

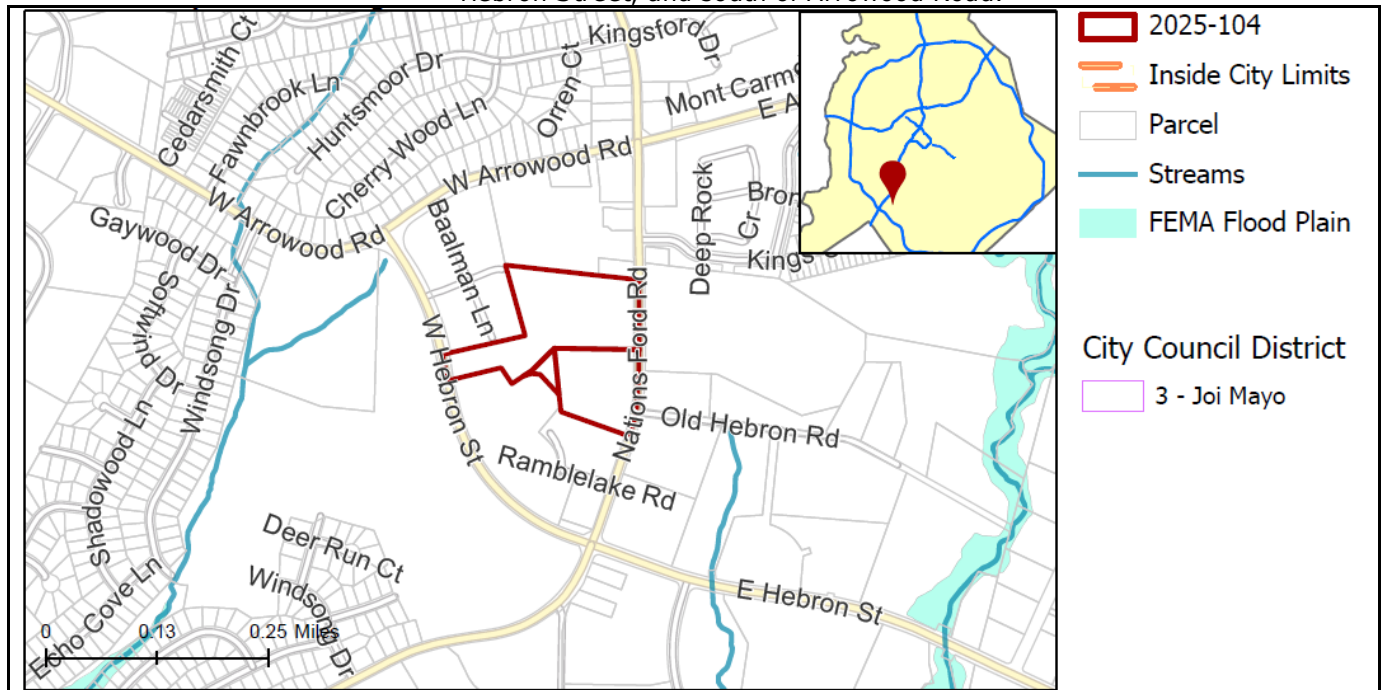
**January 6, 2026**

**REQUEST**

Current Zoning: B-D(CD) (Distributive Business, Conditional), IC-1 (Institutional Campus), OFC (Office Flex Campus)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

**LOCATION**

Approximately 14.9 acres located west of Nations Ford Road, east of Hebron Street, and south of Arrowood Road.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant, wooded property in the Nations Ford Road corridor with a community of 130 multi-family attached dwelling units.

**PROPERTY OWNER**

Trustees of CPCC

**PETITIONER**

DR Horton

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen, PLLC

**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 upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

The petition is **consistent** with the goals and policies of the *South Middle Community Area Plan*.

Rationale for Recommendation

- The petition meets minor map amendment criteria for a place type change to Neighborhood 2 based on the site's acreage, preferred adjacencies, and locational criteria.
- The proposed multi-family attached dwellings would diversify housing options in an area primarily developed with single family detached dwellings and multi-family stacked dwellings.

- The petition site is adjacent to a commercial node and Neighborhood Center Place Type, providing access to goods and services.
- The site is served by CATS bus route 56 along both Hebron Street and Nations Ford, with service to the Arrowood Blue Line Station and Charlotte Premium Outlets.
- The site is located across West Hebron Street from Central Piedmont Community College's Harper Campus.
- The public street network for the area would be extended and expanded as a condition of this petition.
- 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*, from the Campus and Manufacturing & Logistics Place Types to the Neighborhood 2 Place Type for the site.

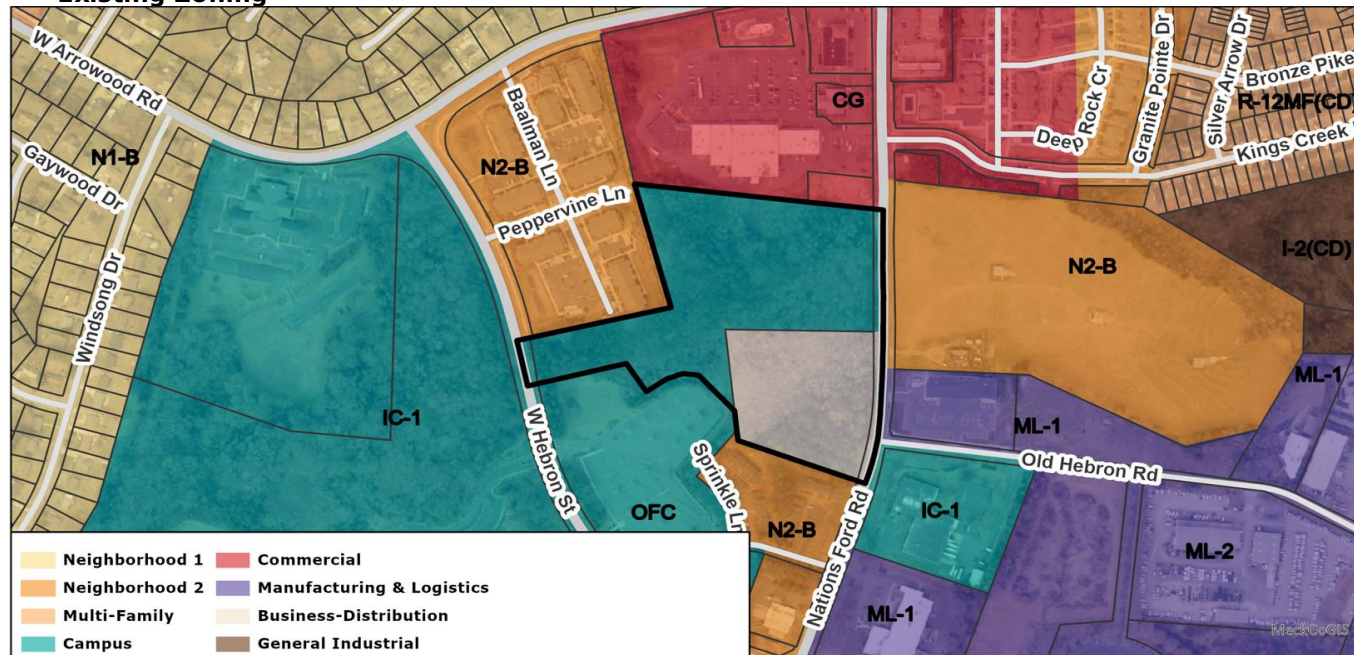
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a community of 130 multi-dwelling units which may include a combination of duplex, triplex, quadraplex, and/or multi-family attached dwelling units. No more than six units may be located in an individual building.
- Establishes a public street network through the site with a proposed extension of Old Hebron Road and connection to Peppervine Lane.
- Identifies locations for recessed parking along proposed public streets to accommodate visitor parking.
- Commits to providing 8' planting strip and 8' sidewalk along internal network required streets, including the Old Hebron Road extension.
- Commits to providing 8' planting strip and 6' sidewalk along the site's frontage of Nations Ford Road and West Hebron Street.
- Provides a 10' Class C landscape yard with 6' opaque fence along the northern property boundary where adjacent to the rear of commercial buildings.
- Locates the tree save area and most of the common open space on the western end of the site along a perennial stream. Provides three other small common open space areas along the western and southern property boundaries.
- Provides a menu of public open space improvements and commits to providing at least four of those elements.
- Commits to usable porches and stoops as predominant features among other preferred architectural and design standards.

- Existing Zoning



- The site is split zoned with IC-1 (Institutional Campus) on the northern and western portions, B-D(CD) (Distributive Business, Conditional) on the southwestern portion, and a small area of OFC (Office Flex Campus) in the southern portion. The site is surrounded by a mix of districts including CG (General Commercial) to the north, N2-B (Neighborhood 2-B) and ML-1 (Manufacturing & Logistics 1) to the east, N2-B (Neighborhood 2-B) and OFC (Office Flex Campus) to the south, and IC-1 (Institutional Campus 1) and N2-B (Neighborhood 2-B) to the west.



The site, marked by a red star, is surrounded by a mix of uses including commercial to the north, commercial and industrial to the east, multi-family residential and institutional to the south, and multi-family residential to the west.





Street view of the vacant, wooded site as seen from Nations Ford Road at Old Hebron Road.



Street view of commercial uses to the north of the site along Nations Ford Road at Arrowood Road.



Street view of commercial and industrial uses to the east of the site across Nations Ford Road.



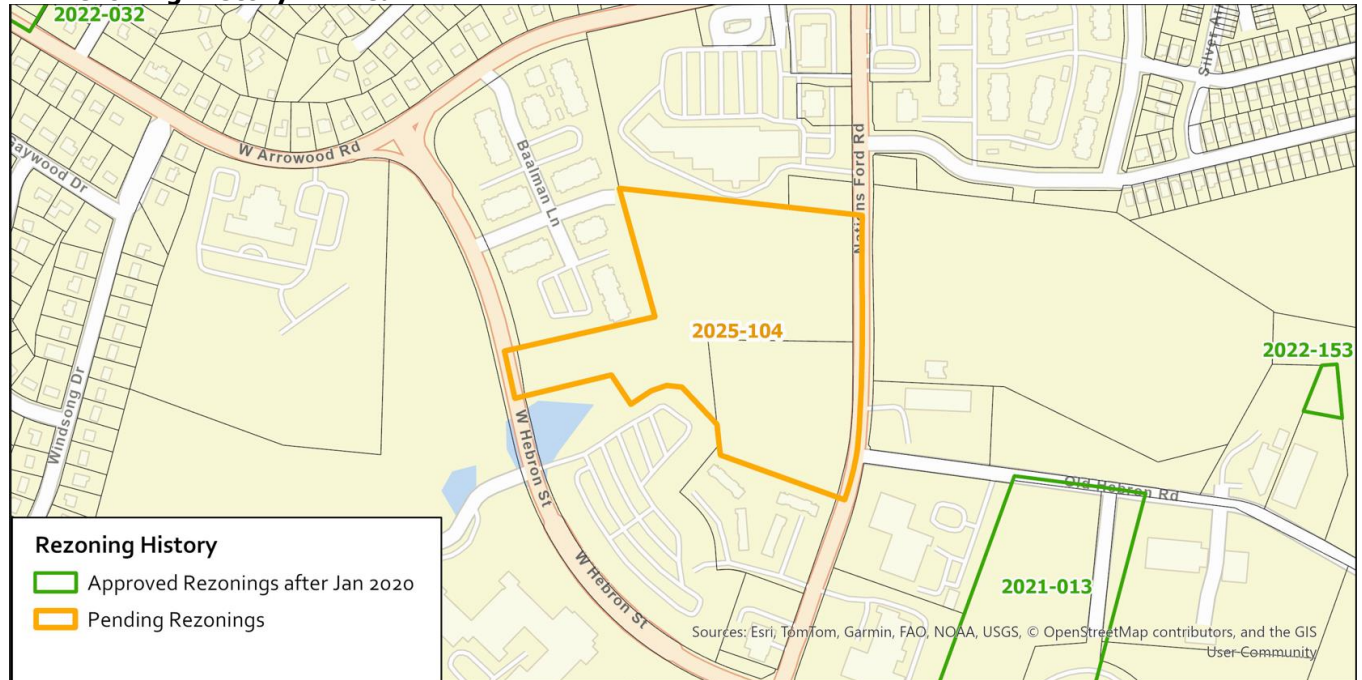
Street view of institutional uses to the south of the site across W Hebron Street.



Street view of multi-family stacked residential uses to the west of the site along Peppervine Lane.

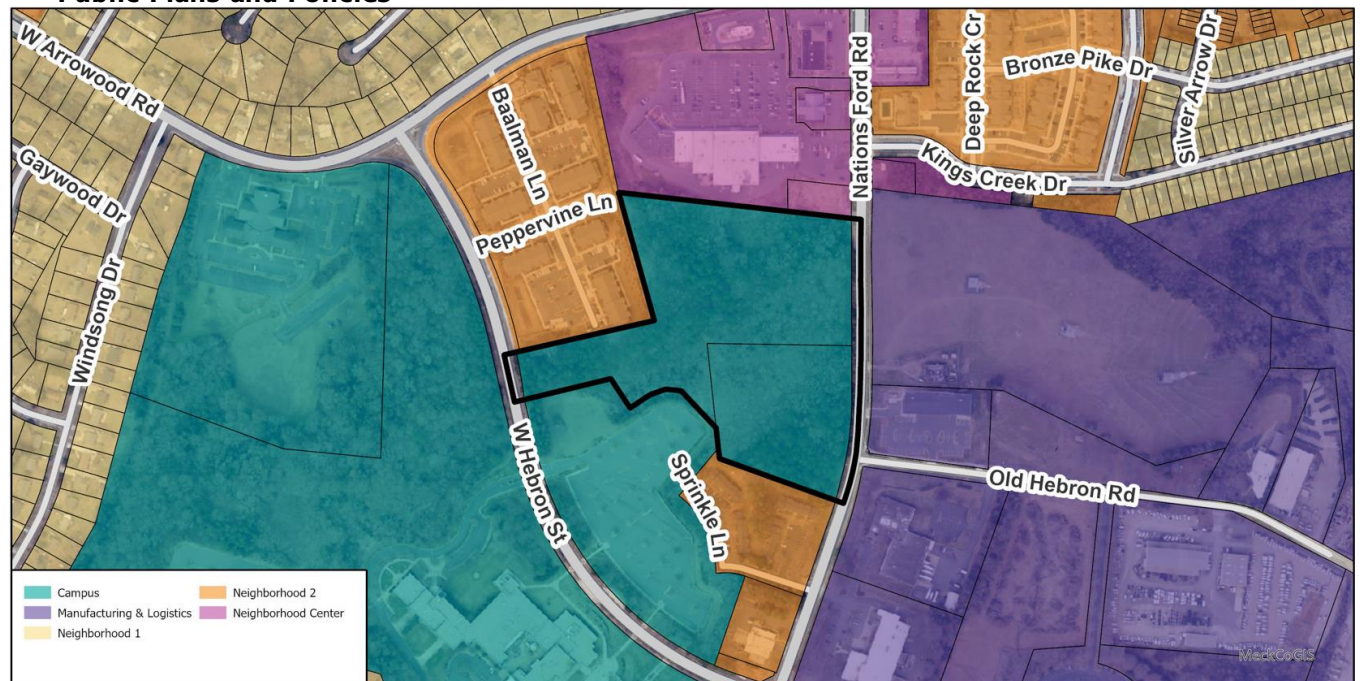


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-032	Request to rezone 4.18 acres to R-8MF(CD) (Multi-family Residential, Conditional) to allow 33 single family attached dwelling units.	Approved
2021-013	Request to rezone 8.25 acres to I-2 (General Industrial).	Approved
2022-153	Request to rezone 0.5 acres to I-2 (General Industrial).	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Campus Place Type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Nations Ford Road, a City-maintained minor arterial, north of West Hebron Street, a City-maintained minor 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 revise dimensions of internal public roads to be based on standard curb and gutter.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: Too many uses to determine.

Proposed Zoning: 574 trips per day (based on 130 multi-family attached dwelling units).

## 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:** This development may add 19 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:
    - South Pine Elementary at 90%.
    - Southwest Middle at 130%.
    - Palisades High at 112%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Nations Ford Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Nations Ford Rd. 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:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

### Transportation

1. Update the site plan road dimensions for Old Hebron Road, Road A, Road D, Road C to dimension based on standard 2.5ft curb and gutter instead of valley gutter, revise callout on site plan to reference 2.5-foot curb and gutter and not valley gutter. Please add the CLDSM detail on the site plan within the road labels for each (which will give flexibility per CLDSM to construct the appropriate section during permitting). Road B and C can remain without specific CLDSM label. Old Hebron Road dimensions need to be updated to match U-07B for 2.5ft standard curb. Pavement width should be 30ft and total roadway width (back of curb to back of curb) is 35ft. **OUTSTANDING**

### Site and Building Design

2. ~~Revise the tree survey to including trees 8" in diameter and greater in the right of way along Nations Ford Road.~~ **ADDRESSED**
3. ~~Provide usable public open space on one of the two central blocks.~~ Provide a minimum square footage for the common open space areas. **OUTSTANDING**

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

**Planner:** Joe Mangum (704) 353-1908