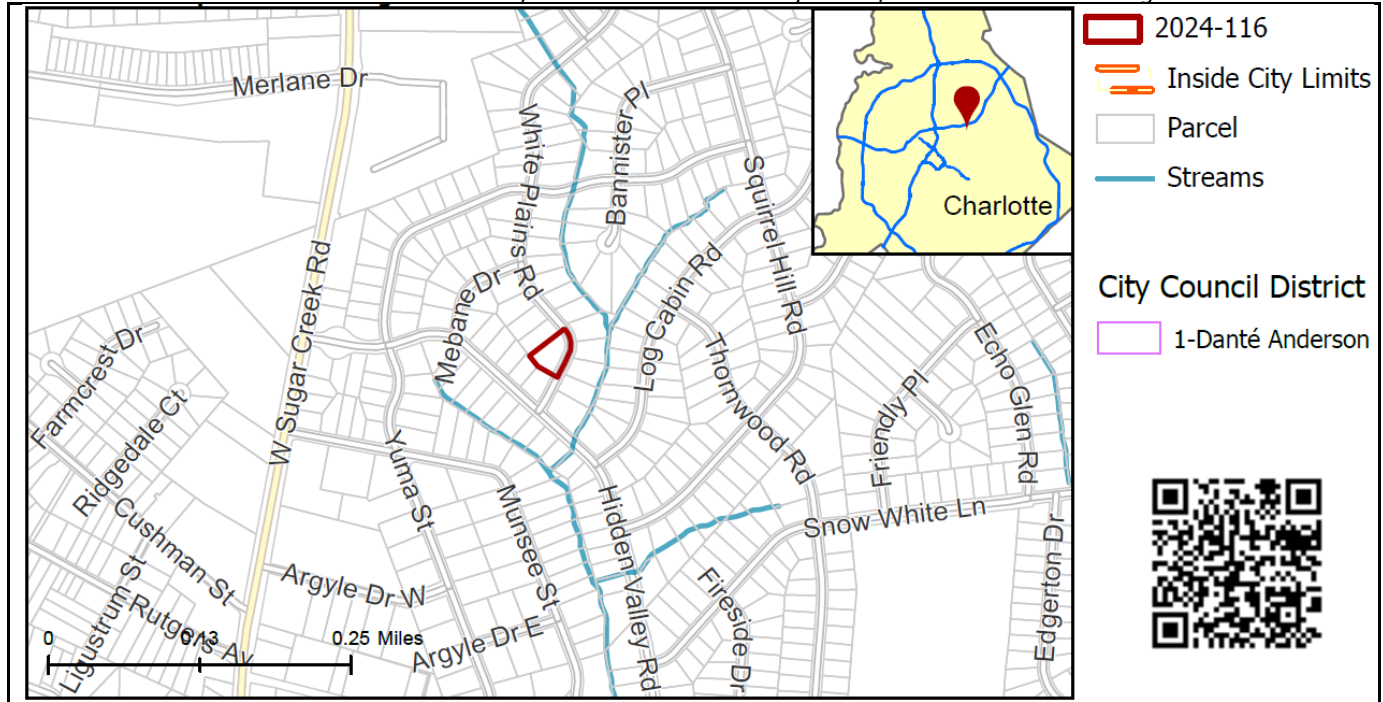


**REQUEST**

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

**LOCATION**

Approximately 0.35 acres located along the west side of White Plains Road, north of Hidden Valley Road, and east of West Sugar Creek Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district on a parcel currently developed with a single family detached home.

**PROPERTY OWNER**

5930 Investments, LLC

**PETITIONER**

Feven Negash

**AGENT/REPRESENTATIVE**

Feven Negash

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 6

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- This portion of the Hidden Valley neighborhood has long been established with single family homes. Goods and services can be accessed by residents along North Tryon Street and West Sugar Creek Road with frequent transit stops found along both corridors.
- The N1-B and N1-C zoning districts allow the same single family residential uses. The primary differences between the two Neighborhood 1 districts are limited to dimensional standards such as lot size or lot width. Minimum lot area in the N1-B district for example is 8,000 square feet whereas the N1-C district allows lots that are a minimum of 6,000 square

feet. This petition would allow for slightly more flexibility in the dimensional standards for the site but will maintain the same single family intent and allowed uses that currently exist under the N1-B zoning.

- A conditional plan was not necessary for this rezoning request given that the proposed district is only one classification above the existing zoning and the size of the rezoning area is less than half an acre, minimizing potential impacts to the neighborhood.

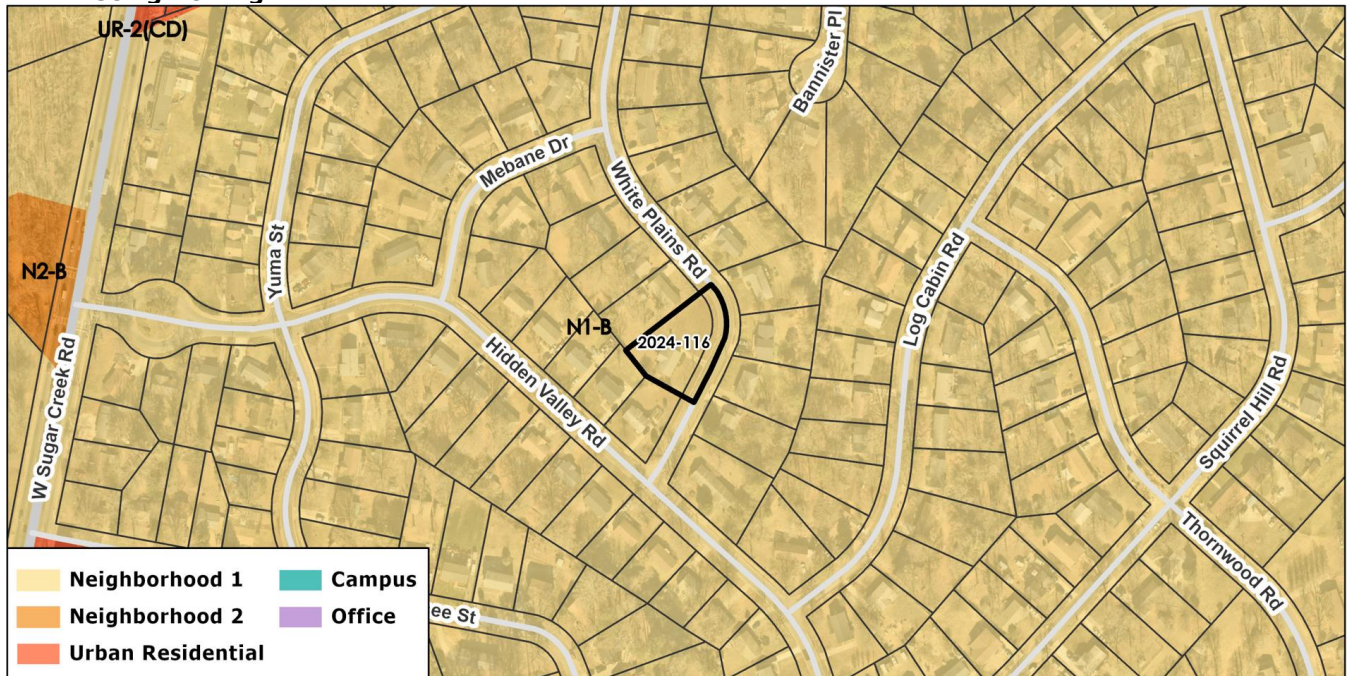
## PLANNING STAFF REVIEW

### • Proposed Request Details

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

- Proposes to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district. The N1-C zoning district allows for the same single family uses permitted in the N1-A, N1-B, N1-C, and N1-D districts, but some dimensional standards are slightly reduced compared to the N1-A and N1-B districts. These dimensional standards include minimum lot area, minimum lot width, and setbacks.

### • Existing Zoning



- The rezoning site and all surrounding properties are currently zoned N1-B. N2-B and UR-2(CD) zoning is located west of the site.





- The subject site is denoted with a red star. Most of the surrounding area is developed with single family homes, with some multi-family residential and institutional uses located along West Sugar Creek Road.



- A single family detached home is on the rezoning area.

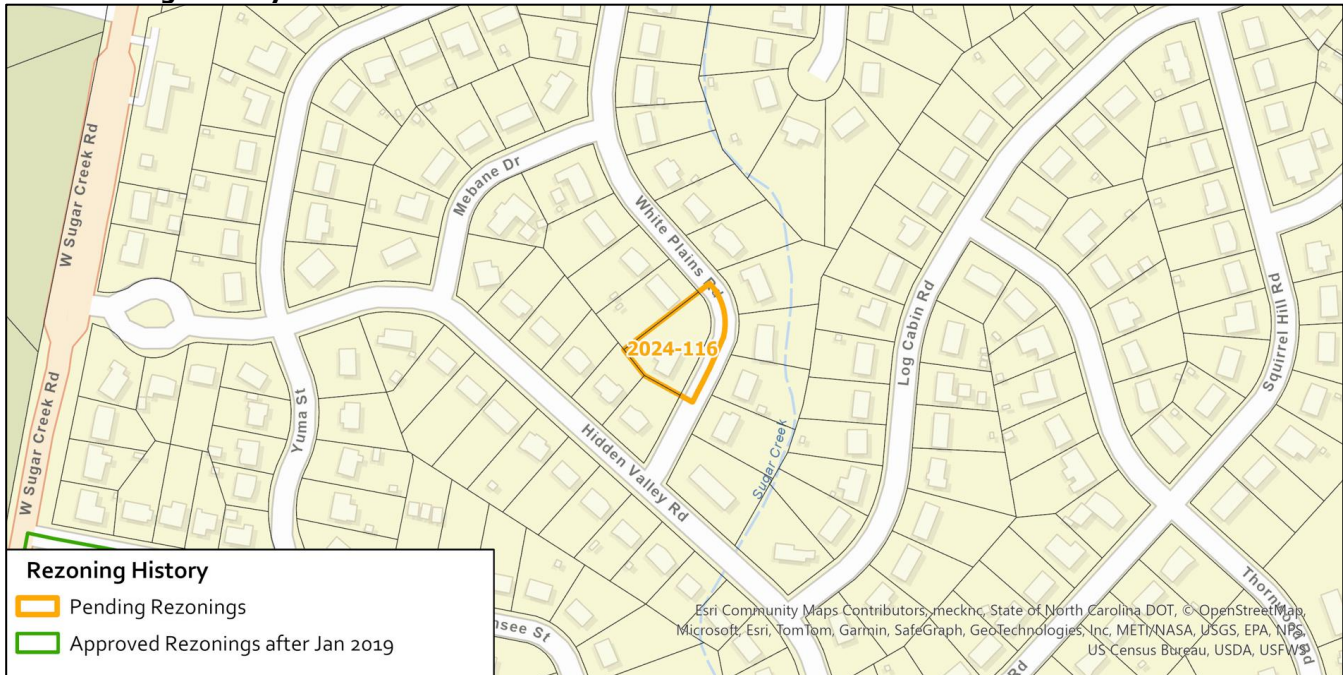






- The site abuts single family homes on all sides.

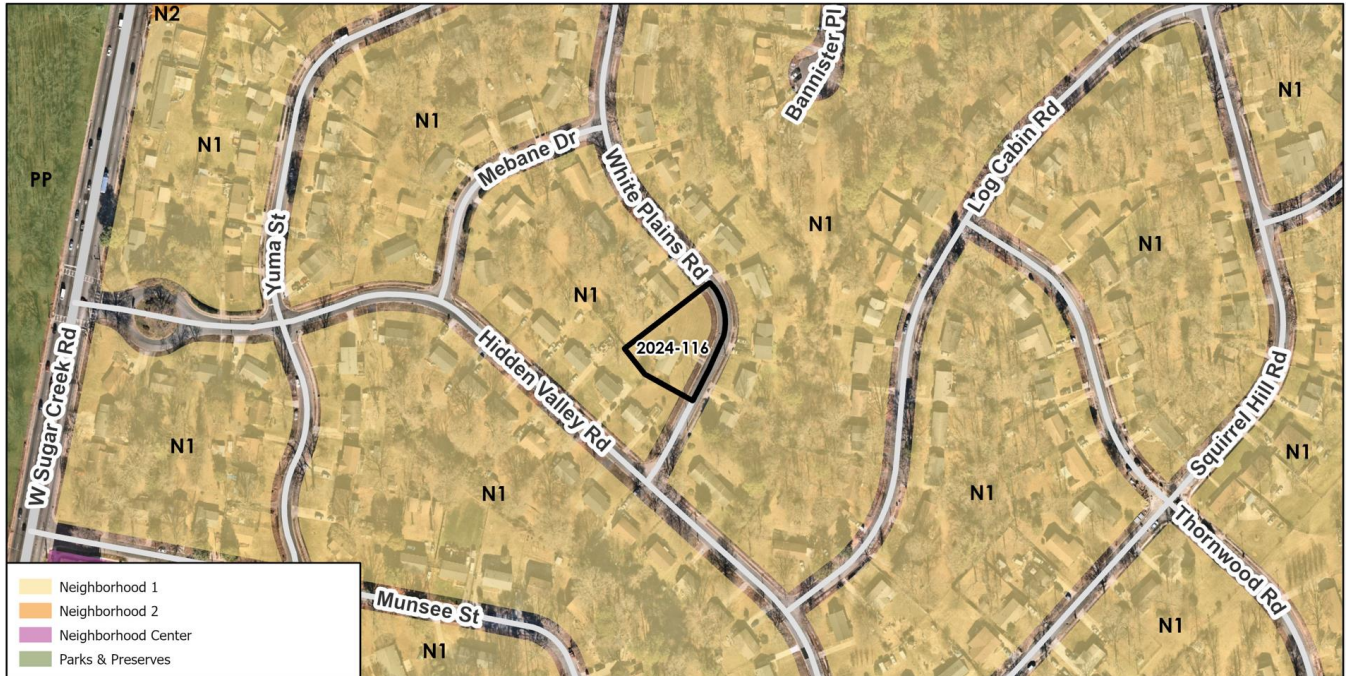
• **Rezoning History in Area**



- There have been no recent rezonings in this area.



- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to White Plains Road, a City-maintained local street, north of Hidden Valley Road, a City-maintained major collector. 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:**

- NCDOT STIP B-0083
  - Install Shared Use Path along Sugar Creek Road
  - Scheduled for construction in 2027.
- CIP - Hidden Valley Storm Drainage Improvement Project
  - Location Description: The project area is bordered by I-85 to the north, Upper Little Sugar Creek to the south, North Tryon Street to the east and West Sugar Creek Road to the west.
  - Project ID: PMSW191590
  - Project Description: Evaluate the existing drainage system.
  - Project Type: Storm Water
  - Project Phase: Planning
  - Anticipated Completion Date: TBD
  - PM: Carl Schaefer [carl.schaefer@charlottenc.gov](mailto:carl.schaefer@charlottenc.gov)
  - Project Impact: Promotes Sustainability

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 8 trips per day (based on one existing dwelling unit).

Entitlement: 10 trips per day (based on 0.35 acres of N1-B uses).

Proposed Zoning: 20 trips per day (based on 0.35 acres of N1-C uses, the existing lot could be subdivided into two lots under 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 Fire Department:** 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.
    - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
      - Hidden Valley Elementary at 136%
      - Martin Luther King, Jr. Middle at 100%
      - Julius L. Chambers High at 137%.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along White Plains Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along White Plains Dr. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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.
  - **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:** Holly Cramer (704) 353-1902