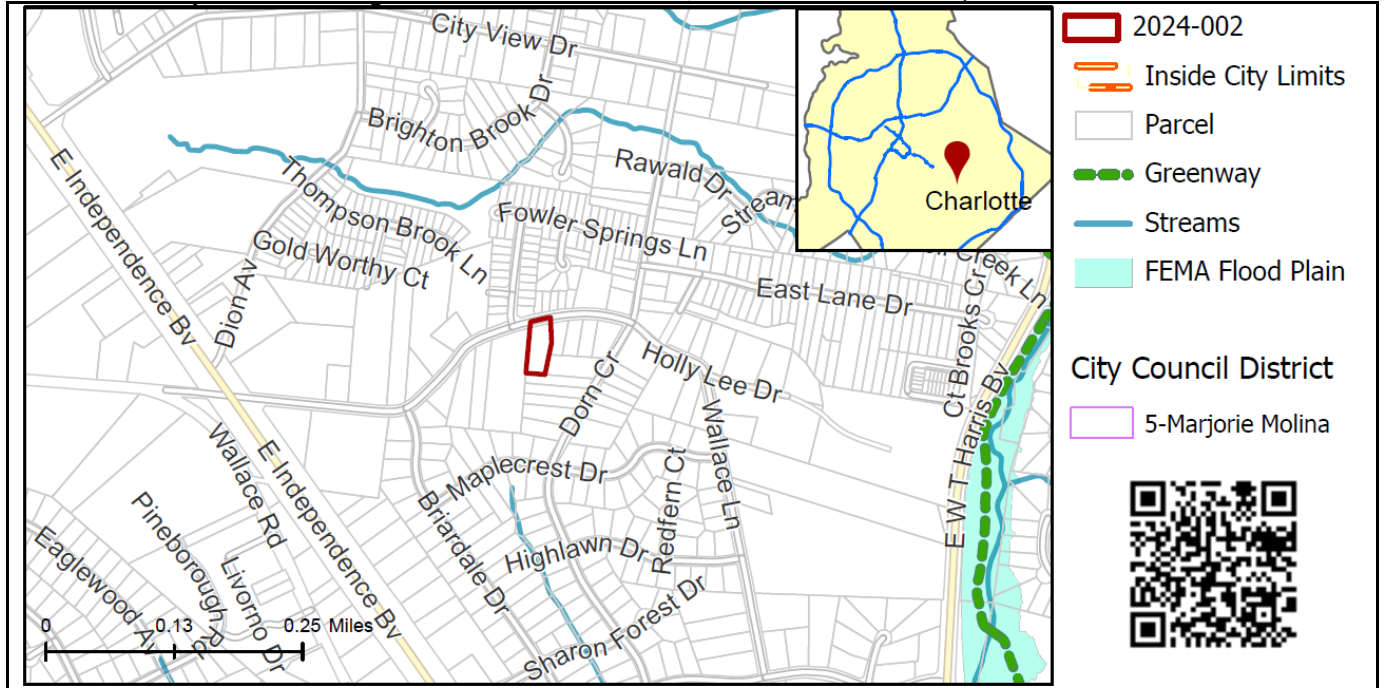


**REQUEST**

Current Zoning: N1-B (Neighborhood 1 – B)  
Proposed Zoning: N1-E (Neighborhood 1 – E)

**LOCATION**

Approximately 0.62 acres located along the south side of Wallace Lane, west of Dorn Circle, and east of East Independence Boulevard.



**SUMMARY OF PETITION**

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

**PROPERTY OWNER**

Riveras Family Investors, LLC

**PETITIONER**

Fernando Rivera

**AGENT/REPRESENTATIVE**

Fernando Rivera

**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 Neighborhood 1.

Rationale for Recommendation

- The Idlewild South neighborhood is comprised of single family as well as multi-family developments, with commercial and activity centers stationed nearby on East Independence Boulevard along the western edge of the neighborhood.
- The N1-B and N1-E 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. This petition would allow for 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.

- There are densifying residential areas along this corridor, including a multi-family attached development under construction along this rezoning’s western boundary. The proposed N1-E zoning would be compatible with the existing and future uses of the area and may provide a better transition from the multi-family on the west to the less intense single family zoning and uses to the east.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods

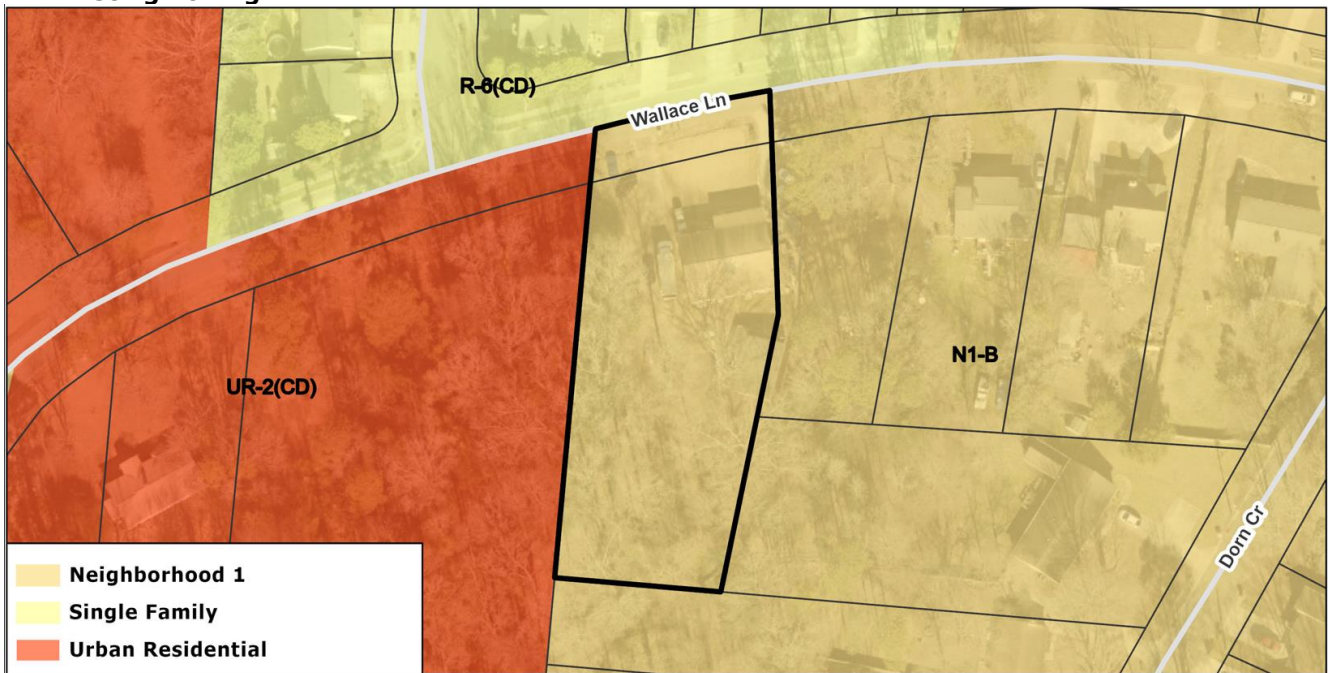
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

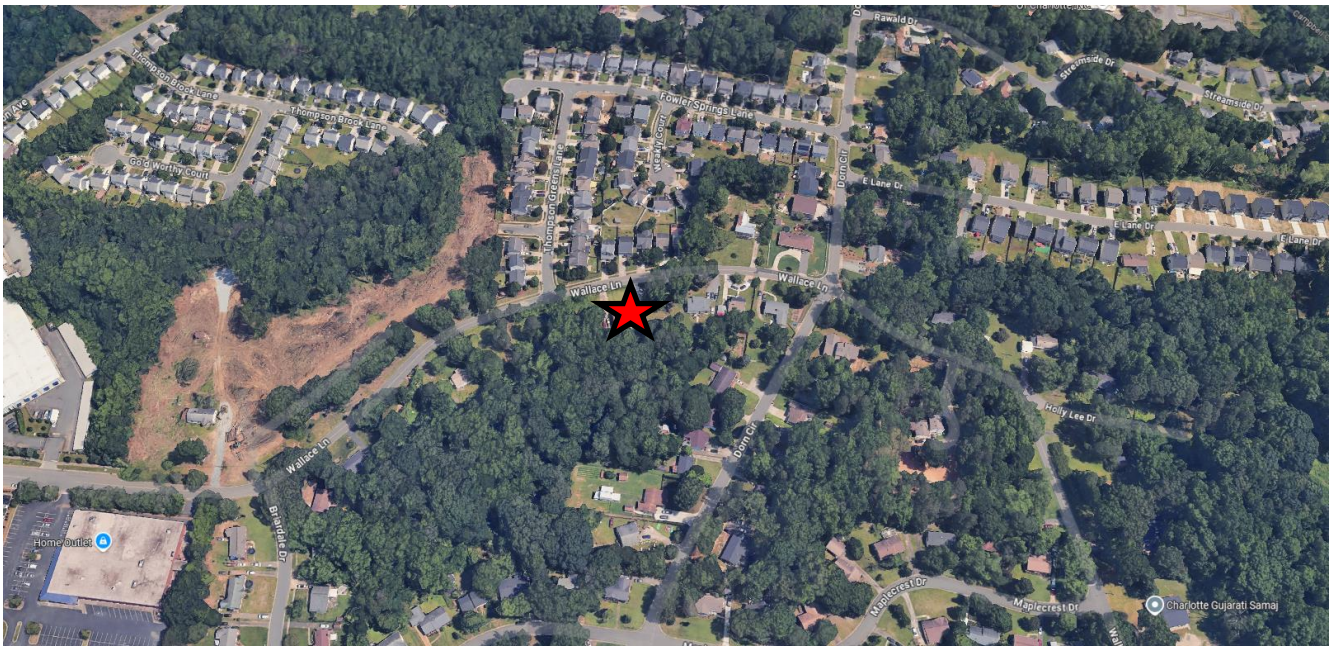
This is a conventional rezoning petition with no associated site plan.

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

• **Existing Zoning**



- The site is currently zoned N1-B and is in an area with N1-B, R-6(CD), and UR-2(CD) zoning.



- The site is denoted with a red star and is in an area with single family residential, commercial, and industrial uses, in addition to multi-family development currently under construction.



- The subject site is currently developed with a single family home.



- North of the site are single family homes.



- East of the site are single family homes.

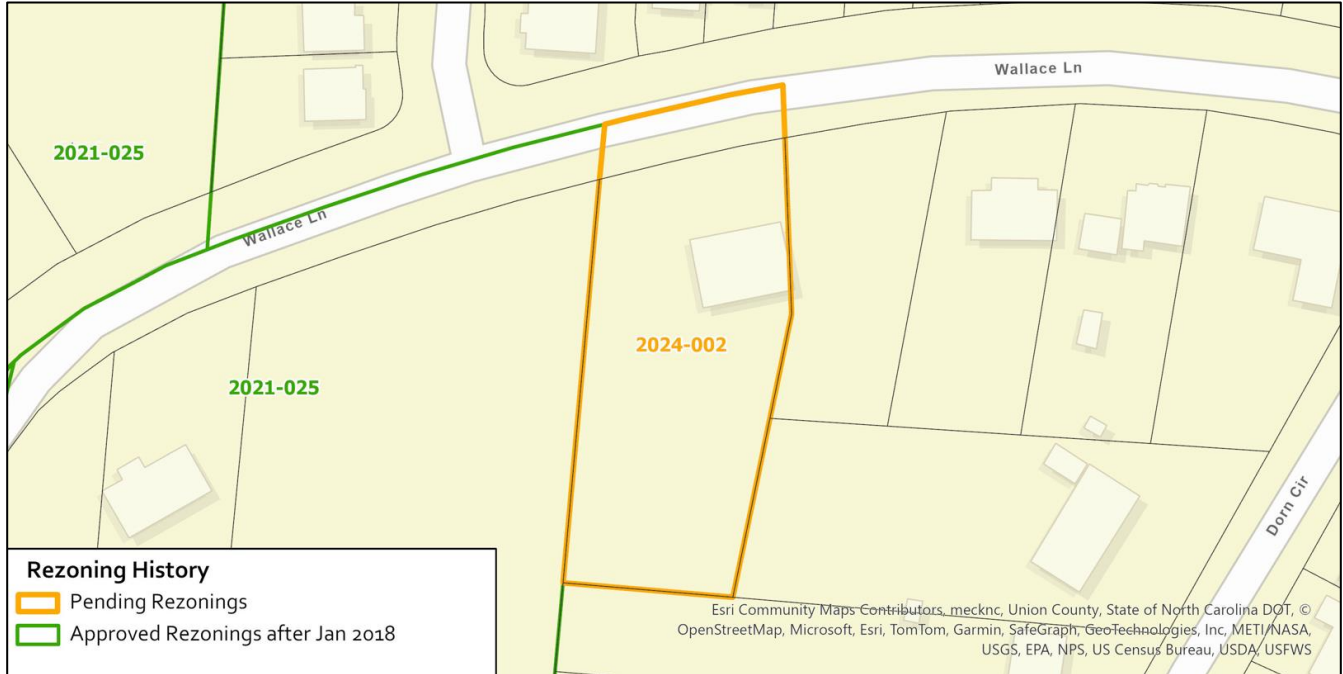


- South of the site are single family homes.



- West of the site is an area under development with multi-family attached units. The site was rezoned as petition 2021-025 to UR-2(CD).

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-025	Rezoned 13.14 acres from UR-2(CD) and R-4 to UR-2(CD) SPA and UR-2(CD) to allow for 154 multi-family attached units.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Wallace Lane, a City-maintained local street, west of Dorn Circle, 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:**

- There are no active projects near the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on existing single family home).

Entitlement: 20 trips per day (based on 0.63 acres of N1-B uses).

Proposed Zoning: 20 trips per day (based on 0.63 acres of N1-E uses).

**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:
    - Piney Grove Elementary currently at 104%
    - Albemarle Middle currently at 112%
    - Butler High currently at 101%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Wallace Ln. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Wallace Ln. 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.
  - **Stormwater Services Land Development Engineering:** 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