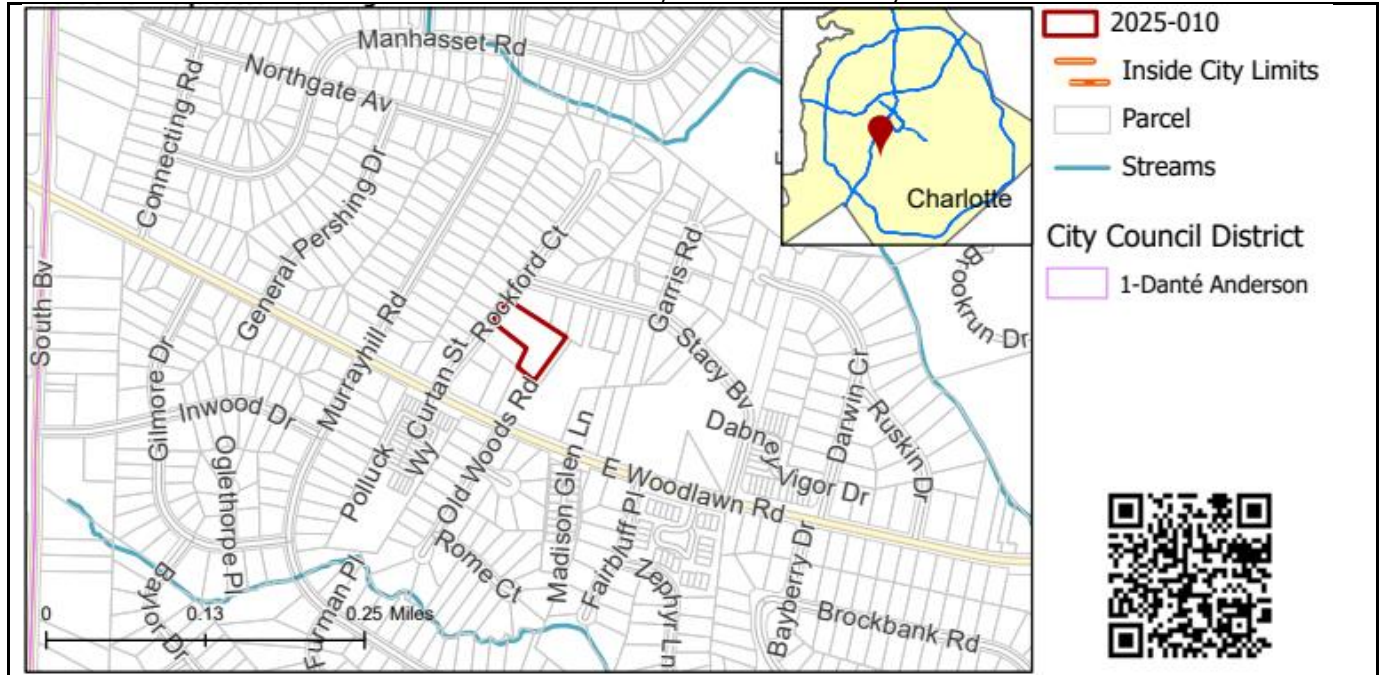


**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B)  
Proposed Zoning: N1-C (Neighborhood 1-C)

**LOCATION**

Approximately 1.04 acres located on the east side of Rockford Court, north of East Woodlawn Road, and south of Stacy Boulevard.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by-right and under prescribed conditions in the N1-C zoning district on a site that is currently occupied by a single family home.

**PROPERTY OWNER**

David Phillips

**PETITIONER**

David Phillips

**AGENT/REPRESENTATIVE**

David Phillips

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- Advances Goals 1 (10-Minute Neighborhoods) and 2 (Neighborhood Diversity & Inclusion) by allowing more housing types in an established area.
- Both N1-B and N1-C zoning districts allow the same housing types (e.g., single-family homes, duplexes, triplexes), but N1-C permits smaller minimum lot sizes and widths. This allows for modest increases in housing density while maintaining neighborhood form and character.

- The subject property is significantly larger than nearby lots; and the surrounding residential area, in particular this block, lacks an established lot pattern. As a result, this rezoning wouldn't result in a disruption of a well defined residential character.
- The site is surrounded by other N1-zoned parcels but is located just north of East Woodlawn Road, where zoning transitions to commercial and multifamily districts (e.g., CG, UR-2(CD), R-8MF(CD)). This petition offers a gradual zoning step between single-family uses and more intense development.
- Rezoning to N1-C preserves the residential character of the neighborhood while enabling housing diversity.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

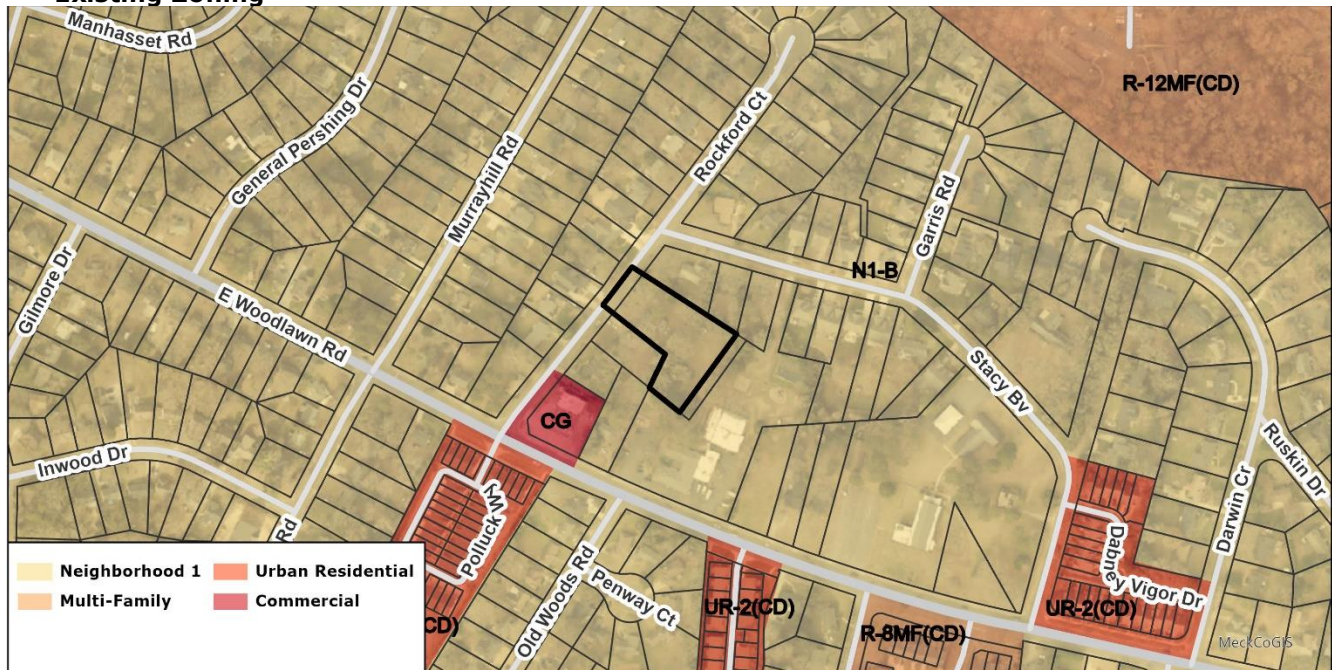
## PLANNING STAFF REVIEW

### Proposed Request Details

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

- The petition proposes all uses permitted by-right and under prescribed conditions in the N1-C zoning district.

### Existing Zoning

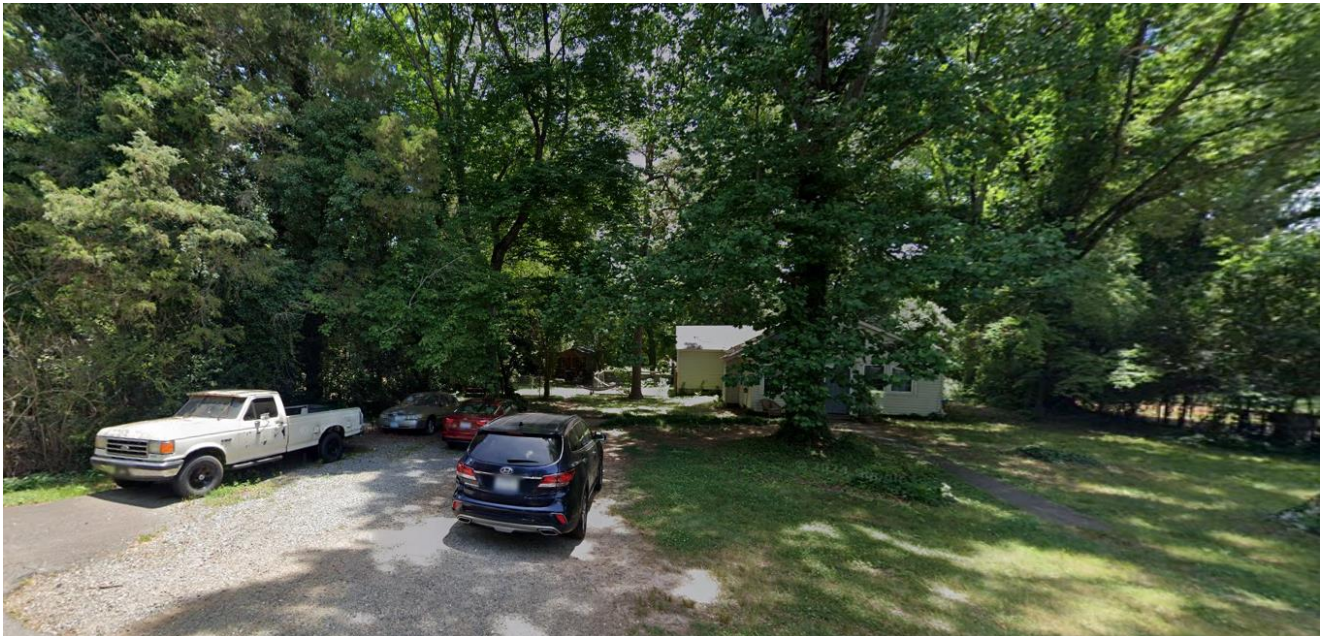


- The subject site is currently zoned N1-B and is surrounded predominantly by similar Neighborhood 1 districts. Immediately east and north of the site are parcels zoned N1-B, characterized by single-family residential homes. South of the site, across East Woodlawn Road, zoning transitions to a mix of more intense residential and commercial districts, including CG (General Commercial), UR-2(CD) (Urban Residential, Conditional), and R-8MF(CD)/R-12MF(CD) (Multi-family Residential, Conditional). This mix of zoning reflects the site's transitional position between lower-density residential areas and a corridor of more urban development along East Woodlawn Road.





- The rezoning site, marked with a red star, is surrounded predominantly by single-family residential homes to the north, east, and west. To the south along East Woodlawn Road, land uses transition to institutional and commercial, including a childcare center, offices, and neighborhood-serving retail. The broader area reflects a typical Neighborhood 1 context with interspersed Neighborhood 2 Place Type elements near major roads.



- The site is currently occupied by a single family home.





North of the site are single family homes.



South of the site are single family homes.





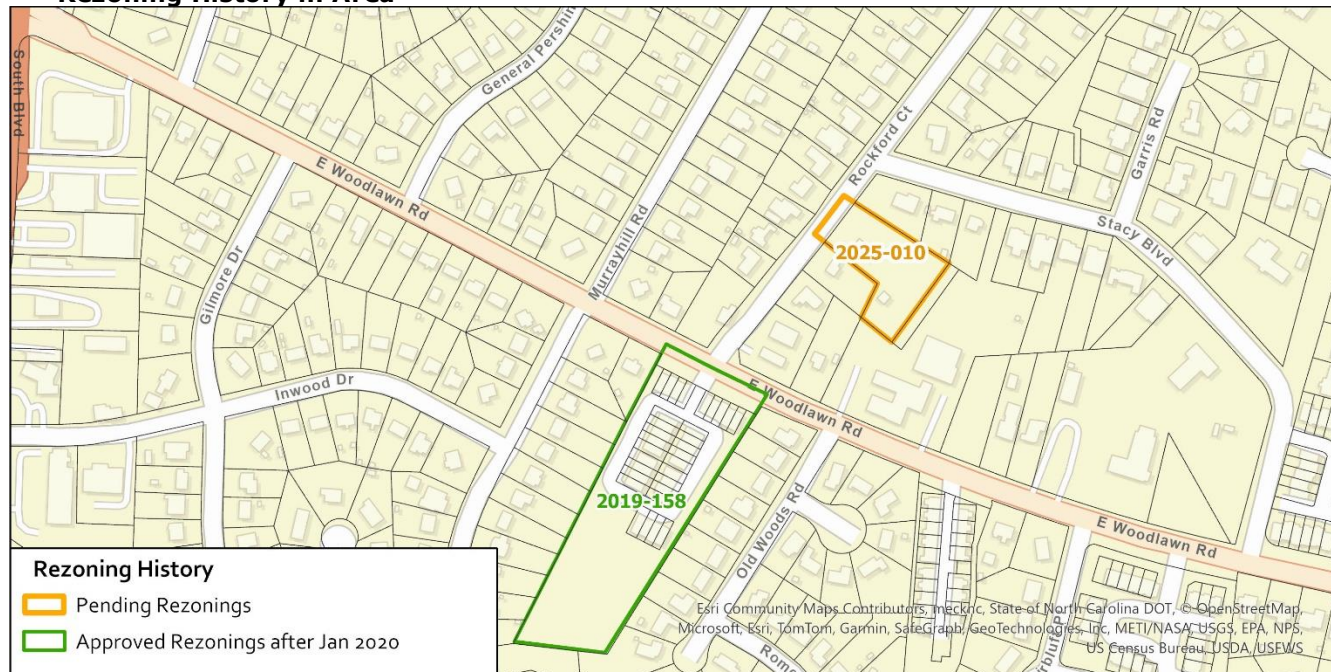
West of the site is a single-family home.



- East of the site on East Woodlawn is a gas station and townhomes.

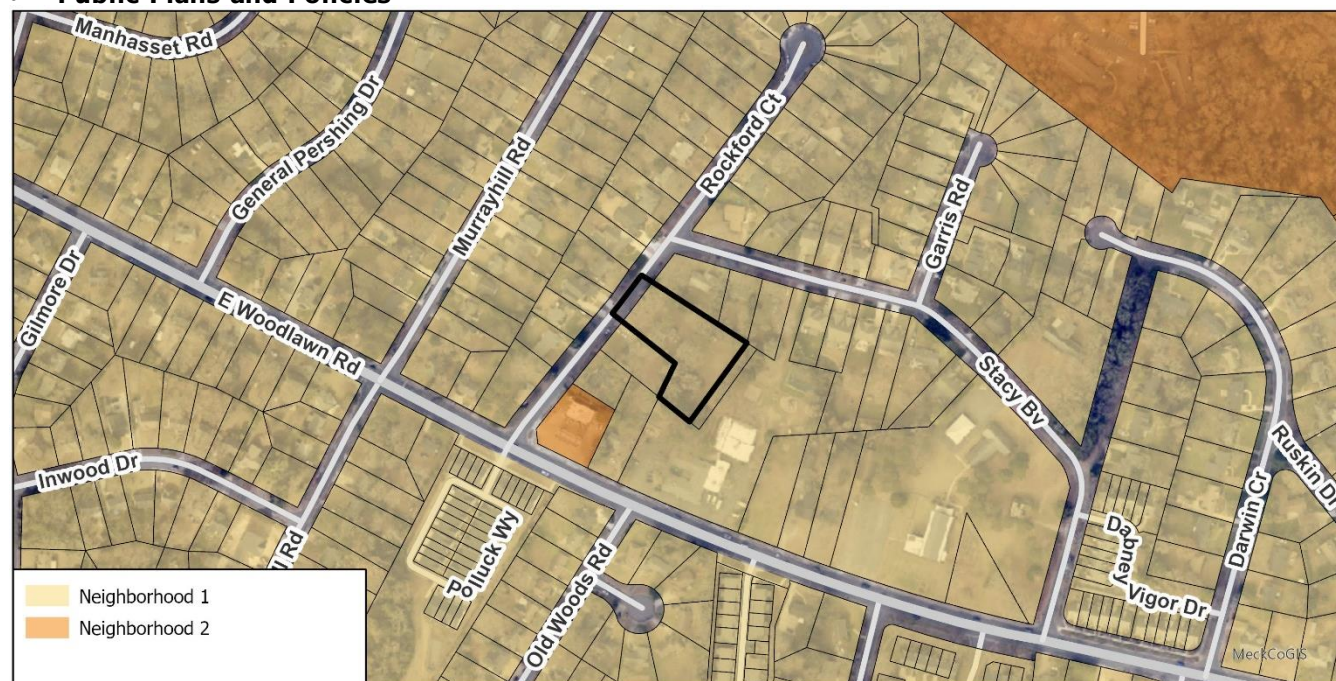


### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-158	Rezoned 3.6 acres from R-4 (Single Family Residential) & UR-2(CD) (Urban Residential, Conditional) to UR-2(CD) (Urban Residential, Conditional) & UR-2(CD) SPA (Urban Residential, Conditional, Site Plan Amendment) to allow for 37 attached units.	Approved

### • Public Plans and Policies



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

### • TRANSPORTATION SUMMARY

- The site is located adjacent to Rockford Court, a City-maintained local street, north of Woodlawn Road, a State-maintained major arterial. 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: 10 trips per day (based on one dwelling unit).  
Entitlement: 40 trips per day (based on N1-B (Neighborhood 1-B)).  
Proposed Zoning: 50 trips per day (based on N1-C (Neighborhood 1-C)).

#### 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 Outstanding Issues, Note
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Due to the relatively small acreage of the site, the development allowed under both the existing and proposed zoning may not generate students.
  - Pinewood Elementary current utilization is 113%.
  - Alexander Graham Middle School current utilization is 100%.
  - Myers Park High School current utilization is 119%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Rockford Ct. Charlotte Water has indicated that while there is an existing sewer lateral currently serving the single home on this lot, the potential for subdivision of the parcel would likely necessitate extension of the public sewer main along the property's frontage on Rockford Court. Charlotte Water will coordinate with the petitioner during permitting to determine infrastructure needs based on the final development layout.
- **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.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163