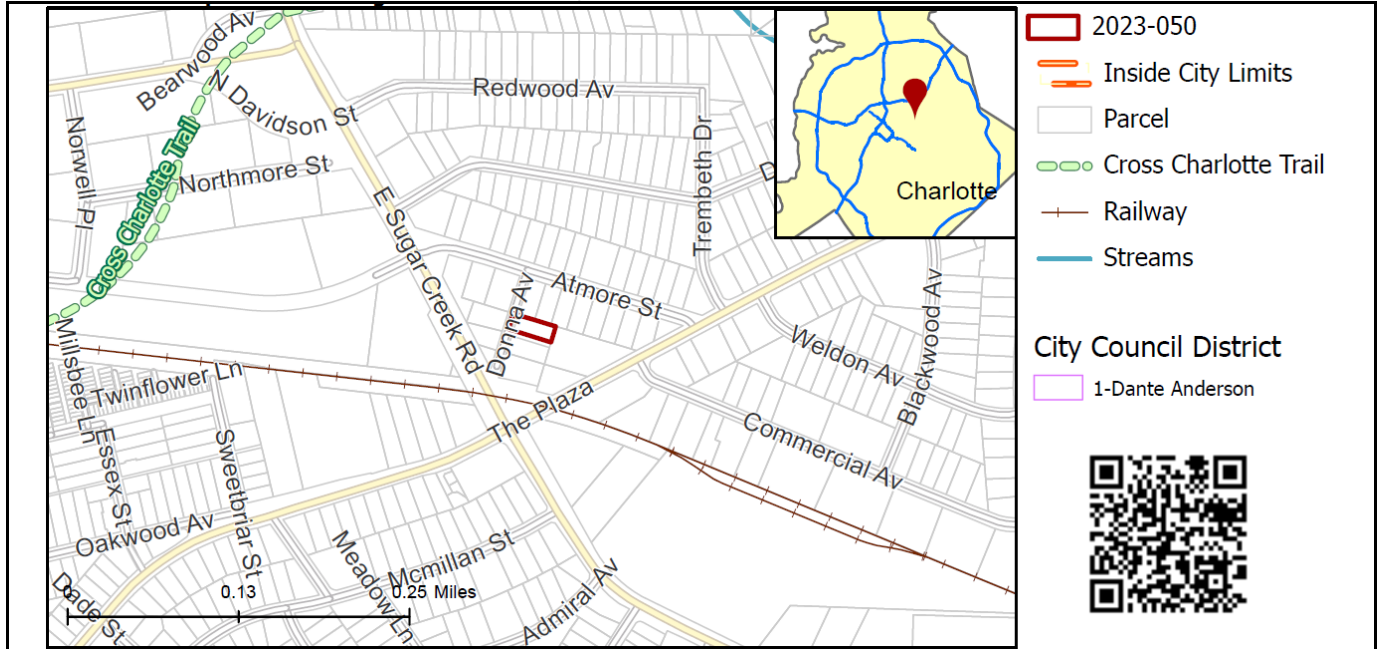


**REQUEST**

Current Zoning: ML-1 (Manufacturing and Logistics-1)  
Proposed Zoning: N1-D (Neighborhood 1-D)

**LOCATION**

Approximately 0.219 acres located on the east side of Donna Avenue, south of Atmore Street, and north of The Plaza.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by right and under prescribed conditions in the N1-D (Neighborhood 1 - D) zoning district.

**PROPERTY OWNER**

Exousia Investments Llc

**PETITIONER**

Mudassar Mohammed

**AGENT/REPRESENTATIVE**

Mudassar Mohammed, Exousia Investments Llc

**COMMUNITY MEETING**

Meeting is not required.

**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

- The Neighborhood 1 place type can be compatible and appropriate as an infill development transitioning with the adjacent single-family homes.
- The petition is appropriate and compatible because the N1-D district is more restrictive in regard to permitted uses.
- The Neighborhood 1 Place Type recommends neighborhoods with a variety of housing types, where single-family housing is still the predominant use.
- The petition is located next to Neighborhood 1 place type making it consistent.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 minute neighborhood
  - 2: Neighborhood Diversity & Inclusion



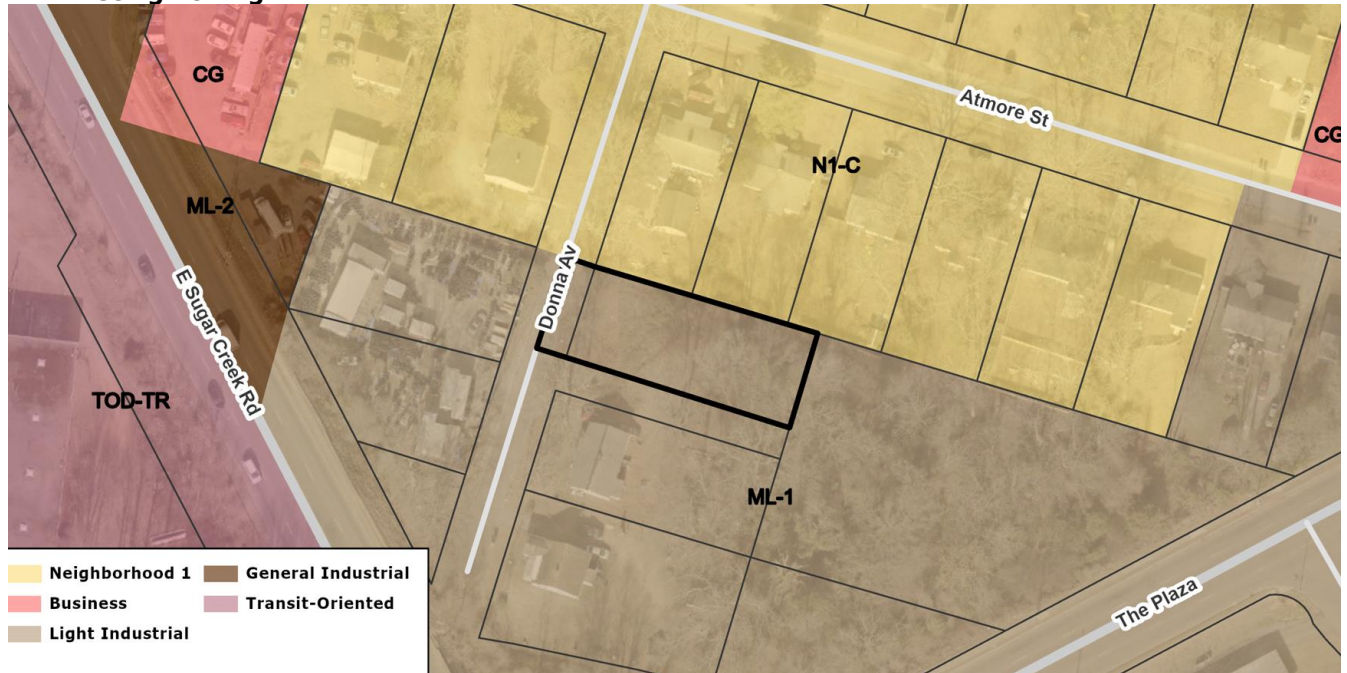
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

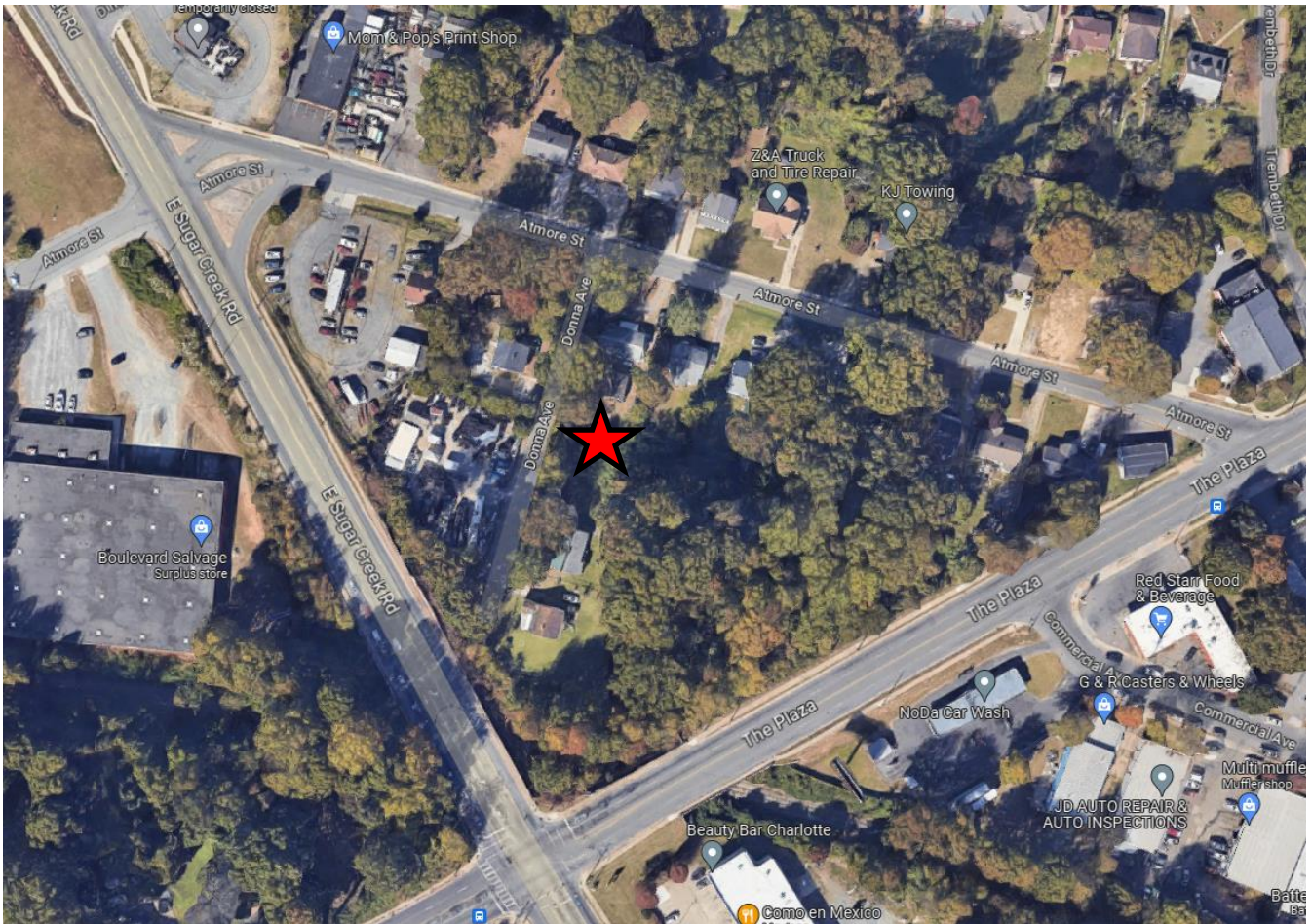
This is a conventional rezoning petition with no associated site plan.

- Allow all uses permitted by right and under prescribed conditions in the N1-D (Neighborhood 1 - D) zoning district.

- **Existing Zoning**



- The site is next to Neighborhood 1-C and ML-1, with single family homes on both properties. To the west of the site are TOD-TR, CG, and ML-2.



Provide birds eye caption that includes general summary of surrounding land use in area. (surrounding land use).



The site is currently vacant.



North of the site are two single family homes on the east and west of the street.



South of the site is a dead-end street with single family homes on the east side of the road and car park to the west.



To the west of the site is a car park lot.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	1,783 acres, from B-1, B-1 HD-O, B-1 TS, B-1(CD), B-1SCD, B-2, B-2 HD-O, B-2 TS HD-O, B-2(CD), CC, NS, BP, B-D, B-D(CD), I-1, I-1 HD-O, I-1 TS, I-1 TS HD-O, I-1(CD), I-2, I-2 TS, I-2(CD), O-1, O-1(CD), O-2, O-2 HD-O, O-15(CD), INST, MUDD, TOD-CC, TOD-CC HD-O, R-17MF, R-22MF, R-22MF HD-O, R-43MF, R-3, R-4, R-5, R-8 to TOD Urban Center (TOD-UC), TOD Neighborhood Center (TOD-NC), TOD Community Center (TOD-CC), or TOD Transitional (TOD-TR)	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1 place type.

• **TRANSPORTATION SUMMARY**

- The site is adjacent to Donna Avenue, a City-maintained local street, south of Atmore Street, a City-maintained local street. The petition is in a northeast corridor outside of Route 4, within the Sugar Creek Station Area Plan.

• **Active Projects:**

- No Active Projects Near This Site

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: - trips per day (based on ML-1).

Entitlement: 45 trips per day (based on ML-1).

Proposed Zoning: 10 trips per day (based on N1-D).

**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 Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning generates 0 students, while development allowed with the proposed zoning may produce 1 student. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 1.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Highland Renaissance Academy remains at 78%
    - Martin Luther King, JR Middle remains at 95%
    - Garinger High remains at 99%
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
  - **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