

REQUEST

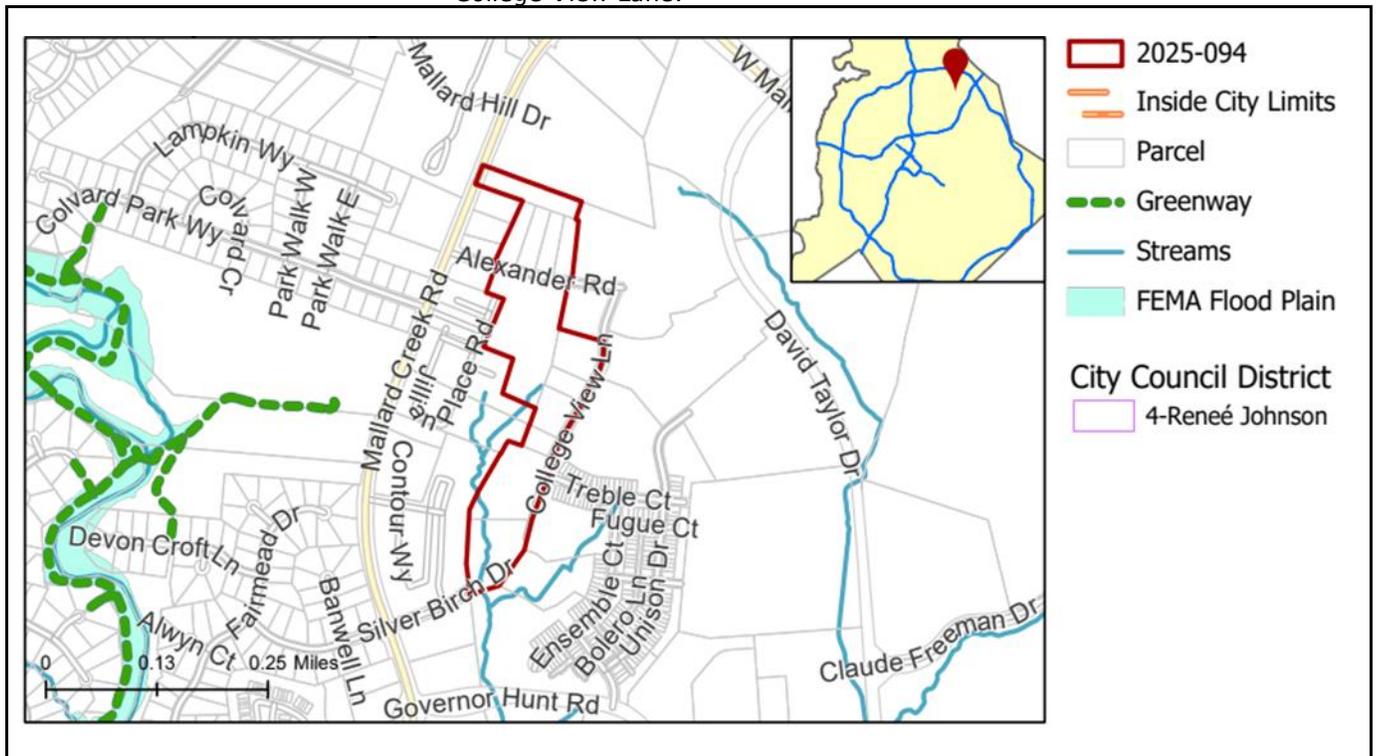
Current Zoning: N1-A (Neighborhood 1-A)

Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Address: 2908 Alexander Road, Charlotte, NC 28262

Approximately 19.54 acres located east of Mallard Creek Road, on the north and south side of Alexander Road, and along the west side of College View Lane.



SUMMARY OF PETITION

The petition proposes a residential development of up to 195 multi-family attached units. The site has existing single family development.

PROPERTY OWNER

Carolina Practitioner Suites

PETITIONER

Atapco Properties, Inc

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

The community meeting was held on September 24, 2025, and 48 people from the community attended.

The community meeting report notes that items discussed at the meeting included the site's location, surrounding zoning, uses, and place type maps, with an explanation of why the proposed change from Neighborhood 1 to Neighborhood 2 is considered reasonable. The site plan review emphasized open space, connectivity, access, and the number of units, as well as future connections to strengthen the transportation network and reduce congestion.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition proposes to develop a residential site within a ½ mile of both Commercial and Campus Place Types, allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site. Additionally, there is existing sidewalk on Mallard Creek Road allowing for pedestrian access within a ¼ mile of the site, connecting it to nearby goods and services.
- The parcels surrounding the subject property are currently entitled for Neighborhood 2, multi-family uses, thus keeping within the form of the surrounding area and supporting a transition between more intense and less intense land uses in the area.
- The site’s adjacency to the University City Research Park provides access to a major employment hub for residents, while the petition supports the creation of additional housing options.
- The petition proposes to increase connectivity through transportation improvements by connecting the proposed extension of College View Lane to Silver Birch Drive and connecting the proposed extension of College View Lane with Treble Court and providing a sidewalk extension from Alexander Road to Mallard Creek Road. This provides multiple route options to better accommodate walking, cycling, and transit use.
- The site is located on CATS bus route 50.
- The site is within a ½ mile of a trail access point at Clarks Creek Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by providing residential uses within a ½ mile of both Commercial and Campus sites, allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site. Additionally, there is existing sidewalk on Mallard Creek Rd allowing for pedestrian access within ¼ mile of the site.
 - 2: Neighborhood Diversity & Inclusion may be facilitated because the housing type proposed includes townhouses, triplexes, and quadruplexes, potentially increasing the variety of housing options available in the area.

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

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

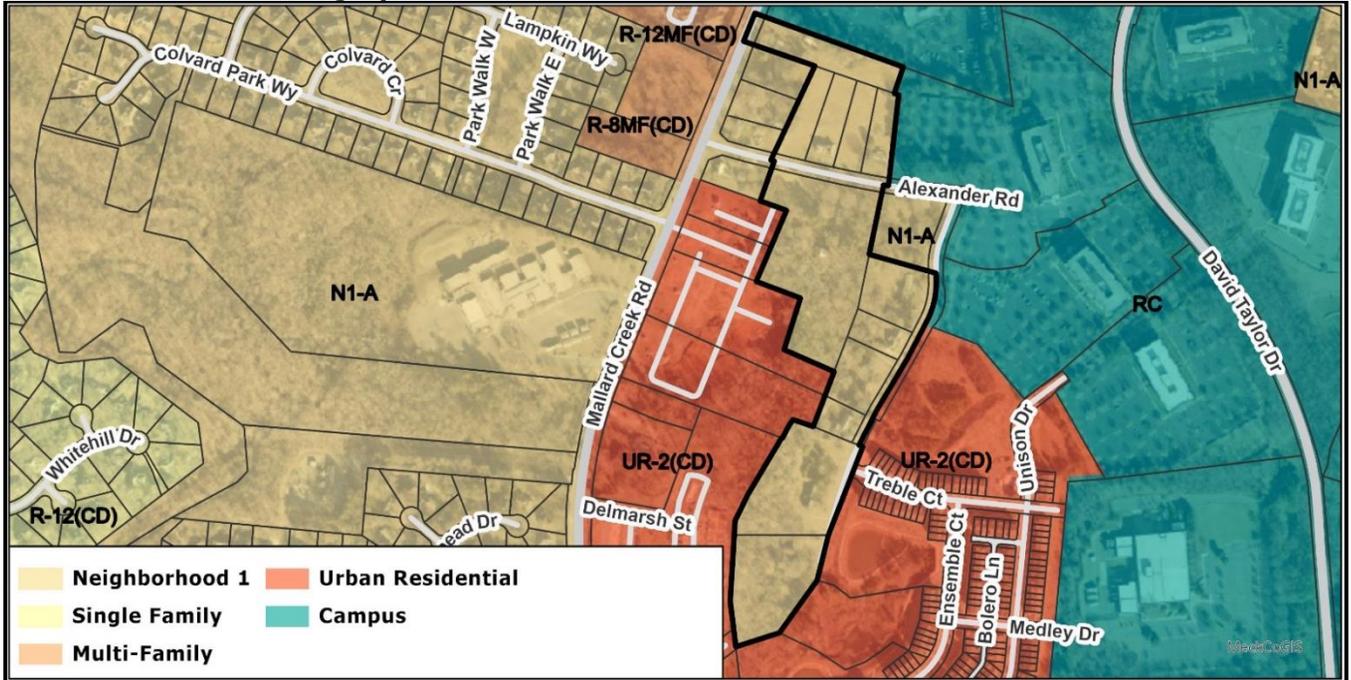
- Existing Zoning:
 - N1-A: This district allows for single family, duplex, triplex, and quadruplexes in some situations, as well as a limited number of other uses on lots that are 10,000 square feet or greater.
- Proposed Zoning:
 - N2-A: This district is intended for the development of multi-family attached dwellings, either as standalone buildings or as components of multi-dwelling developments.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restricts the use of the site.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 195 multi-family residential dwelling units.
- A minimum of 50% of the residential buildings within the multi-dwelling development will contain 4 or less dwelling units. No residential building may contain more than 6 dwelling units, and such buildings are limited to no more than more than 25% of the total number of residential buildings on the site.
- Access to the site will be from Alexander Road, the extension of College View Lane, the extension of Ashemore Square Road, the extension of Jillian Place Road, and a connection to Treble Court.
- Provides an 8-foot planting strip and an 8-foot sidewalk along internal network required streets.
- All residential buildings fronting a network required street will have rear loaded garages.
- The Petitioner shall pay for the costs to restripe the intersection of David Taylor Drive and Mallard Creek Church Road, up to a maximum of Fifty Thousand Dollars (\$50,000), to allow a designated left turn lane from David Taylor Drive onto Mallard Creek Church Road. If CDOT and/or NCDOT does not approve of the change prior to the issuance of the 100th certificate of occupancy for the Site or the cost to perform the restriping is less than \$50,000, CDOT may utilize the \$50,000, or remainder thereof, to offset the costs of the installation of a traffic signal at Colvard Park Way and Mallard Creek Road.
- Prior to the issuance of the 100th certificate of occupancy for the Site, Petitioner shall make a payment of One Hundred Fifty Thousand Dollars (\$150,000.00) to CDOT to offset the costs of the installation of a traffic signal at Colvard Park Way and Mallard Creek Road. If the restriping described in Section 3(l) is not approved or costs less than \$50,000, any unused amounts from the restriping commitment shall be used to increase the payment for the signal installation, such that the payment for the signal installation could increase to a maximum of Two Hundred Thousand Dollars (\$200,000).
- Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets. For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.
- A minimum 10-foot-wide Class C landscape yard will be provided along the external property boundaries.
- Open space areas shall consist of 4 or more of the following potential components: enhanced plantings, specialty paving materials, shading elements, seating options, public art/sculpture, decorative lighting, interactive elements, and such open space areas shall have a minimum dimension of 20-feet or more measured in all directions.
- Provides a sidewalk extension from Alexander Road to Mallard Creek Road as part of the CTR multimodal requirements.
- Street trees will be provided internally along the alleys at 40-foot on center where planting strips are provided. In areas where no planting strips are feasible, there will be a minimum of one tree between buildings and in other locations where feasible.
- Architectural Design Guidelines.
 - Windows, doors, porches, stoops, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls.
 - Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure.
 - The attached dwellings shall incorporate façade depth variations.
 - The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed 20-feet in length on all building levels.

• **Site Context and Imagery**



- The site is currently zoned Neighborhood 1-A. The surrounding zoning districts include Urban Residential, Neighborhood 1, Multi-family Residential, and Campus.



The site (denoted by red star) is located east of Mallard Creek Road, on the north and south side of Alexander Road, and along the west side of College View Lane. The site is in an area with multi-family residential, campus, commercial, and single family residential uses.



The property to the east along Treble Court is developed with multi-family attached, townhome-style units.



The property to the southeast along Mallard Creek Road is being developed with multi-family stacked units.

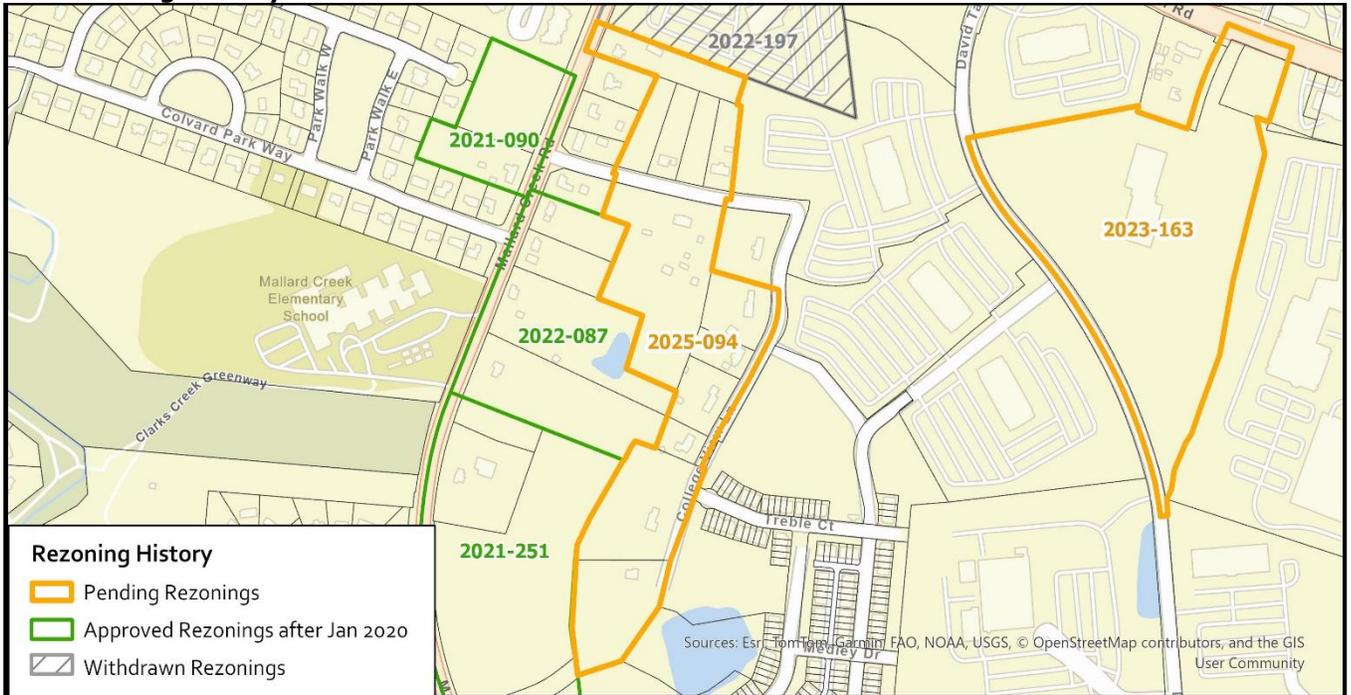


The property to the north along Mallard Creek Road is developed with an office park.



The property to the west along Mallard Creek Road is being developed with single family units.

• **Rezoning History in Area**



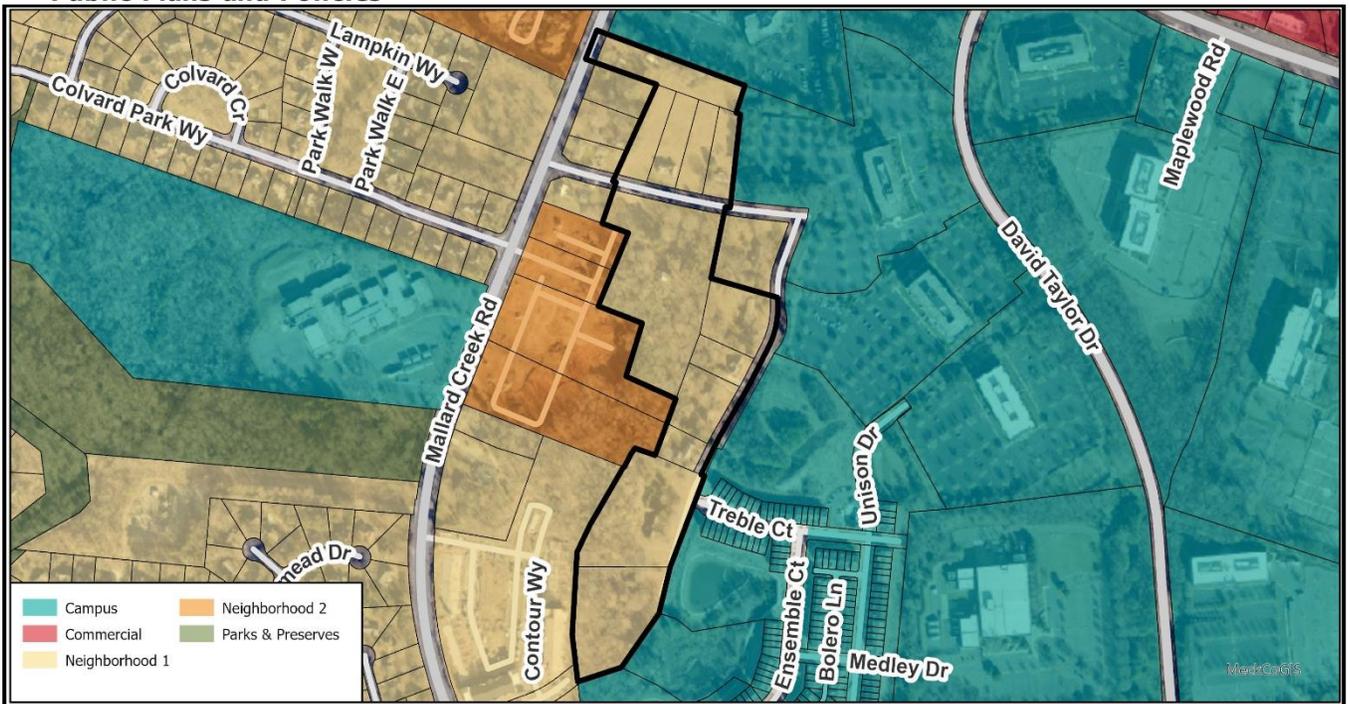
Petition Number	Summary of Petition	Status
2021-090	Rezoned 4.1 acres from R-3 (Single Family Residential) to R-8MF(CD) (Multi-family Residential, Conditional) to allow up to 33 townhome dwelling units.	Rezoning Approved. No permit applications submitted.
2021-251	Rezoned 13 acres from R-3 (Single Family Residential) to UR-2(CD) (Urban Residential, Conditional) to allow up to 295 multi-family dwelling units.	Rezoning Approved. Permit application approved (LDGP-2024-00332). Under Construction.
2022-087	Rezoned 11.6 acres from R-3 (Single Family Residential) to UR-2(CD) (Urban Residential, Conditional) to allow up to 132 multi-family dwelling units.	Rezoning Approved. Permit application approved (LDGP-2023-00451). Under construction.
2022-197	Proposed to rezone 12.3 acres from RC (Campus, Regional) to MUDD-O (Mixed Use Development, Optional) to allow up to 350 multi-family units and up to 14,000 square feet of non-residential.	Withdrawn
2023-163	Proposed to rezone 21.1 acres from N1-A (Neighborhood 1-A) and RC (Campus, Regional) to OFC (Office Flex Campus) to allow all uses in the OFC district.	Withdrawn

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site. The proposed rezoning is not in alignment with the adopted Neighborhood 1 Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood 2 Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city’s residents live, primarily in single-family or small multi-family homes or ADU’s.

- Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The site is located on College View Lane, a City-maintained, local road and Alexander Road, a City-maintained, local road. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 1,325 daily trips, Tier 1 multimodal assessment is required. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - Mallard Creek Rd SUP
 - This project will design and construct a proposed shared-use path along Mallard Creek Road, between Governor Hunt Road to Driwood Court.
 - Anticipated Start Date Year: 2022
 - Anticipated Completion Date Year: 2029
- **Transportation Considerations:**
 - ~~See Outstanding Issues, Notes 1-7~~ Addressed
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 708 trips per day (based on 58 single family dwelling units).
 - Proposed Zoning: 1,325 trips per day (based on 195 multi-family dwelling units).

• **Storm Water Services**

- No outstanding issues.

• **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along College View Lane. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along College View Lane. See advisory comments at www.rezoning.org
- Considerations:
 - See advisory comments at www.rezoning.org

• **Charlotte-Mecklenburg Schools**

- The development may add 35 students to the schools in this area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Mallard Creek Elementary currently at 78% utilization, would increase to 80%.
 - Ridge Road Middle currently at 88% utilization.
 - Mallard Creek High currently at 108% utilization.
- **Considerations:**
 - Existing school capacity in this area is currently adequate for elementary, middle, and high schools. Utilization is above 100% for high school; however, it is below the flex limit of 130%.
 - See advisory comments at www.rezoning.org

• **Charlotte Area Transit System**

- No outstanding issues.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** ~~See Outstanding Issue, Note 11~~ Addressed

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Park and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. ~~Revise roadway callouts to be U-03 and not U-03A1. U-03A1 is simply one part of the overall layout of U-03 while U-03 describes all of the U-03 cross sections required for this site. Addressed~~
2. ~~Revise roadway callouts to be U-03 and not U-03A1. U-03A1 is simply one part of the overall layout of U-03 while U-03 describes all of the U-03 cross sections required for this site. Addressed~~
3. ~~Add proposed ROW dimensions to the site plan for College View Lane and Alexander Road. Ensure ROW is dimensioned in relation to the roadway centerline. Addressed~~
4. ~~Revise site plan by revising callout to say final design of Treble Court connection to College View Lane to be coordinated during permitting. Addressed~~
5. ~~Revise roadway identifier on the site plan to call out roadway as proposed, due to this not currently existing. Addressed~~
6. ~~The existing R/W does not exist connecting to Silver Branch road. Label that the R/W and street will be constructed and improved along the entire project boundary. Addressed~~
7. ~~Label the 8' sidewalk and 8' planting strip on all public streets. Label the centerline and the distance from centerline to 2' behind the sidewalk as R/W. Addressed~~

Environment

8. ~~Ensure that tree save meets all standards. Tree save has a 10' no-build zone around it and does not permit sidewalks within tree save. Addressed~~
9. ~~Some areas shown as tree save do not have any trees. Adjust tree save areas to include existing canopy. Addressed~~

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGSite and Building Design

10. ~~Clarify the provided seating requirements for public open space. Addressed~~

OUTSTANDING ISSUES AFTER PUBLIC HEARINGEnvironment

11. ~~Clarify if a new powerline is cutting across the proposed tree save area. Please be aware that this may not be an acceptable area as shown. Addressed~~

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225