

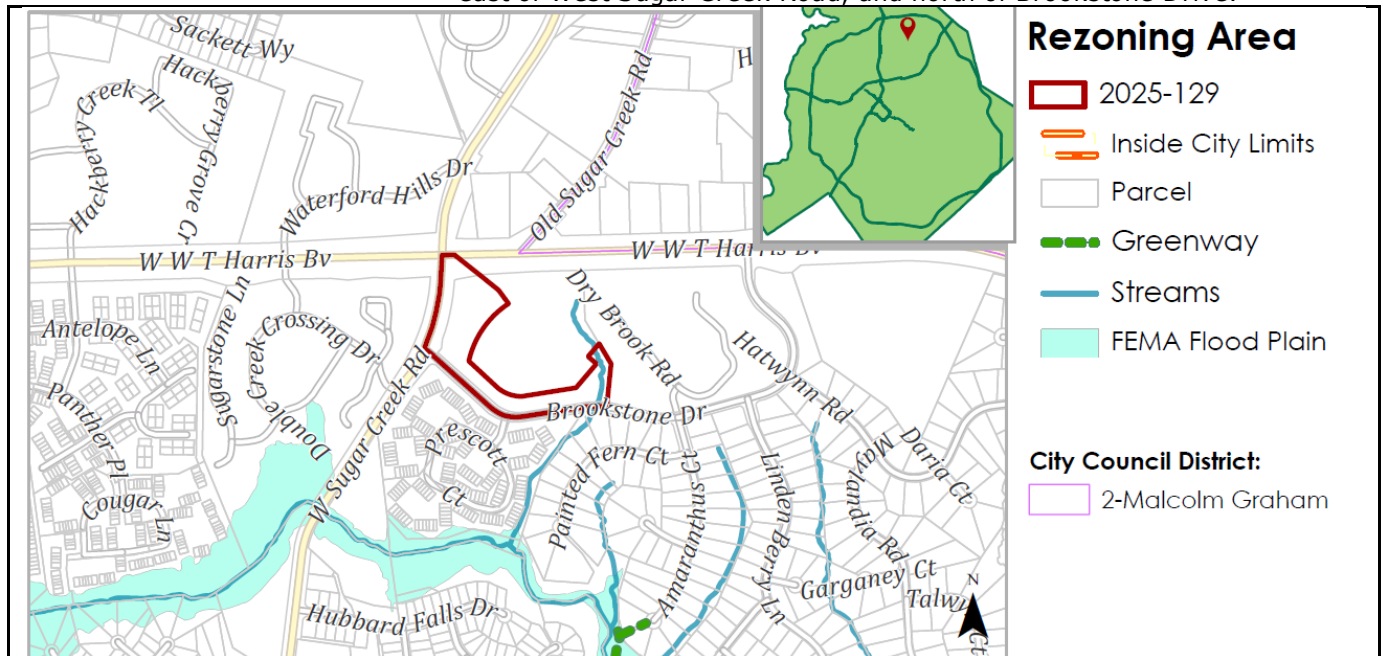
REQUEST

Current Zoning: INST(CD) (Institutional, conditional)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, conditional)

LOCATION

Address: 3835 West WT Harris Boulevard Charlotte, NC 28269

Approximately 4.94 acres located south of West W.T. Harris Boulevard, east of West Sugar Creek Road, and north of Brookstone Drive.



SUMMARY OF PETITION

The petition proposes the development of up to 65 affordable multi-family residential townhomes including live-work units on a portion of a site developed as a church.

PROPERTY OWNER

United Methodist Church University City

PETITIONER

True Homes

AGENT/REPRESENTATIVE

Cassandra Schilling, LandDesign

COMMUNITY MEETING

The community meeting was held on January 6, 2026 and 33 people from the community attended.

The community meeting report notes that items discussed at the meeting included the proposed 65 townhomes with live/work units on the 4.94-acre site. Discussion included concerns about parking, affordability, property maintenance, traffic impacts, pedestrian accessibility, and long-term management.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, site and building design, and environment.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map (2022) recommendation for the Campus Place Type.

Rationale for Recommendation

- The site is designated as the Campus Place Type by the *2040 Policy Map*. The proposed zoning of N2-B(CD) (Neighborhood 2-B, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site consists of an undeveloped portion of a parcel developed as a religious institution. The *2040 Comprehensive Plan* calls for residential development in Campus Place Type that supports the mission of the associated institution.
- The proposed development will provide housing at an attainable price point, committing to all residential dwelling units being reserved for households earning 80% or less of Area Median Income (AMI).
- The rezoning would amend the *2040 Policy Map* to the Neighborhood 2 Place Type, and the site has preferred Neighborhood 2 Place Type adjacencies including Commercial, Neighborhood 2, and Neighborhood 1 Place Types.
- The proposed rezoning to N2-B(CD) would allow additional residential units, expanding options in housing type and availability. The inclusion of affordable housing provisions may increase the supply of workforce housing, contributing to overall housing supply.
- The plan proposes live-work units that could provide small business opportunities for residents.
- The petition commits to enhanced open space standards that exceed ordinance requirements.
- The site is adjacent to a commercial area that includes daily needs such as retail stores, grocery stores, restaurants, personal services, and institutional uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by providing a mix of housing types such as quadrplexes, multi-family attached, and live-work units.
 - 3: Housing Access for All may be facilitated by providing conditions that residential units will be offered for sale or lease to households earning 80% of the Area Median Income (AMI) or below.

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

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

- Existing Zoning:
 - INST(CD) (Institutional, conditional): per conditional plan 2005-083, proposes a church with new building area of 161,595 square feet in addition to the existing building area of 109,381 square feet.
- Proposed Zoning:
 - N2-B: This district is intended for the development of multi-family attached or stacked 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 restrict the use of the site.

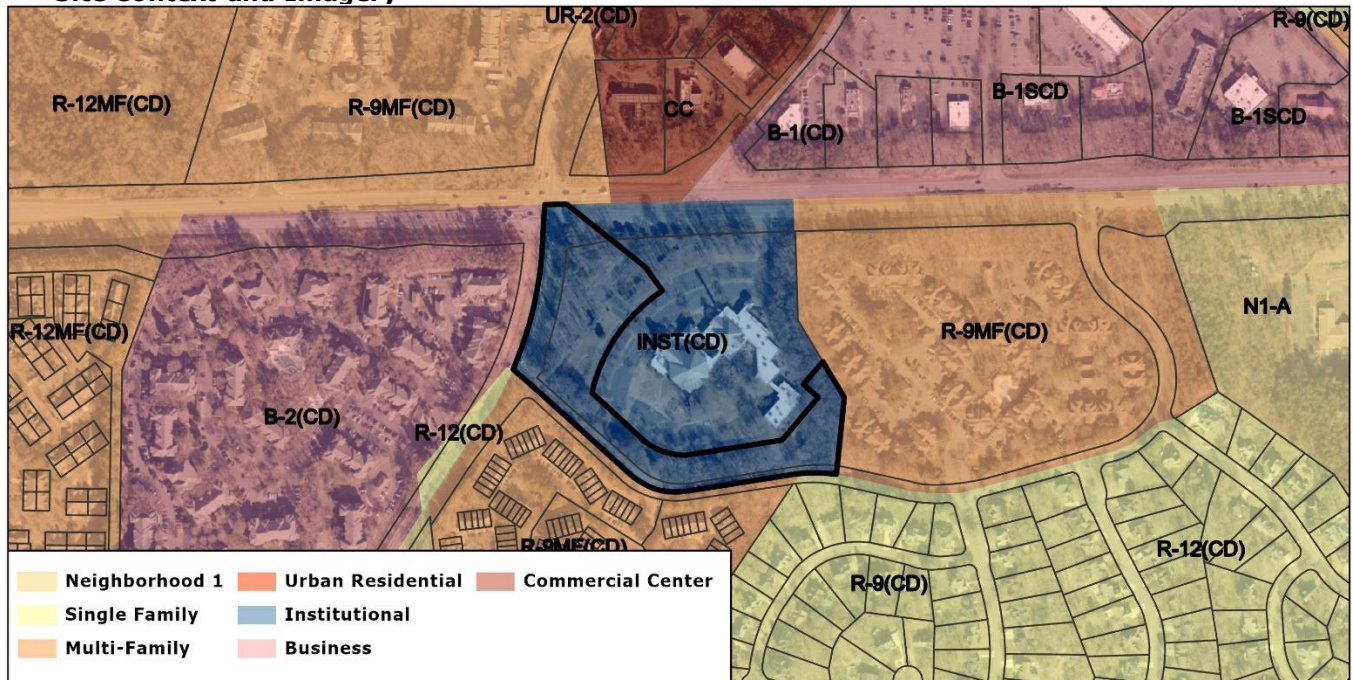
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

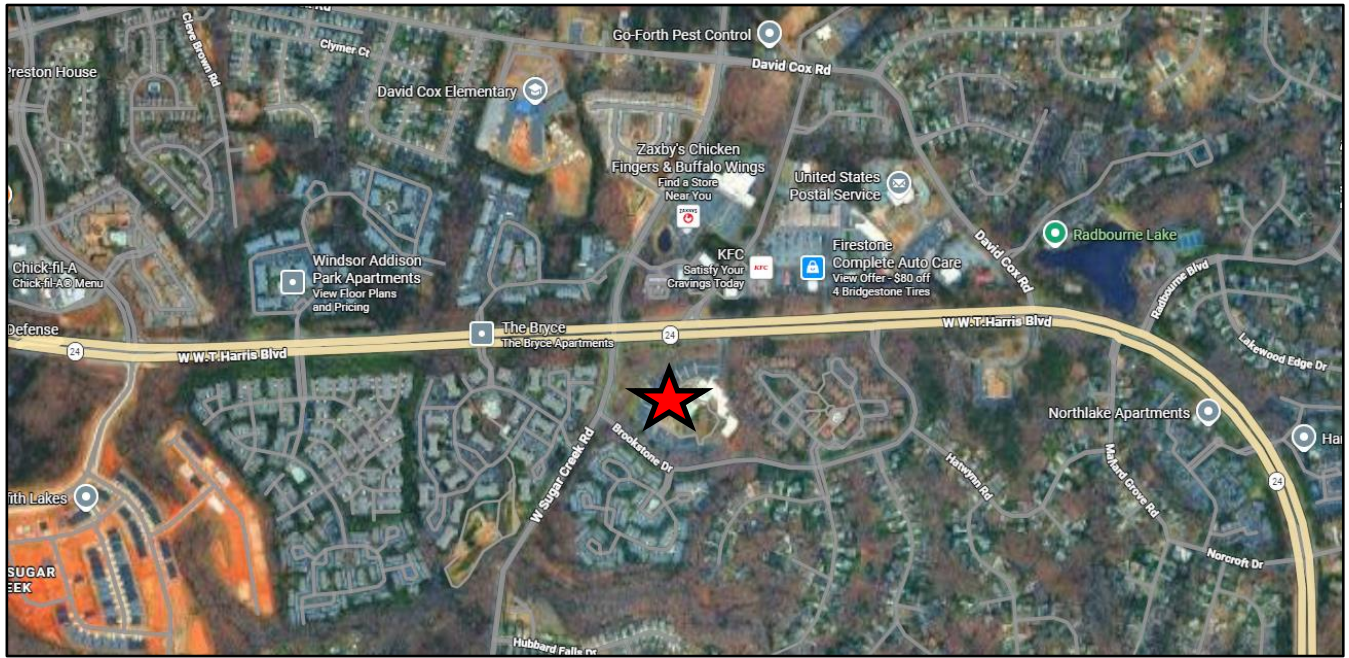
- Permits the development of up to 65 multi-family attached townhome units, including potential live-work units.
 - All residential units will be offered for sale or lease to households earning 80% or less of Area Median Income (AMI).
- Transportation improvements include:
 - Primary access to the site will be gained via Brookstone Drive.
 - An 8-foot sidewalk with an 8-foot planting strip will be installed along Brookstone Drive.
 - A 12-foot multi-use path with an 8-foot planting strip will be provided along West Sugar Creek Road frontage.

- Open space standards include:
 - At least 9,750 sq. ft. of enhanced open space will be provided, featuring landscaping, pathways, lighting, and seating.
 - Open space will be centrally accessible and include at least four elements, such as enhanced landscaping, varied seating, specialty paving, shade structures, public art, interactive features, or decorative lighting.
 - Common open space will have minimum dimensions of 50 feet in all directions, and all residential units must be within 1,000 feet of a common open space area.
- Architectural & design standards include:
 - Buildings along public streets will be limited to 5-units per building, with up to two 6-unit buildings allowed on site.
 - Porches and stoops will be prominent design features. Front porches must be covered and at least 4 to 6 feet deep.
 - Corner/end units facing streets must include a wraparound porch/stoop or limit blank walls to 10 feet per level.
 - Residential entrances within 15 feet of sidewalks must be raised 12 to 24 inches.
 - Garage doors along streets must be set back 12 to 24 inches from the building façade and include architectural treatments.

- **Site Context and Imagery**



The site is zoned INST(CD) (Institutional, conditional). It is adjacent to properties zoned R-9MF(CD) (Multi-Family Residential, conditional) to the east, to the south across Brookstone Drive, and to the northwest across West WT Harris Boulevard. To the west across West Sugar Creek Road, the adjacent properties are zoned B-2(CD) (General Business, conditional). To the north across West WT Harris Boulevard, adjacent properties are zoned B-1(CD) (Neighborhood Business, conditional) and CG (General Commercial). Additionally, to the southeast across Brookstone Drive, the adjacent properties are zoned R-9(CD) (Single Family, conditional).



The site (indicated by the red star above) is located at the southeast corner of the intersection of West WT Harris Boulevard and West Sugar Creek Road. It is approximately 3 miles east of Interstate I-77, 3 miles west of Interstate I-85, and 2.5 miles south of Interstate I-485. Located to the north, across West WT Harris Boulevard, the site is adjacent to a commercial area that includes retail stores, grocery stores, restaurants, personal services, and institutional uses. The broader area surrounding West WT Harris Boulevard and West Sugar Creek Road is predominantly developed with multi-family residential, commercial, and single-family uses.



View of the site looking northeast from the intersection of West Sugar Creek Road and Brookstone Drive. The site is developed with a church campus and is regulated by a conditional plan, rezoning petition 2005-083.



View of the site looking southeast from the intersection of West WT Harris Boulevard and West Sugar Creek Road. The site is developed with a church campus.



View of the University City United Methodist Church located at the southeast corner of the intersection of West WT Harris Boulevard and West Sugar Creek Road. The subject site is made up of a portion of the 14-acre church tract.

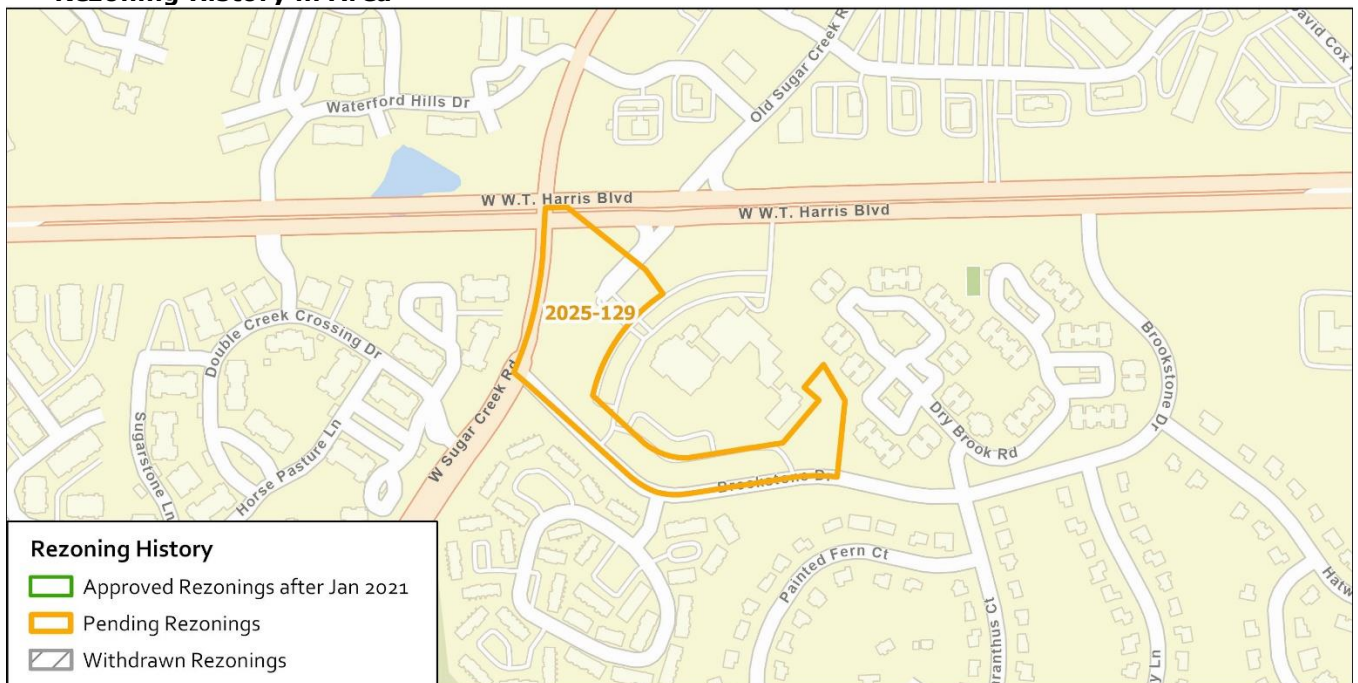


View of multi-family housing located to the west of the site across West Sugar Creek Road. The site is adjacent to multi-family housing to the west, south, east, and northwest.



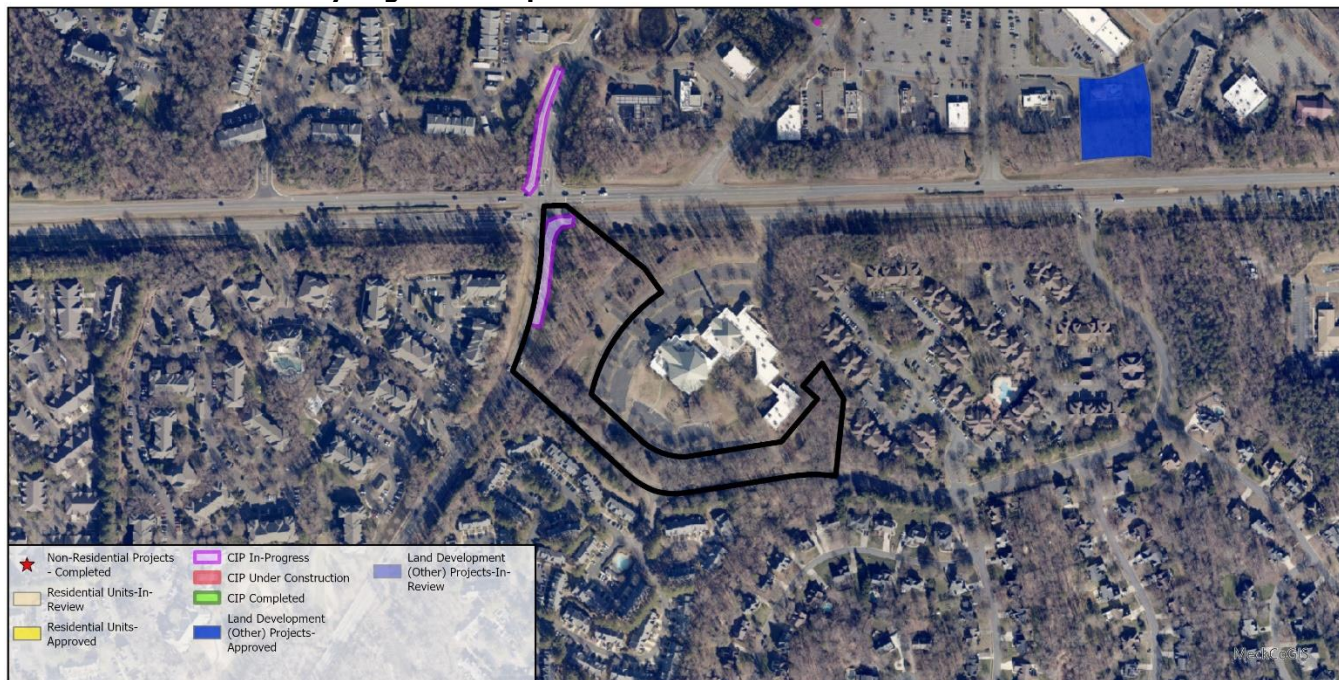
View of a commercial area located to the north, across West WT Harris Boulevard, that includes daily needs such as retail stores, grocery stores, restaurants, personal services, and institutional uses.

- **Rezoning History in Area**



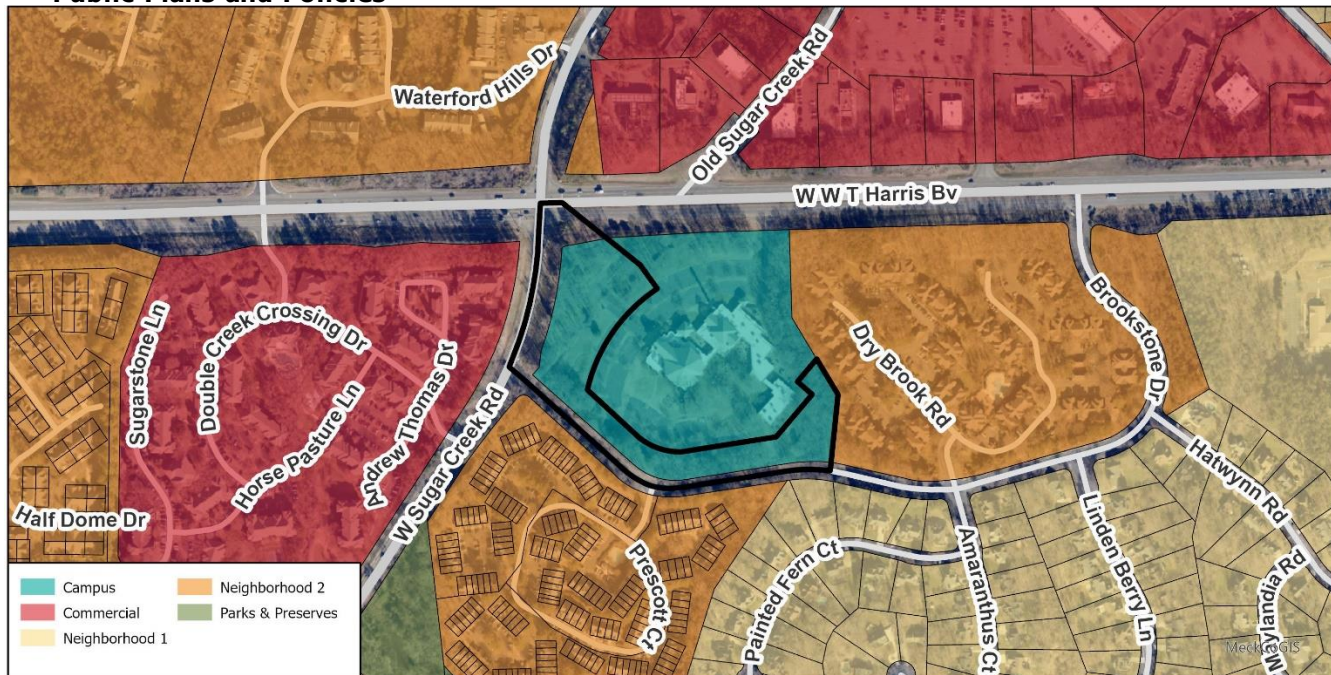
- There have been no rezonings in the past 5 years around the subject site.

• 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 recommends Campus Place Type. The proposed rezoning is not in alignment with the adopted Campus Place Type. If the rezoning is approved, the adopted Place Type for the site would be revised to Neighborhood 2 Place Type.
 - Campuses are a relatively cohesive group of buildings and public spaces that are typically all serving one institution such as a university, hospital, or office park.
 - 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 at the intersection of West WT Harris Boulevard, a State-maintained expressway, and West Sugar Creek, a State-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to CTR requirements, street improvements along Brookstone Drive and W Sugar Creek Rd in accordance with the Charlotte Streets Map and Charlotte Land Development Standards Manual (CLDSM), and other site plan clarifications. CDOT also requests pedestrian accommodation to cross W T Harris.
- **Active Projects:**
 - TIP - HL-0057
 - Route: NC 24 (W.T. Harris Boulevard)
 - Description: SR 2004 (Mount Holly-Huntersville Road) to I-85 North ramp. Install overhead streetlights.
 - Construction Year: 2026
 - Comment: \$981,000 IN I-5507 BONUS ALLOCATION (BA) FUNDS SWITCHED TO T(DA) FUNDS FROM U-5907 TO ENSURE BA FUNDS ARE AUTHORIZED BY JUNE 30, 2024.
 - CIP - Sugar Creek Rd & WT Harris Blvd Intersection
 - Project Description: Construct right-turn lane on northbound Sugar Creek Rd.
 - Project ID: PMES241800
 - Project Phase: Design
 - Estimated Completion: Q3 2029
 - CDOT PM: Laure Matney
 - GS PM: Jeremy Shu
- **Transportation Considerations:**
 - See Outstanding Issues, Notes 1-4
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 605 trips per day (based on 102,677 square feet of church).
 - Existing Zoning Entitlements: 605 trips per day (based on 102,677 square feet of church)
 - Proposed Zoning: 1,050 trips per day (based on 65 multi-family dwelling units and 102,677 square feet of church).

- **Storm Water Services**

- Existing stormwater control measures in this area of the site - may be reconfigured during construction but must maintain existing detention capacity.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte Water**

- Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along W WT Harris Blvd. And accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Brookstone Dr.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The development may add 12 students to the schools in this area. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - David Cox Elementary remains at 104%
 - Ridge Road Middle remains at 88%
 - Mallard Creek High remains at 108%
- **Considerations:**
 - Existing school capacity in this area is currently inadequate for elementary school. Utilization is above 100% for high school; however, it is below the flex limit of 130%. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above. Existing school capacity in this area is currently adequate for middle and high school.
 - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**
 - **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** See Outstanding Issues, Notes 5-6

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. CDOT: Brookstone Drive: Location of future back of curb and gutter is to be located at 20.5-feet from road centerline. Local Office/Commercial Wide typical section with 8' sidewalk (CLDSM Standard No U-05A1). Label and dimension the existing and future curb and gutter from the centerline.
2. CDOT: Revise site plan and conditional note(s) to commit to dedicate 38.5 feet right-of-way from the road centerline of Brookstone Drive. An additional 2 feet of SUE required.
3. CDOT: Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."
4. CDOT: CDOT requests that this petitioner provide pedestrian accommodation at the intersection of W T Harris and W Sugar Creek in coordination with NCDOT.

Environment

5. Urban Forestry: A tree survey shall be required for all conditional zoning map amendments.
6. Urban Forestry: Clarify if the site will be subdivided from the existing church tract as this will affect how regulations are applied.

Site and Building Design

7. Subdivision: Clarify if site will be subdivided from existing church tract. This will affect what subdivision regulations are triggered.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGSite and Building Design

8. Entitlement Services: Remove conditional notes related to Neighborhood Commercial Establishments as the use has been removed from the plan.
9. Entitlement Services: Add language to the conditional notes where affordability language is detailed that states the AMI being committed to is "as outlined in the UDO administration manual".

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818