLC

## PETITIONER

True Foundation | True Homes

## AGENT/REPRESENTATIVE

Eddie Moore, McAdams

## 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 **consistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

### Rationale for Recommendation

- This petition is appropriate as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type and is consistent with the surrounding single-family character of the area.
- The plan includes provisions that the dwellings will be House Charlotte eligible, providing attainable housing.
- The site is within a ¼-mile of a commercial area providing access to medical office, retail, restaurant, and religious uses.

- The site is served by the number 7 and 13 CATS local buses providing service between Northlake Mall and the Charlotte Transit Center (CTC), as well as the McCrory YMCA and the Sugar Creek Blue Line Station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
  - 3: Housing Access for All

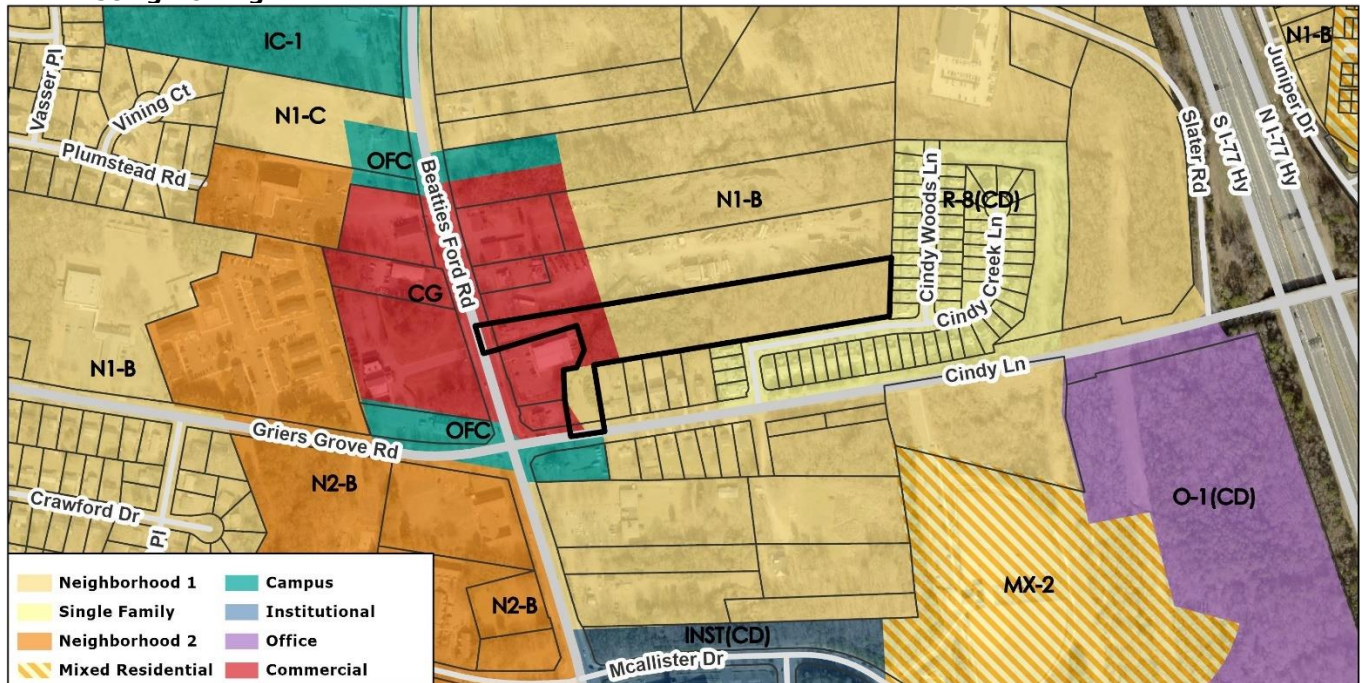
## PLANNING STAFF REVIEW

### • Proposed Request Details

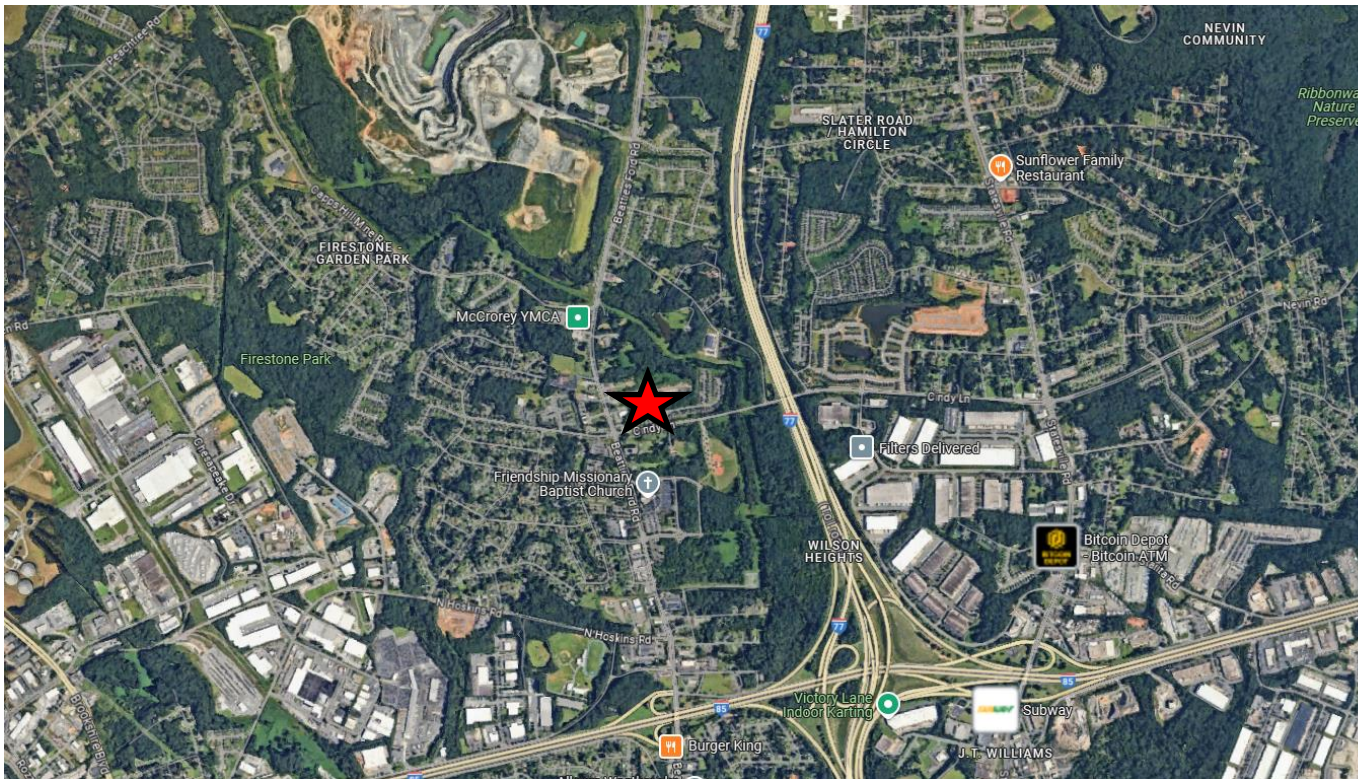
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 29 single-family detached dwelling units.
  - All units will be House Charlotte eligible.
  - All dwellings will be deed restricted to ensure affordability for a minimum of 7 years.
- The following site improvements are proposed:
  - Maximum building height is limited to 40 feet.
  - Usable front porches or stoops, **a minimum of 4 feet in depth**, will be provided.
  - Preferred building materials include brick, brick veneer, stone, precast stone, and vinyl siding.
  - Pitched roofs will have a minimum pitch of 5:12, shed and porch roofs a minimum of 2:12.
  - Driveways for lots 1 and 2 on Cindy Lane will be located a minimum of 200 feet from the intersection of Cindy Lane and Beatties Ford Road.
  - All transportation improvements and dedication of right-of-way will be completed prior to the issuance of the first certificate of occupancy (CO).

### • Existing Zoning



- The site is zoned N1-B (Neighborhood 1-B) and CG (General Commercial). The property is adjacent to properties zoned N1-B to the north and south, CG to the west along Beatties Ford Road, OFC (Office Flex Campus) to the southwest at the intersection of Beatties Ford Road and Cindy Lane, and R-8(CD) (Single-Family, conditional) to the east and south.



The site (indicated by red star above) is located on the east side of Beattie Ford Road, north of Cindy Lane, and west of Cindy Woods Lane. The site is adjacent to existing single-family development, abuts a manufacturing and logistics use located to the north, and is within a ¼-mile of commercial development along Beatties Ford Road, just north of a public park.



View of the site looking north from the intersection of Cindy Park Drive and Cindy Creek Lane.



View of the portion of the site fronting on Cindy Lane looking north.



View of the existing single-family neighborhood located to the south and east of the site.



View of commercial development located at the intersection of Beatties Ford Road and Cindy Lane, west of the site.



View of property used for the storage of commercial vehicle and tractor-trailers located north of the site.



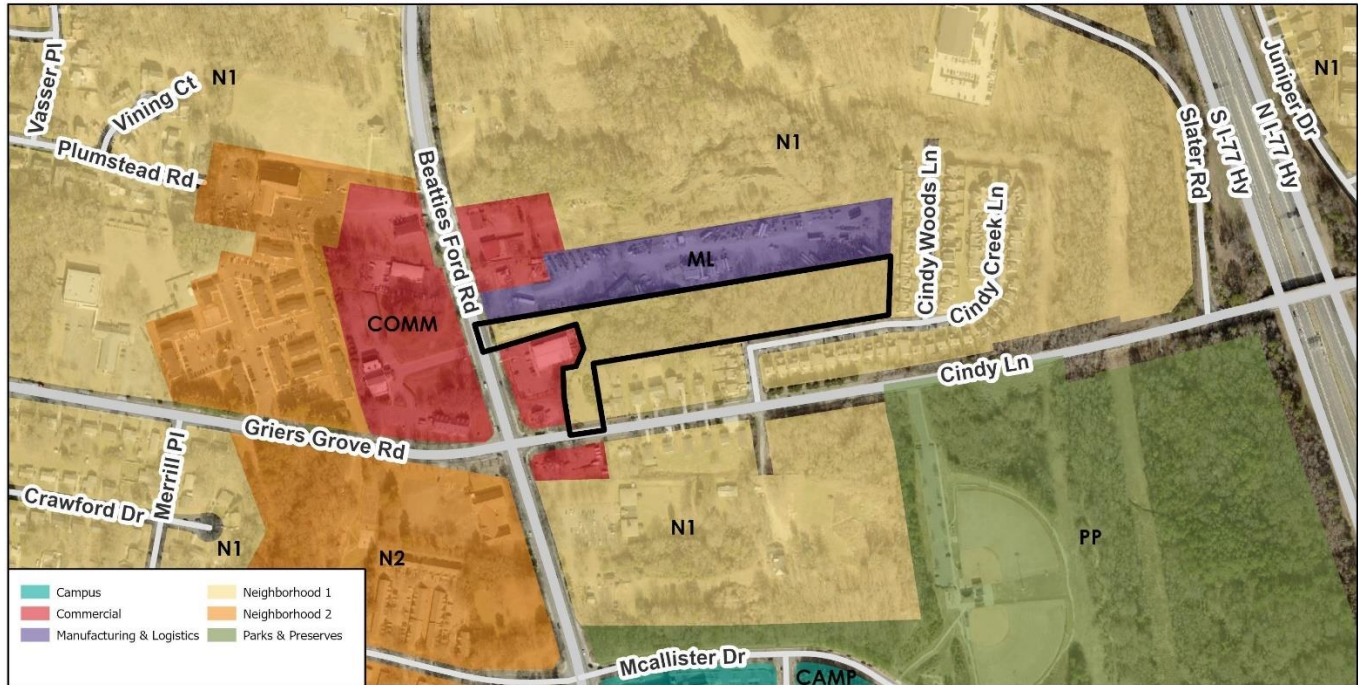
View of the Friendship Sports Complex park located southeast of the site across Cindy Lane.

- **Rezoning History in Area**



- There has not been any rezoning activity in the area within the past 5 years.

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Beatties Ford Road, a City-maintained major arterial, north of Cindy Lane, a City-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan commits to constructing all public roads to Residential Wide Per Article 33 of UDO.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning: N1-B and CG.

Existing Use: 311 trips per day (based on 1,920 sq.ft. of retail).

Entitlement: 578 trips per day (based on 13 dwellings and 4,600 sq.ft. of retail)

Proposed Zoning: N1-E(CD). 323 trips per day (based on 29 single-family detached 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 15 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Staesville Road Elementary remains 85%
    - Ranson Middle remains at 91%
    - West Charlotte High remains at 96%.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Cindy Creek Ln. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Cindy Ln and Cindy Creek Ln. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.

- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **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.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

##### Transportation

1. ~~CDOT: Cindy Park Drive—Location of future back of curb and gutter to be installed 17.5' from centerline. CLDSM U-03A2 Residential Wide.~~ Addressed
2. ~~CDOT: Revise site plan and conditional note(s) to commit to dedicate 31.5' right of way from the road centerline on Cindy Park Drive, Cindy Creek Lane, and Road A. The site plan shall label and dimension the right of way from the road centerline.~~ Addressed
3. ~~CDOT: Revise site plan and conditional note(s) to commit to residential wide cross section for Cindy Park Drive and Road A per article 33 of the UDO. Should meet CLDSM U-03A2 detail.~~ Addressed

##### Environment

4. ~~Urban Forestry: A tree survey shall be required for all conditional zoning map amendments.~~ Addressed
5. ~~Urban Forestry: Tree save as shown is fragmented. Ensure that each area meets the requirements for scenario 3 of the contiguous green area found in the Charlotte Tree manual.~~ Addressed

##### Site and Building Design

6. ~~Urban Design: Usable front porches should be covered and be at least 6 feet deep. Stoops should be a minimum of 4 feet deep. A minimum dimension should be proposed for porches and stoops.~~ Addressed

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

**Planner:** Maxx Oliver 704-336-3818