

REQUEST

Current Zoning: UR-2(CD) (Urban Residential, Conditional)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 1.70 acres located on the southeast corner of North McDowell Street and East 17th Street, west of Seigle Avenue, and south of East 18th Street.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district, the site is currently vacant.

PROPERTY OWNER

PK819 LLC

PETITIONER

PK819 LLC

AGENT/REPRESENTATIVE

Ruben Garcia; PK819 LLC

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* recommendation for Neighborhood 1.

Rationale for Recommendation

- Located in the Belmont neighborhood, this site is in an area that is directly surrounded by longstanding single family development that has close proximity to the LYNX Blue Line transit, a mix of retail, adaptive reuse projects, and multi-family development.
- The site currently has UR-2(CD) entitlements via petition 2018-011 for five attached dwelling units. The site was never built out to the plan approved in the 2018 petition and the current proposal for N1-C would bring the zoning into alignment with the site's surroundings.
- The N1-C zoning district allows for single family detached uses as well as duplexes, triplexes, and a limited number of other uses that would

be compatible with the established and entitled development in the area.

- The subject property has convenient access to the Little Sugar Creek Greenway, CATS bus route 23, the Parkwood Station along the LYNX Blue Line, as well as a variety of goods and services within the Community Activity Center that follows North Davidson Street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

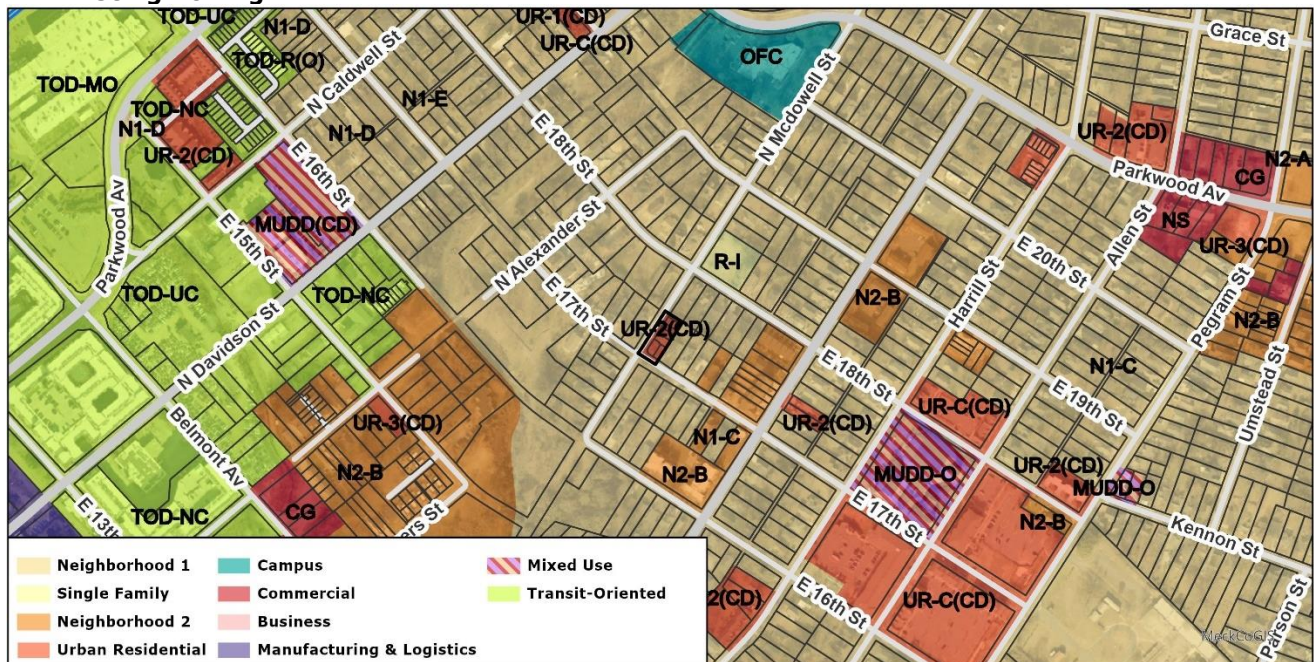
PLANNING STAFF REVIEW

Proposed Request Details

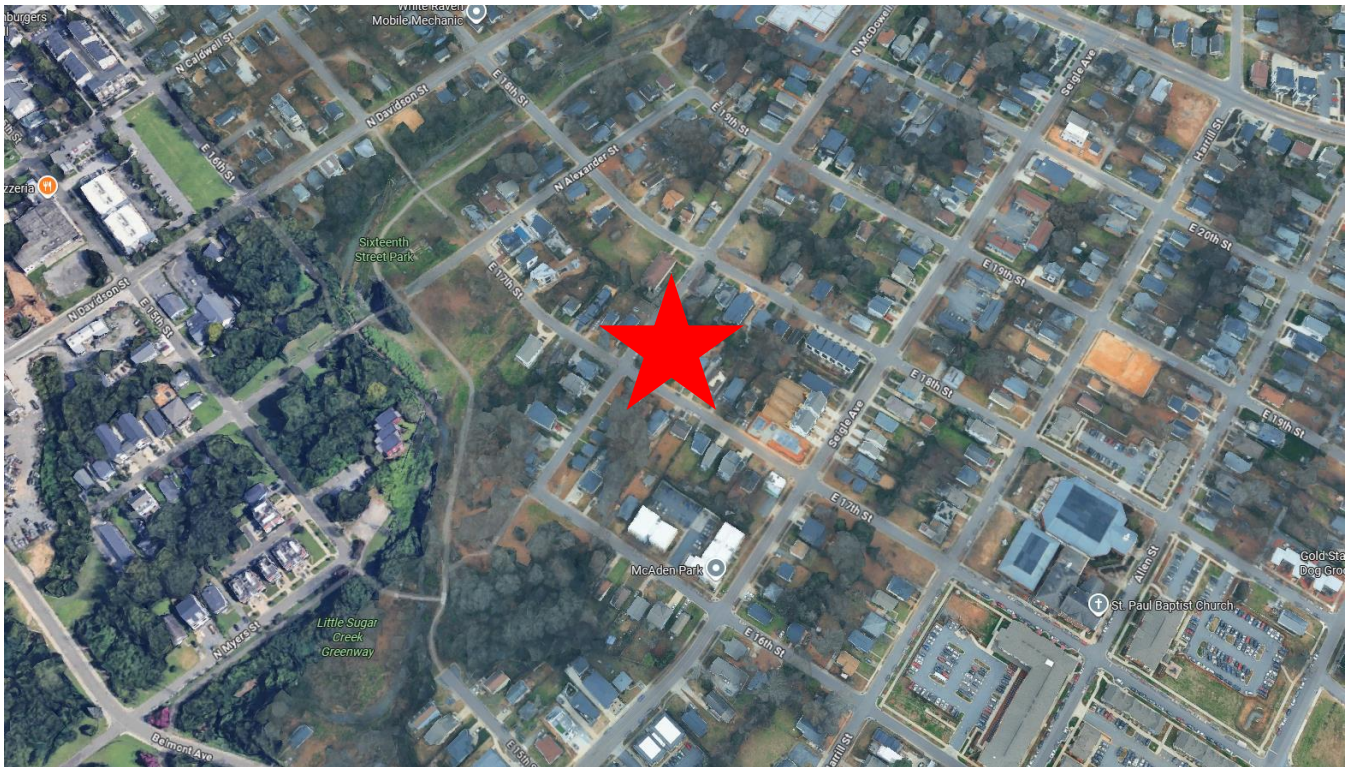
This is a conventional rezoning petition with no associated site plan.

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

Existing Zoning



- The subject property is zoned UR-2 (Urban Residential). The immediate area contains a mix of zoning districts, including Neighborhood 1 (N1-C, N1-D, and N1-E) to the north and Neighborhood 2 (N2-B) and Urban Residential Conditional (UR-C(CD), UR-2(CD)) to the east. To the south and west, zoning transitions to more mixed-use and transit-oriented designations such as MUDD-O (Mixed Use Development District – Optional) and TOD (Transit-Oriented Development) districts along the N. Davidson corridor. This zoning context reflects a transition from lower-intensity residential neighborhoods to higher-density residential and mixed-use areas supported by transit access.



The subject site is located within an established neighborhood characterized primarily by single-family and small multi-family residential uses. To the west, the Little Sugar Creek Greenway and Sixteenth Street Park provide recreational open space, while N. Davidson Street serves as a mixed-use and transit-oriented corridor with commercial and higher-density residential development. To the east and south, the area transitions into a mix of residential blocks, community-serving institutional uses such as St. Paul Baptist Church, and local parks including McAden Park.



The site is currently vacant.



North of the site are single family homes and townhomes.



East of the site are single family homes on E 17th Street.



South of the site are single family homes and a greenway entrance.

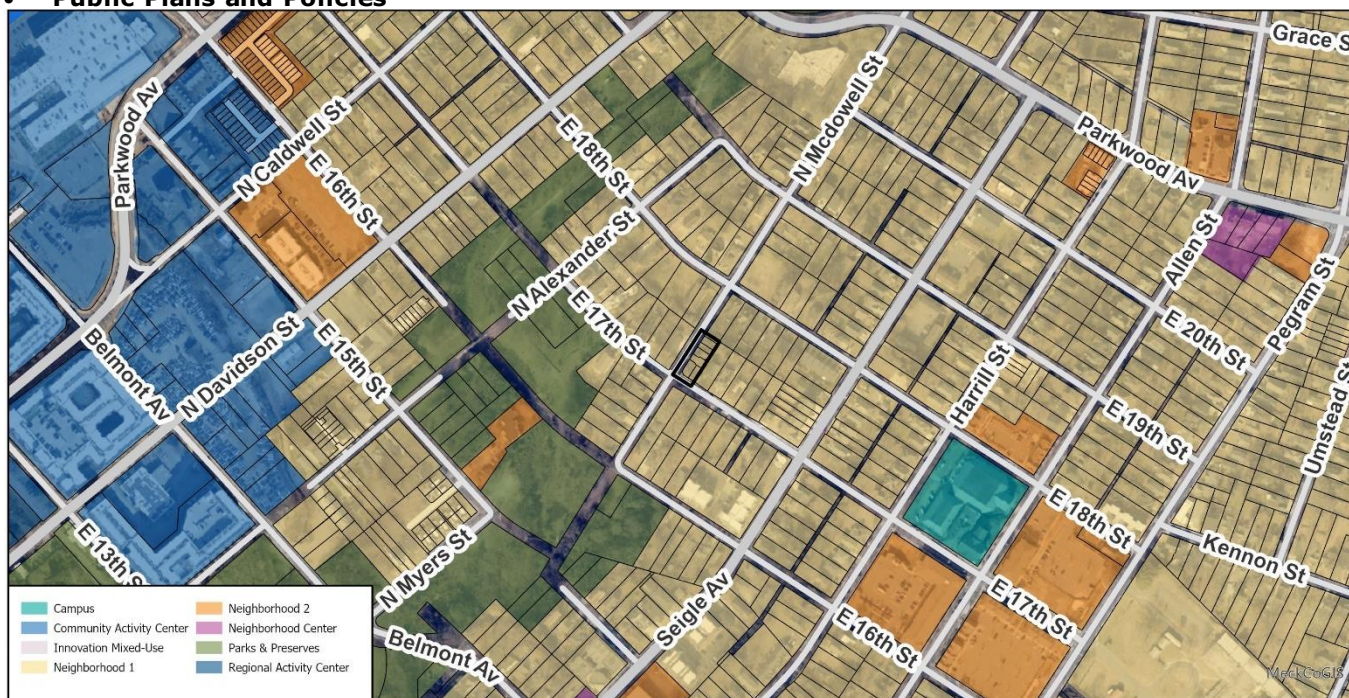


West of the site at the intersection of N McDowell Street and E 17th Street are single-family homes.

Petition Number	Summary of Petition	Status
2019-126	Rezoned 0.397 acres from R-8 (Single Family Residential) to UR-2 (CD) (Urban Residential, Conditional) for 16 residential dwelling units.	Approved
2019-133	Rezoned 0.20 acres from R-5 (Single Family Residential) to MUDD-O (Mixed Use Development, Optional) to adaptively reuse an existing building along with an adjacent parcel for parking that would allow up to 3,400 square feet to be developed as EDEE Type 1 and 2, retail, and personal service uses.	Approved
2019-146	Rezoned 0.17 acres from R-8 (Single Family Residential) to UR-1(CD) (Urban Residential, Conditional) & UR-C (CD) (urban residential commercial, conditional) for the construction of two attached dwelling units on the back side of the property while preserving the historic storefront for specific uses allowed in the UR-C zoning district.	Approved
2019-156	Rezoned 0.52 acres from R-5 (Single Family Residential) to UR-3(CD) (Urban Residential, Conditional) to allow for the construction of a multi-family structure with up to 17 units.	Approved
2020-005	Rezoned 0.92 acres from R-5 (Single Family Residential) to NS (Neighborhood Services) to allow a mixture of uses including single-family attached units, multi-family units, and ground floor commercial uses as permitted within the NS district.	Approved
2020-061	Rezoned 5.2 acres from TOD-M(O) (Transit Oriented Developed – Mixed, Optional) & I-2 (Heavy Industrial) to TOD-UC (Transit Urban Center) to allow all uses permitted by-right or under prescribed conditions in the TOD-UC district.	Approved
2020-076	Rezoned 0.51 acres from B-1 (Neighborhood Business) to NS (Neighborhood Services) to allow 10,000 SF of retail uses and up to 22 multi-family stacked units.	Approved
2020-101	Rezoned 4.005 acres from TOD-M(O) & I-2 (Transit Oriented Development, Mixed, Optional; Industrial) to TOD-UC (Transit-Oriented Development, Urban Center) to allow all uses in the TOD-UC district.	Approved
2020-128	Rezoned 0.17 acres from R-22MF (Multi-Family Residential) to UR-3 (CD) (Urban Residential, Conditional) to develop four (4) single family attached residential units.	Approved
2021-007	Rezoned 0.2 acres from R-5 (Single Family Residential) to UR-2(CD) (Urban Residential, Conditional) to permit the construction of up to two single family detached residential units.	Approved
2022-035	Rezoned 0.37 acres from R-5 (Single Family Residential) to UR-2(CD) (Urban Residential, Conditional) to allow a single family attached (townhome) development with up to nine residential units.	Approved

2024-019	Rezoned 0.56 acres from UR-2(CD) (Urban Residential, Conditional) to N1-D (Neighborhood 1 – D) and N1-E (Neighborhood 1 – E) to allow all uses in the N1-D and N1-E districts on those parcels.	Approved
2024-026	Rezoned 0.282 acres from TOD-UC (Transit Oriented Development-Urban Center) to TOD-UC(EX) (Transit Oriented Development-Urban Center, Exempt) to develop a residential community with up to 21 single-family attached townhome units.	Withdrawn
2025-008	Rezoned 0.96 acres from NS (Neighborhood Services) to NC(CD) (Neighborhood Center, Conditional) to develop 60 multi-family stacked residential units.	Pending
2025-055	Rezoned 0.52 acres from NS (Neighborhood Services) to NC(CD) (Neighborhood Center, Conditional) for adaptive reuse of the existing structure on site for a personal services establishment.	Pending

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of North McDowell Street, a City-maintained local street, and East 17th Street, 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 the site

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 25 trips per day (based on UR-2(CD)).

Proposed Zoning: 58 trips per day (based on N1-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:** No comments submitted.
 - **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 the proposed zoning may not generate students. Current school utilization is as follows:
 - Choose an item.
 - Villa Hights Elementary current utilization is 108%.
 - Eastway Middle current utilization is 109%.
 - Granger High current utilization is 100%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along E 17th St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along E 17th St. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **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.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163