



Zoning Committee Recommendation

Rezoning Petition 2024-083

November 7, 2024

REQUEST

Current Zoning: UR-3(CD) (Urban Residential, conditional) and CG (General Commercial)
Proposed Zoning: N2-A (Neighborhood 2 – A)

LOCATION

Approximately 0.324 acres located along the north side of Parkwood Avenue and the east side of Pegram Street and approximately 0.197 acres located along the west side of Pegram Street, south of Parkwood Avenue.
(Council District 1 - Anderson)

PETITIONER

City of Charlotte

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent and inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 2 Place Type for parcel 081-147-08; and
- The *2040 Policy Map* recommends the Neighborhood 1 Place Type for parcel 083-091-09.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- Located along Pegram Street and Parkwood Avenue in the Belmont neighborhood, this corridor is seeing residential densification and diversification of entitled uses. The existing zoning in the area immediately adjacent to the boundaries of the subject site allows for multi-family residential, single family residential, and commercial uses.
- The approved UR-3(CD) plan on parcel 081-147-08 allows for up to 17 multi-family units. The N2-A zoning district allows for similar multi-family uses as well as single family residential and some limited commercial uses.
- Although the *2040 Policy Map* calls for Neighborhood 1 for the parcel along the north side of Parkwood Avenue,

that place type does not align with the existing CG zoning on the property as well as the surrounding zoning, much of which would permit multi-family and commercial uses. The abutting properties to this lot are developed with a church, convenience store, and single family homes. This parcel along the north side of Parkwood Avenue, PID 083-091-09, is a corner lot adjacent to CG and N2-B zoning and would be an appropriate site for the application of a moderately intense residential zoning and subsequent Neighborhood 2 Place Type given the surrounding context and locational characteristics.

- Both parcels in this rezoning request are located along a bus route and less than 200-feet from a bus stop. The LYNX Blue Line's Parkwood Station is also just over a half-mile walk from this rezoning site. Utilizing transit or pedestrian infrastructure, future and current residents can access an activity center a little over a half-mile both east and west of the site. These activity centers provide goods and services to connected residential areas. Multi-family residential zoning districts that allow for greater intensity than Neighborhood 1 developments, are supported by the existing multi-modal transit options in the area and the destinations they facilitate.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for parcel 083-091-09, from Neighborhood 1 to Neighborhood 2.

Motion/Second: Stuart / Welton

Yeas: Neeley, Russell, Winiker, Welton, McDonald, Shaw, Stuart

Nays: None

Absent: Blumenthal, Sealey

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent and inconsistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

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