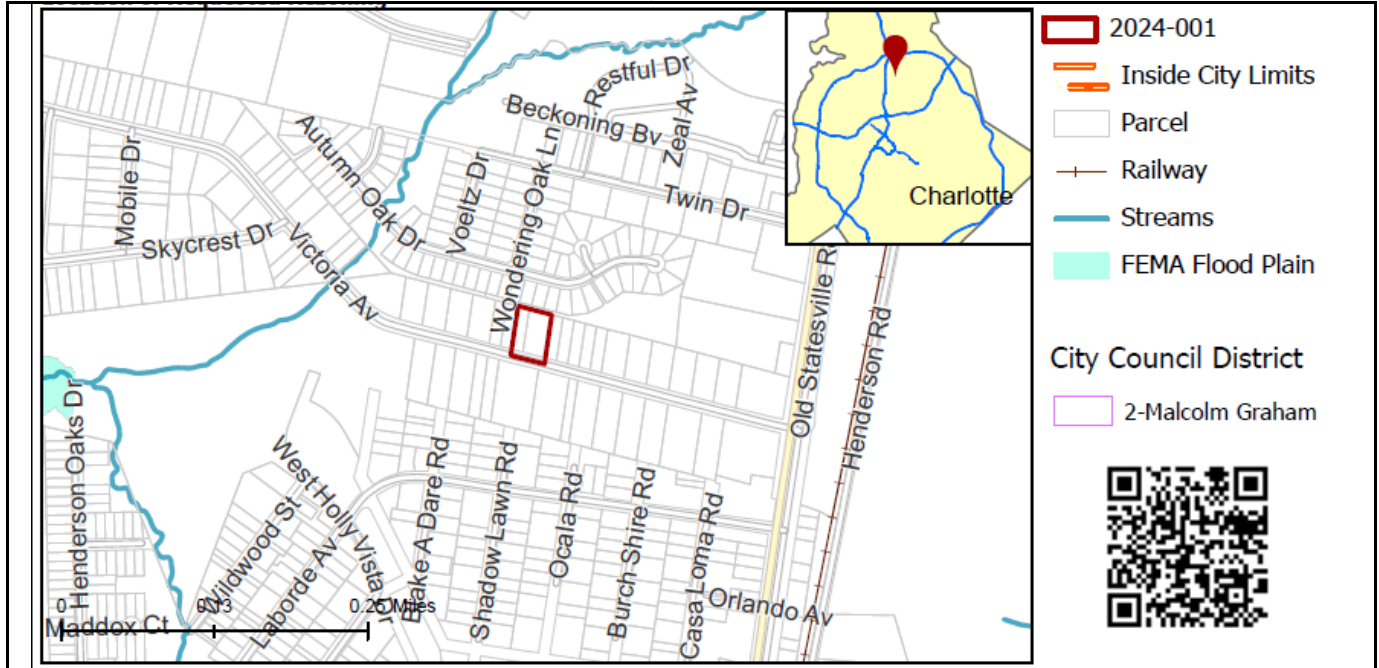


**REQUEST**

Current Zoning: MHP (Mobile Home Park)  
Proposed Zoning: N1-C (Neighborhood 1-C)

**LOCATION**

Approximately 0.42 acres located on the north side of Victoria Avenue, west of Old Statesville Road, and south of Autumn Oak Drive.



**SUMMARY OF PETITION**

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

**PROPERTY OWNER**

Jessica M Moreno Hernandez

**PETITIONER**

Jessica M Moreno Hernandez

**AGENT/REPRESENTATIVE**

Jessica M Moreno Hernandez

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**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

- Approval of this petition could increase the housing options for middle density housing in the area.
- The neighborhood consists of a mix of single-family home types.
- The N1-C district allows for the development of single-family, duplex, and triplex dwellings which can promote housing diversity as well as allow for flexibility in creation of housing within existing residential neighborhoods.

- The N1-C Zoning District allows for the development of residential dwellings on lots of 6,000 square feet or greater, which is consistent with the general lot pattern in the area.
- The specific dimensional and design standards of the proposed zone will allow for the development of residential dwellings that are compatible with the existing residential development pattern in the area.
- There is bus access along Old Statesville Road within a ½ mile of this site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

• **Existing Zoning**



- The surrounding area is zoned MHP (Manufactured Home Park) and is developed with mix of single-family home types.



The site denoted by a red star is surrounded by single-family detached homes.



The subject site consists of two parcels; the westernmost parcel is improved with a manufactured home and the eastern parcel is undeveloped. The parcel to the west of the subject site is improved with a single-family home.



East of the site are manufactured homes.



South of the site are manufactured homes.



West of the site are single-family detached and manufactured homes.

- **Rezoning History in Area**



- There have been no recent rezonings in this area.

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Victoria Avenue, a City-maintained local street West of Old Statesville Road, a State-maintained major 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: 10 trips per day (based on Mobile Homes).

Entitlement: 20 trips per day (based on Mobile Homes).

Proposed Zoning: 20 trips per day (based on Single Family; N1-C, 0.42 ac).

**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 Schools:** Development allowed with the existing zoning generates 0 students, while development allowed with the proposed zoning may produce 0 students. Therefore, there is no net increase in the number of students.
    - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
      - Blythe Elementary remains at 112%
      - JM Alexander Middle remains at 86%
      - North Mecklenburg High remains at 115%
  - **Charlotte Water:** No comments submitted.
  - **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.
  - **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