

REQUEST

Current Zoning: N1-C (Neighborhood 1-C)
Proposed Zoning: N2-B (Neighborhood 2-B)

LOCATION

Approximately 0.4 acres located on the west side of Mayfair Avenue, south of Seymour Drive, and north of Markland Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the N2-B district on two parcels in the West Boulevard corridor.

PROPERTY OWNER

JHYN-ii, LLC

PETITIONER

Nicole Frambach

AGENT/REPRESENTATIVE

Nicole Frambach

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- A portion of the site is already developed with a quadraplex building, creating a legal nonconformity. The petition would resolve the nonconformity.
- The petition would establish one zoning district on a parcel that is currently split-zoned.
- The properties to the north and south of the site are zoned N2-B and developed with triplex and quadraplex buildings.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion

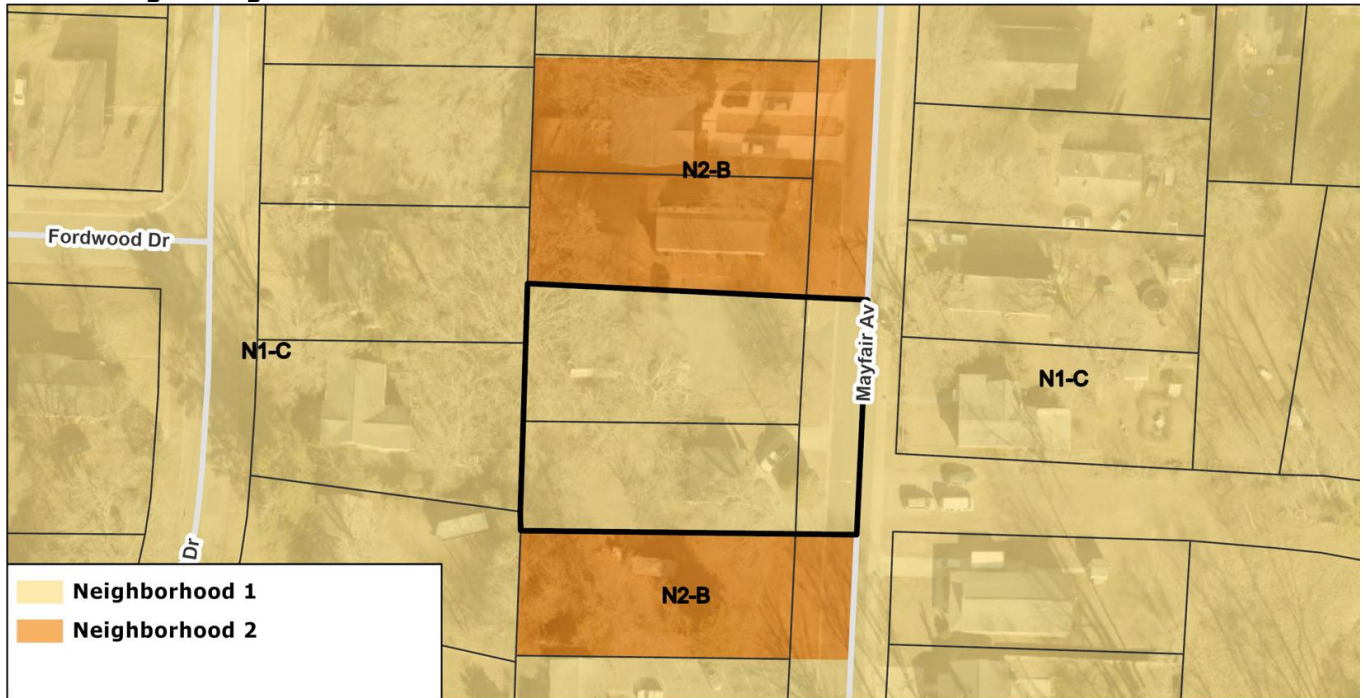
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

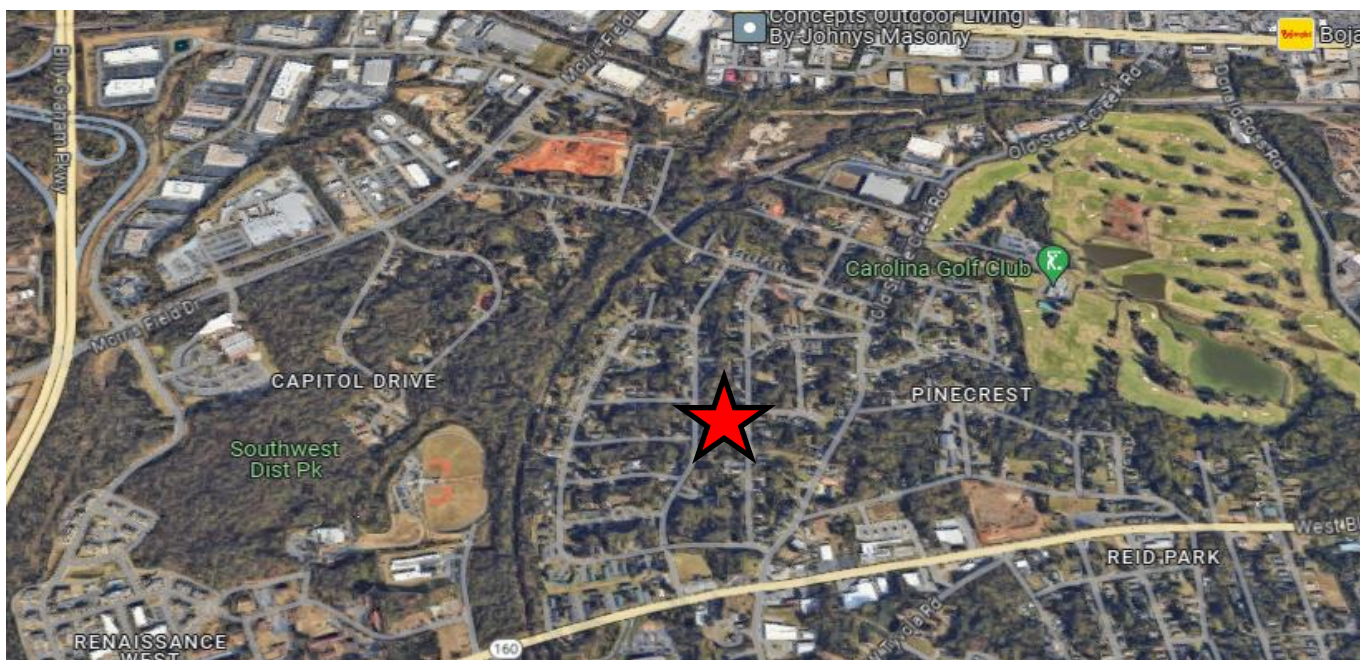
- **Proposed Request Details**

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

- **Existing Zoning**



- The site and many of the surrounding properties are zoned N1-C. However, the properties immediately north and south of the site along Mayfair Avenue are zoned N2-B.



The site, marked by a red star, is surrounded primarily by single family detached residential with some single family attached residential mixed into the neighborhood.



Street view of the site from Mayfair Avenue showing one single family detached dwelling and a quadraplex building.



The property to the north of the site is developed with a triplex and quadraplex.



The properties to the east of the site across Mayfair Avenue are developed with single family detached dwellings.

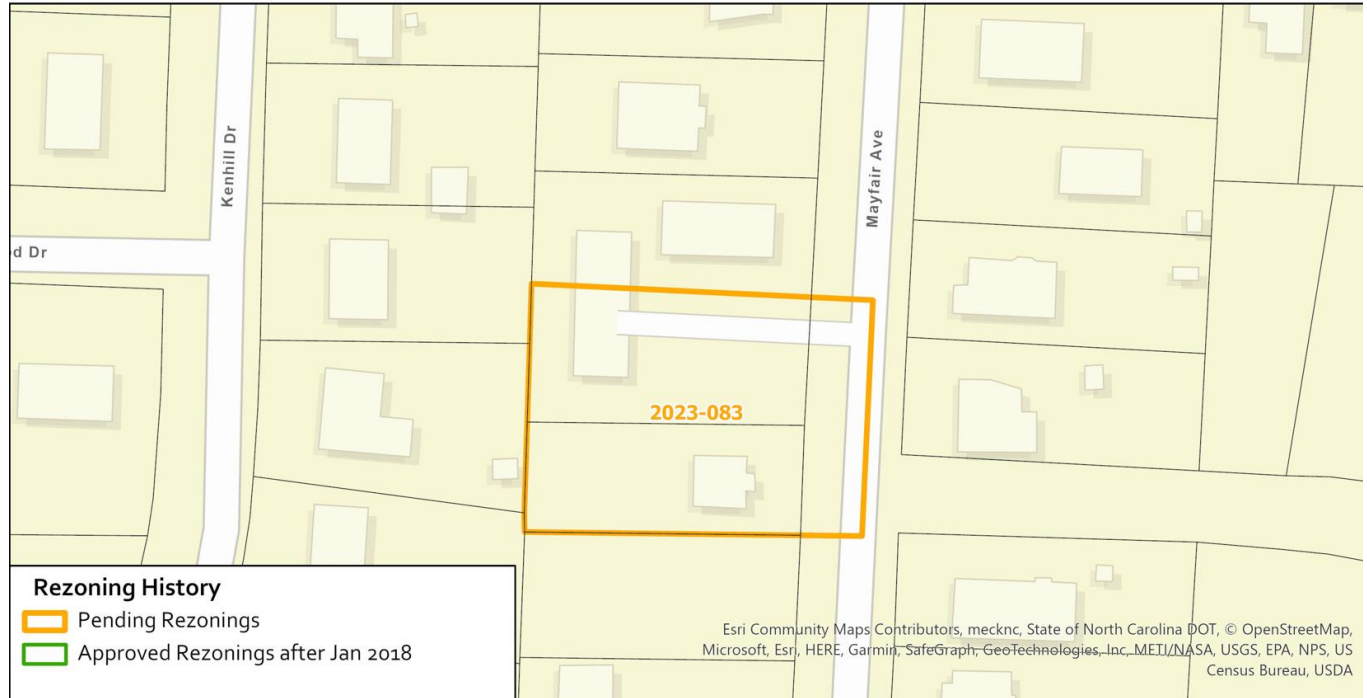


The property to the south of the site is developed with two triplex buildings.



The properties to the west of the site along Kenhill Drive are developed with single family detached dwellings.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There are no recent rezonings in the vicinity of this site.	

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Mayfair Avenue, a City-maintained local street, south of Craddock Avenue, 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:**
- Markland Drive Apartments
 - Subdivision project converting 2 single family homes into a 19 unit apartment building located at 3517 Markland Drive.
 - Project is currently under review
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one single family detached unit).
 - Entitlement: 20 trips per day (based on two single family detached units).
 - Proposed Zoning: N/A trips per day (based on too many uses to determine).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch small water distribution main along Mayfair Ave. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Mayfair Ave.
- See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **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.

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