

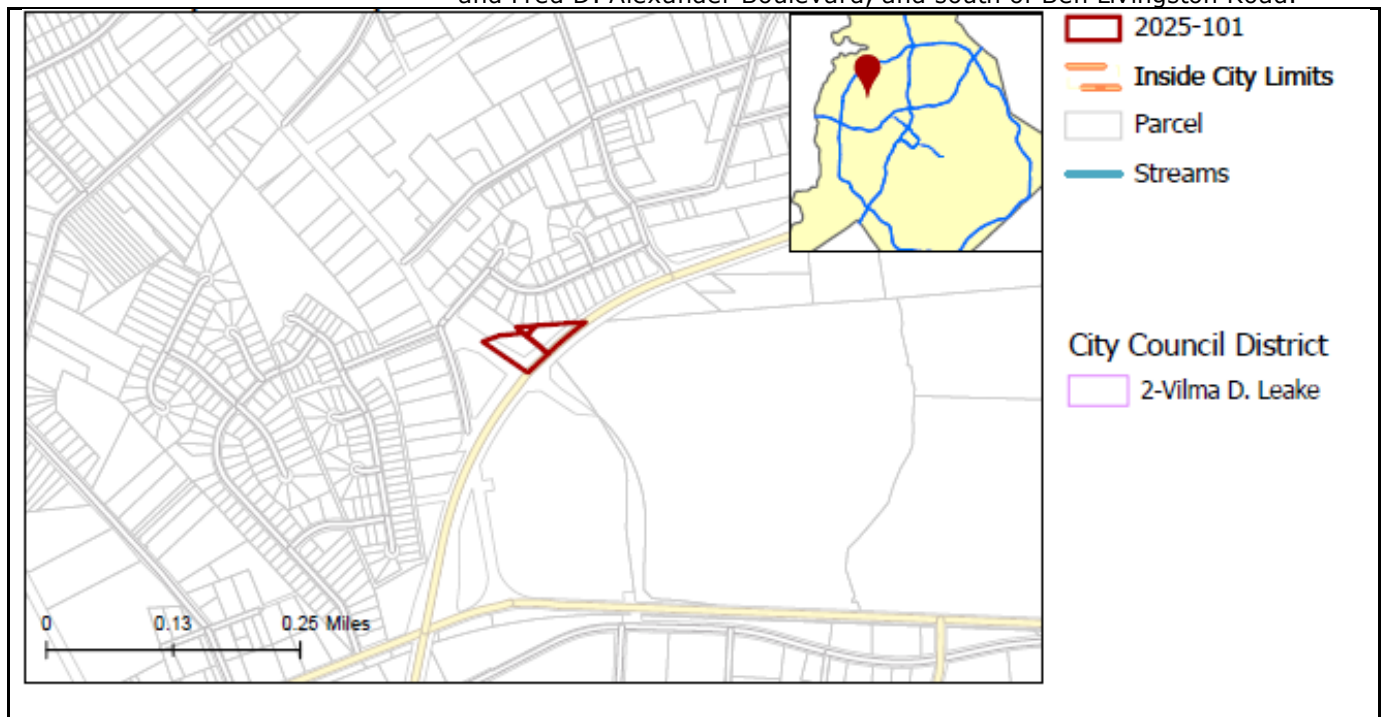
## REQUEST

Current Zoning: I-2 (CD) (General Industrial, Conditional), N1-B (Neighborhood 1-B), and ML-2 (Manufacturing and Logistics-2)

Proposed Zoning: N1-F (Neighborhood 1-F)

## LOCATION

Approximately 0.73 acres located on the north corner of Valleydale Road and Fred D. Alexander Boulevard, and south of Ben Livingston Road.



## SUMMARY OF PETITION

The petition proposes to rezone an approximately 0.73-acre site to allow all uses in the N1-F district. The site is currently vacant.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Jordans Pond Holding Company, LLC  
Jordans Pond Holding Company, LLC  
John Carmichael, Robinson Bradshaw

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

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

### Rationale for Recommendation

- The petition is appropriate and compatible with the surrounding land uses as it would bring the site into alignment with neighboring properties that have residential zoning and a Neighborhood 1 Place Type designation by the *2040 Policy Map*.
- The site directly abuts single family residential to the north and northwest of the property along Valleydale Road, Fred D Alexander Boulevard, and Ben Livingston Road. Development under the site's existing industrial

entitlements would not be a preferred outcome given the residential nature of this block.

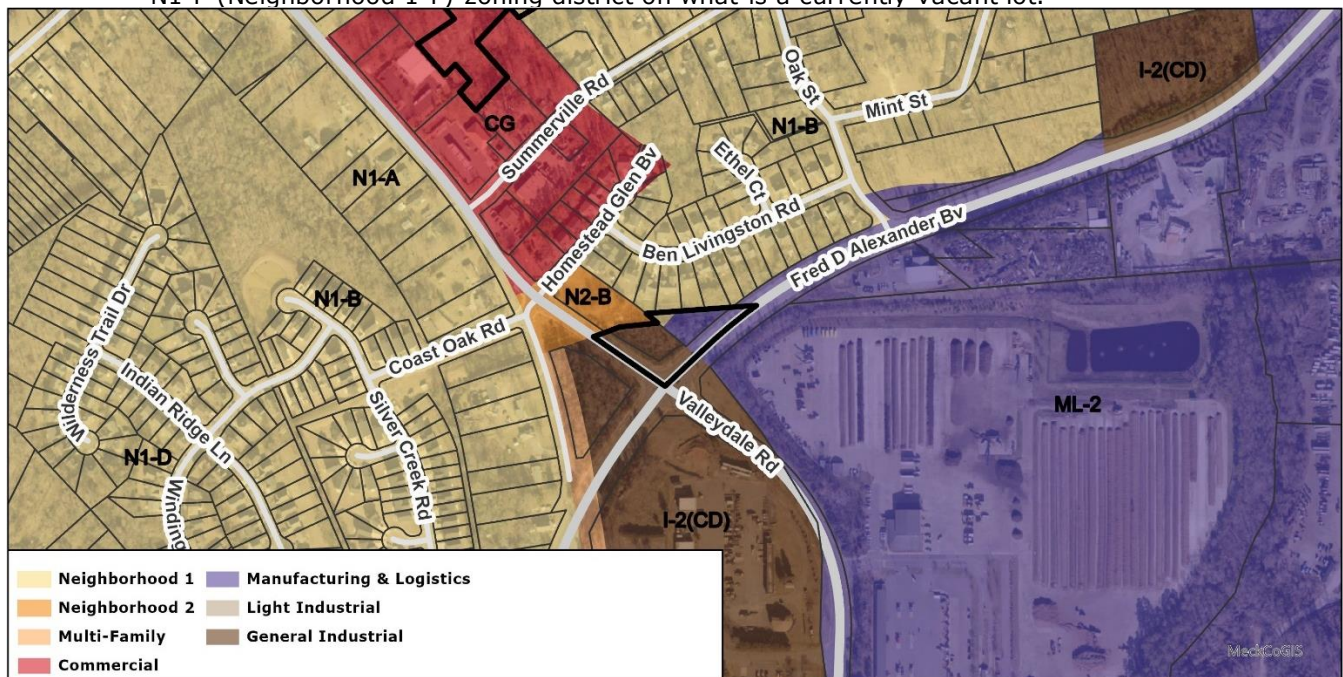
- There are a mix of uses in the area including single family, parks and preserves, manufacturing and logistics, and commercial.
- The site is located at the intersection of a major and minor arterial, making it an appropriate location for slightly denser residential zoning abutting less intense Neighborhood 1 districts along the site's northern boundary.
- The parcels within the petition boundary are bisected by a utility easement that would limit the total developable area and would provide a natural buffer between the site's future development and abutting single family uses.
- The site is located along the route of the CATS number 1 local bus providing transit access between Callabridge Commons and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
  - 2: Neighborhood Diversity & Inclusion

## PLANNING STAFF REVIEW

### Proposed Request Details

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

- The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-F (Neighborhood 1-F) zoning district on what is a currently vacant lot.



- The site is currently zoned I-2 (CD) (General Industrial, Conditional), N1-B (Neighborhood 1-B), and ML-2 (Manufacturing and Logistics-2). The area to the south and east is zoned ML-2 (Manufacturing and Logistics-2). The parcel to the south and southwest of the property is zoned I-2(CD) (General Industrial, Conditional) with a small portion zoned R-9MF(CD) (Multi-family Residential, Conditional). The zoning to the north of the site is N1-B (Neighborhood 1-B) and N2-B (Neighborhood 2-B) to the northwest.



The site, location is indicated by red star above, is currently undeveloped and wooded. The site abuts two major highways, Valleydale Road and Fred D Alexander Boulevard. Adjacent to the site are various undeveloped lots, both wooded and cleared. The site backs up to a single family residential development to the north and a general industrial development to the south. Major businesses in the near vicinity of the site include industrial uses with associated outdoor storage including vehicle repair facility, a retail goods establishment, vehicle fueling facility, and personal service establishments.



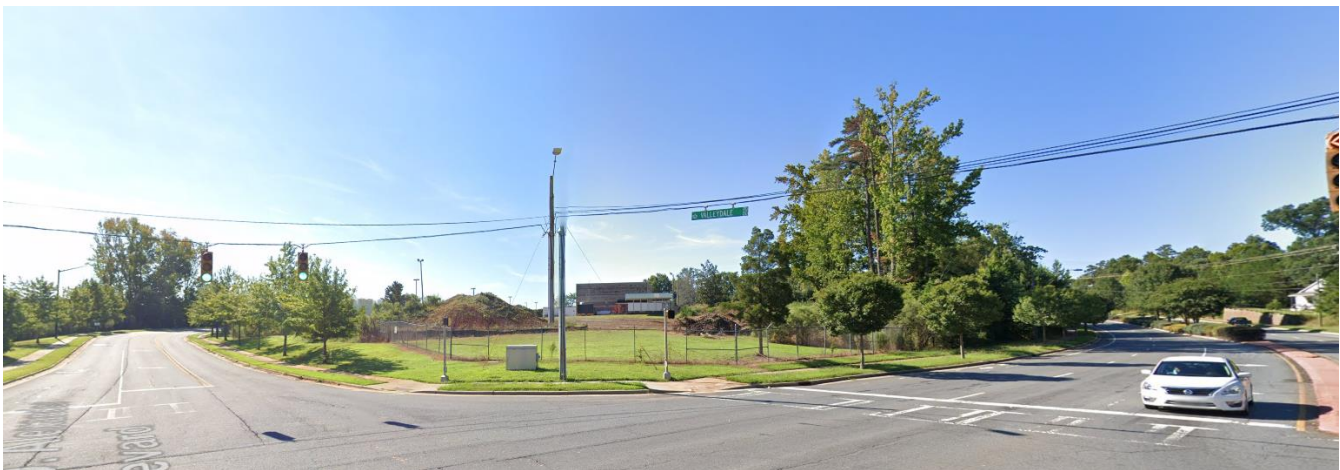
This is a street view of the site facing north at the intersection of Valleydale Road and Fred D Alexander Boulevard. The site is currently vacant and wooded.



This is a street view of the neighborhood that backs up to the north boundary of the site.



This is a street view east of the site. It shows a vacant and cleared industrial site.

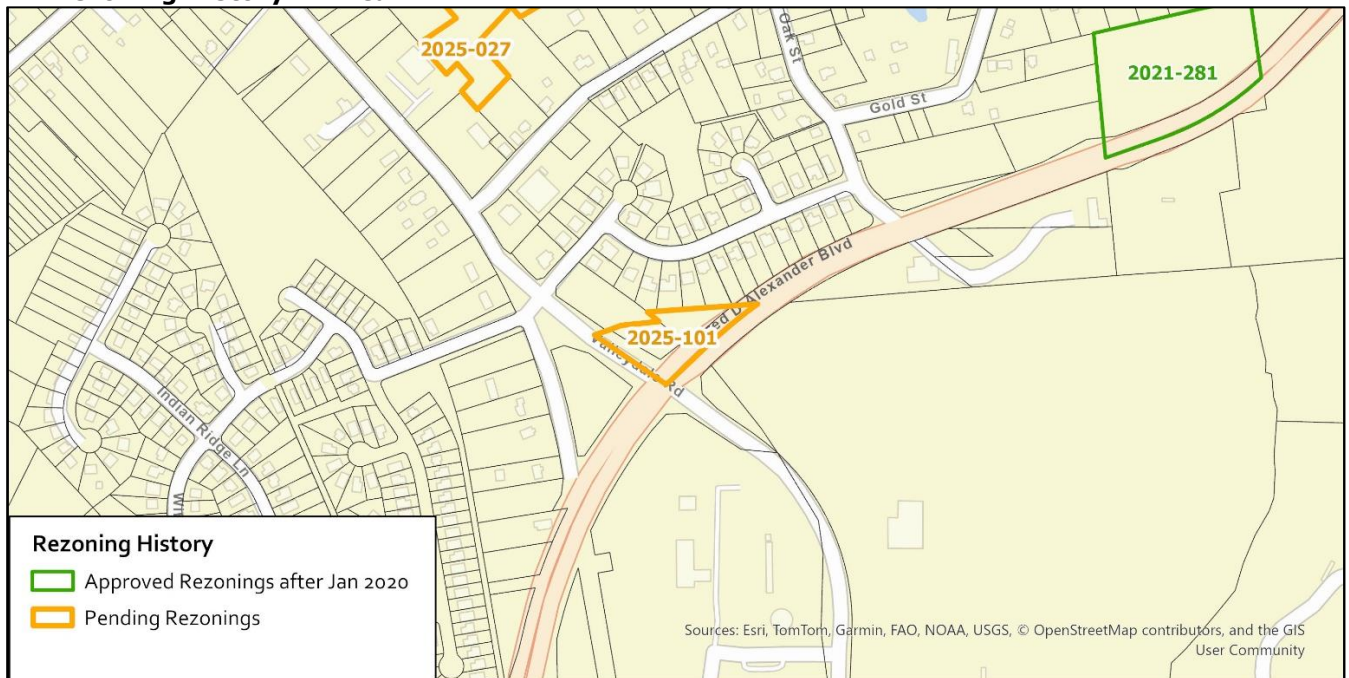


This is a street view facing south from the site and depicts an existing industrial site.



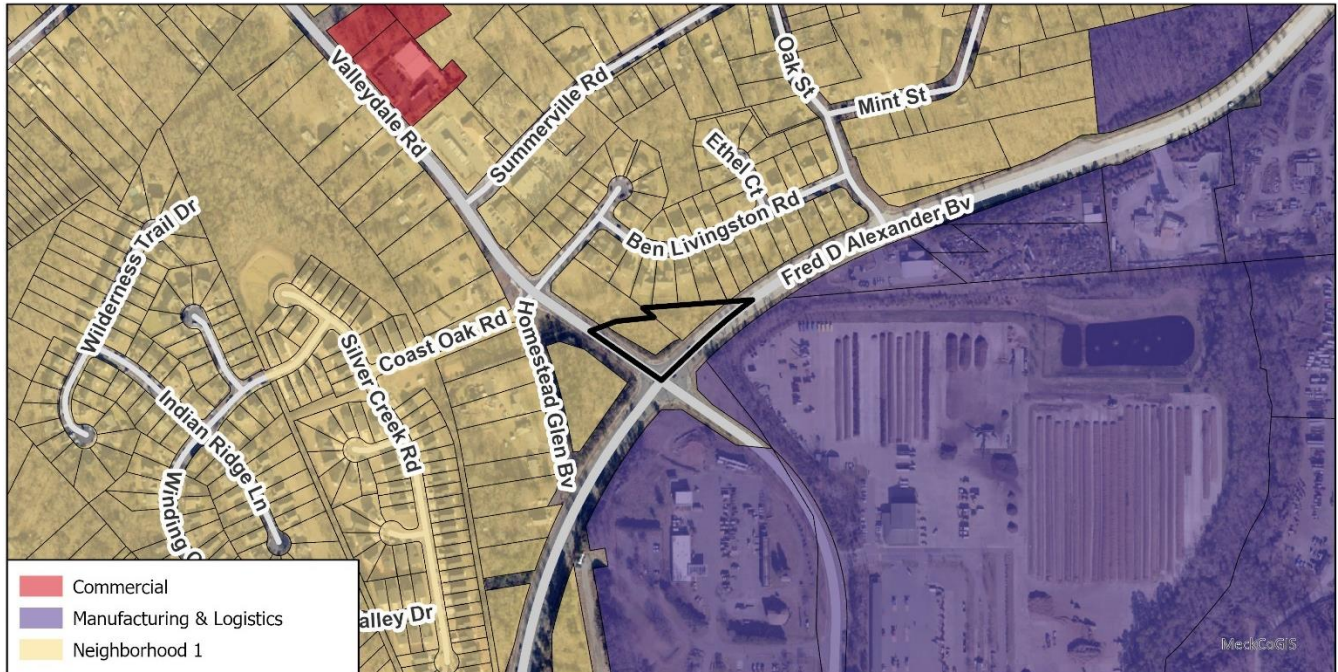
This a street view west of the site and depicts a vacant, wooded lot.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-281	Rezoned approximately 3.8 acres to I-2 (CD) (General Industrial, Conditional) to allow for a range of uses in the I-2 zoning district.	Approved
2025-027	Proposing to rezone approximately 4.76 acres to N2-A(CD) for the development of up to 43 townhomes.	Pending

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Neighborhood 1 place type.
- **TRANSPORTATION SUMMARY**
  - The site is located at the intersection of Fred D. Alexander Boulevard, a City-maintained major arterial, and Valleydale Road, a City-maintained minor arterial. 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:**
  - No active projects near the site
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on the site being vacant).

Entitlement: 100 trips per day (based on industrial and residential zoning).

Proposed Zoning: 40 trips per day (based on N1-F uses (Neighborhood 1- F)).

#### DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 Schools:** Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students. The current school utilization is as follows:
  - Paw Creek Elementary at 115%
  - Coulwood Middle at 79%
  - West Mecklenburg at 75%

- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 275 feet northwest of the rezoning boundary along Homestead Glen Blvd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections.  
Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 350 feet northwest of the rezoning boundary along Valleydale Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** No comments submitted.
- **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.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Sheighla Tippet (919) 780-3808