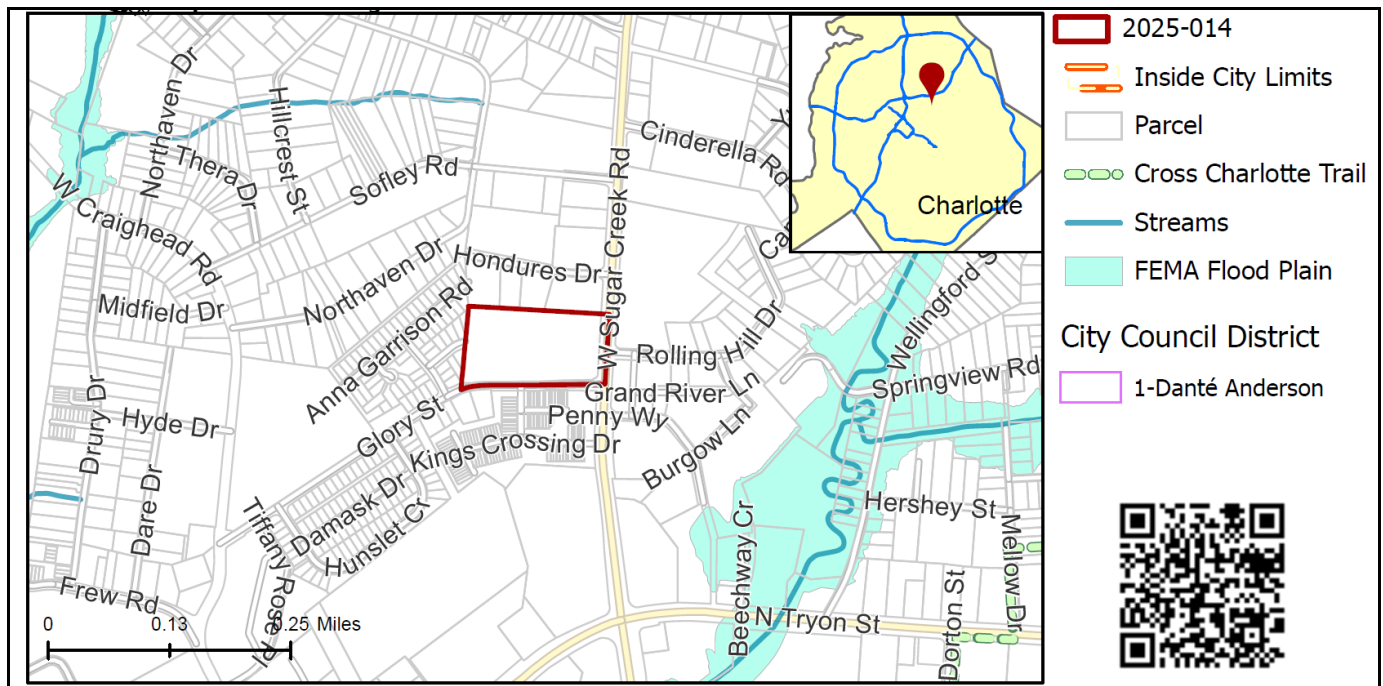


**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)

**LOCATION**

Approximately 6.50 acres located on the west side of West Sugar Creek Road, on the north side of Glory Street, and south of Honduras Drive.



**SUMMARY OF PETITION**

The petition proposes the development of up to 110 multi-family attached dwelling units. The site is currently developed with a single-family house.

**PROPERTY OWNER**

Sammy Abraha

**PETITIONER**

Pulte Homes

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore and Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

**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 2040 Policy Map (2022) recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- The petition is appropriate and compatible with the surround land uses as the site is designated as a Neighborhood 2 Place Type by the 2040 Policy Map.
- The site is adjacent to a multi-family attached project located to the south across Glory Steet and zoned N2-B. The site is also adjacent to other properties zoned N2-B and designated as the Neighborhood 2 Place Type.

- The site is within a 1/8-mile walk of a designated Neighborhood Center Place Type containing uses such as retail, restaurant, childcare, and religious institutions.
- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is within a 3/4-mile walk of Sugar Creek Station on the Lynx Blue Line.
- The site is directly served by transit with the number 211 CATS local bus, providing service between Sugar Creek Station and Tom Hunter Station on the Lynx Blue Line.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10-Minute Neighborhoods
  - 2: Neighborhood diversity & Inclusion

## PLANNING STAFF REVIEW

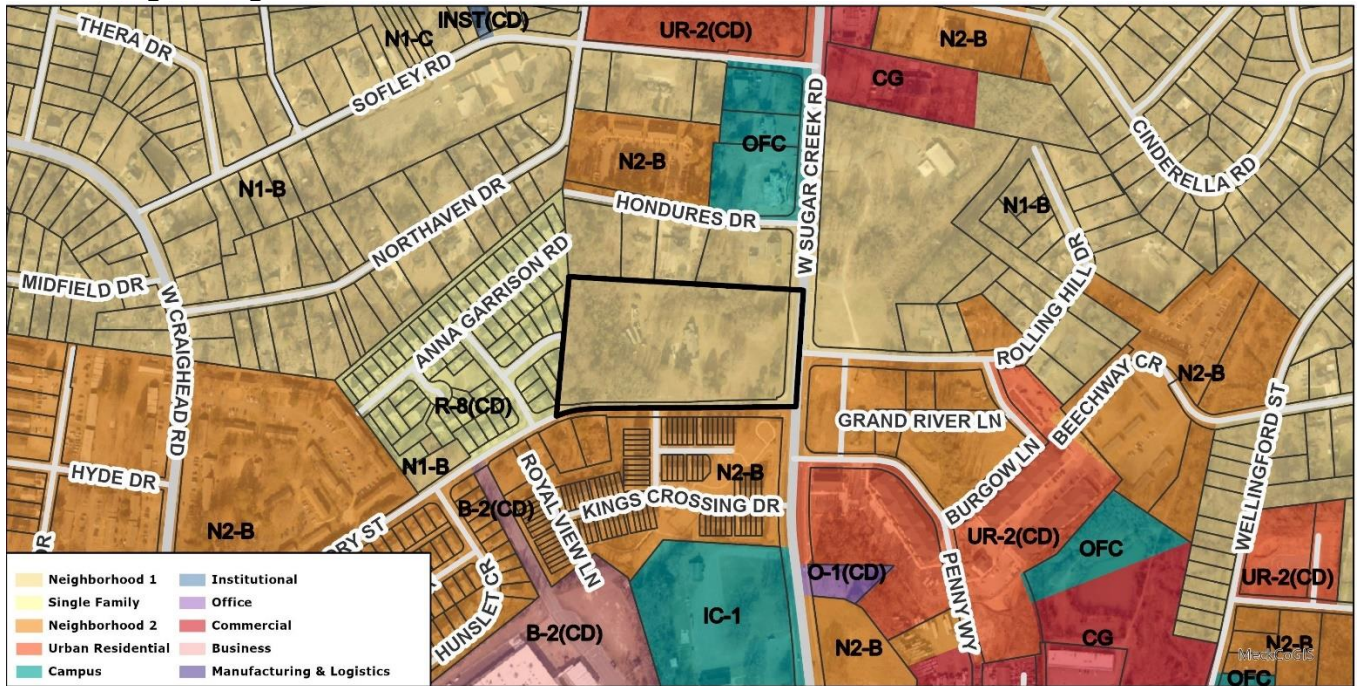
### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

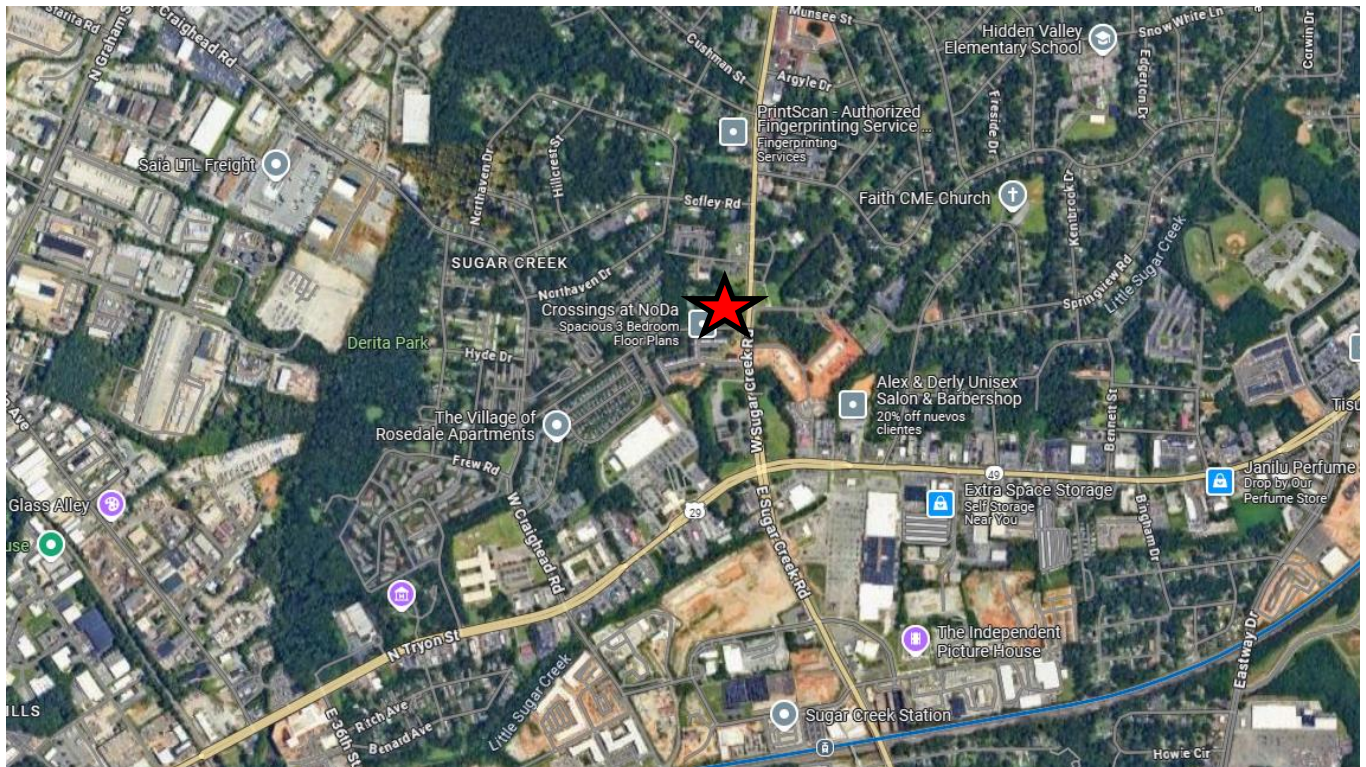
- Permits the development of up to 110 multi-family attached dwelling units.
- The following transportation, streetscape, and landscaping improvements are proposed:
  - An 8-foot sidewalk and 8-foot planting strip will be installed along the site's frontages with West Sugar Creek Road and Glory Street as well as along the site's internal network of required streets.
  - A right turn lane with 100 feet of storage will be provided along West Sugar Creek Road onto Glory Street.
  - A 10-foot Class C landscape yard will be provided along the site's northern and western property boundaries.
  - Open space areas will measure a minimum of 40 feet in all direction and will be amenitized with usable hardscape features such as courtyards and seating areas, utilizing specialty paving materials. As well as enhanced landscape features, exceeding the minimum standards of the Ordinance such as grass, trees, and shrubs utilizing planting beds, raised beds, and terraces with native species.
  - Direct pedestrian connections will be provided from residential units to the public street.
  - Street trees will be provided along the private alleys at 40 feet on-center where planting strips are provided and between buildings, where feasible.
- The following architectural requirements are proposed:
  - Buildings shall contain a maximum of 6 dwelling units. With no more than 5 6-unit buildings constructed on site.
  - Windows, doors, porches, stoops, or other architectural features are required for all buildings facing a street frontage.
  - Front elevations shall include a stone or masonry water table.
  - Roofs will provide variation such as hips, gables, dormers, or parapets. Pitched roofs will have minimum slope of 4:12.



• **Existing Zoning**



The site is zoned N1-B (Neighborhood 1-B). The property is adjacent to properties zoned N2-B (Neighborhood 2-B) to the south across Glory Street and to the southeast across West Sugar Creek Road. Properties zoned N1-B (Neighborhood 1-B) to the north and northeast across West Sugar Creek Road. And properties to the west zoned R-8(CD) (Single-Family, conditional).

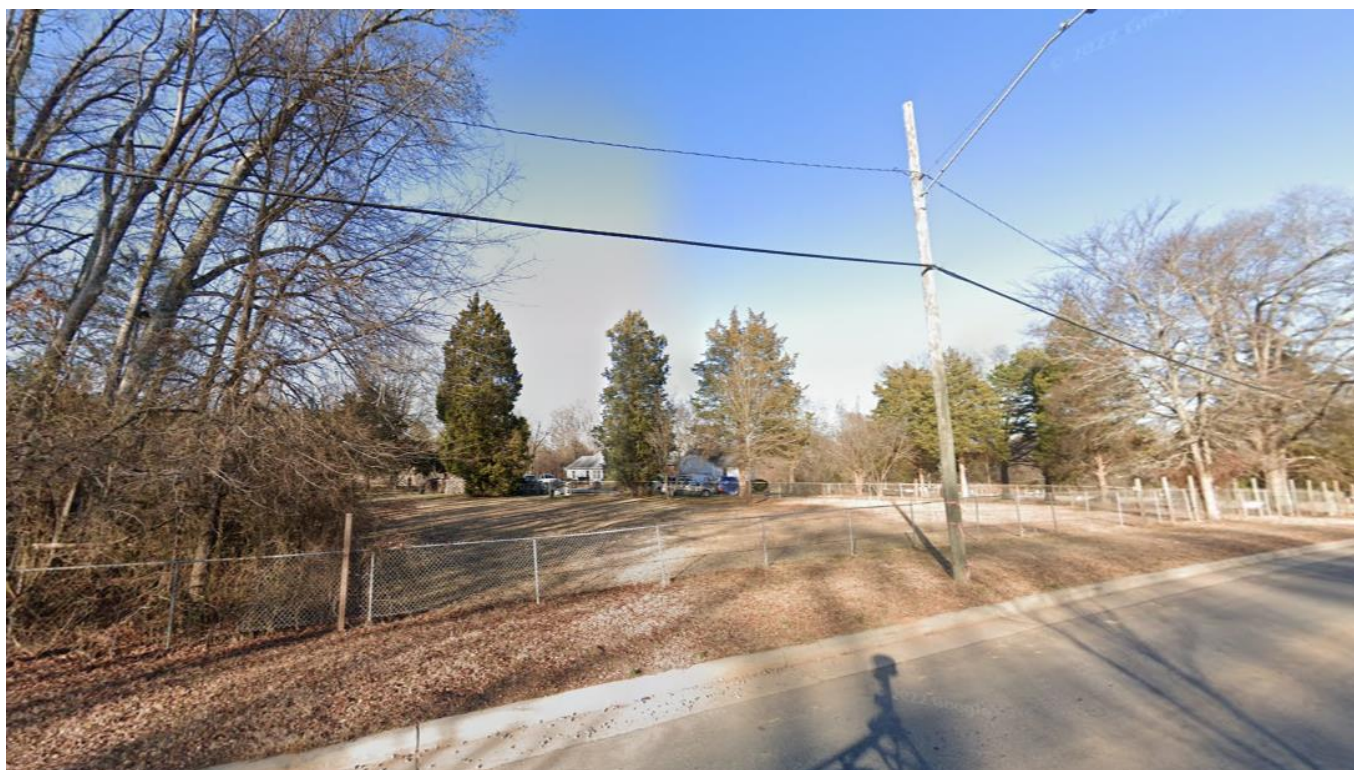


The site (indicated by red star above) is located on the northwest corner of West Sugar Creek Road and Glory Street. Approximately 1-mile south of Interstate I-85, ¼-mile north of North Tryon Street, and ¾-mile north of Sugar Creek Station on the Lynx Blue Line. This area of West Sugar Creek Road includes diverse housing types including single-family and multi-family attached and stacked, and the area is situated between the major commercial corridor of North Tryon Street and the commercial node at West Sugar Creek Road and I-85.





View of the site looking northwest from West Sugar Creek Road at the intersection with Glory Street. The site is developed with a single-family dwelling and is wooded along the northern and western boundaries.



View of the site looking northeast from Glory Street. Glory Street has single-family detached and multi-family attached developments along its length.





View of a multi-family attached development located south of the site across Glory Street, zoned N2-B (Neighborhood 2-B).



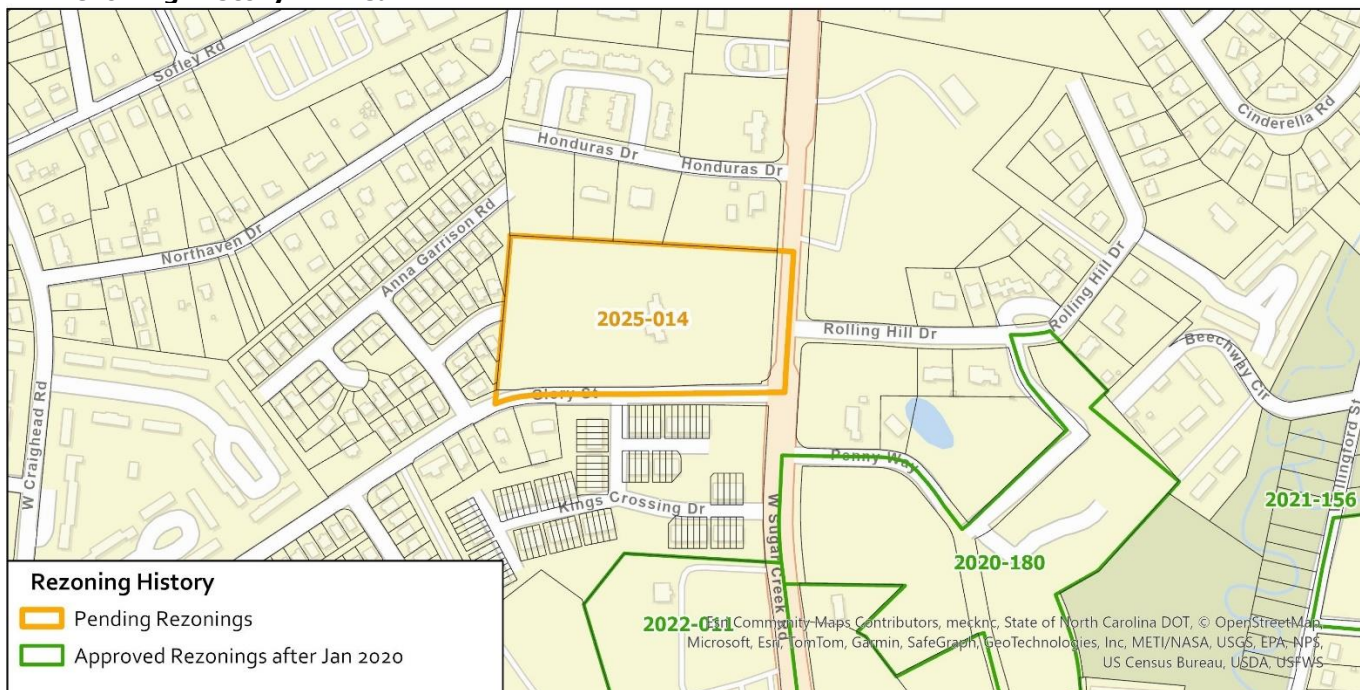
View of single-family subdivision abutting the western boundary of the site, located off Glory Street.





View of commercial development along the east side of West Sugar Creek Road north of the site. This area is designated as a Neighborhood Activity Center by the 2040 Policy Map. The pattern of development is typical along the corridor.

#### • Rezoning History in Area

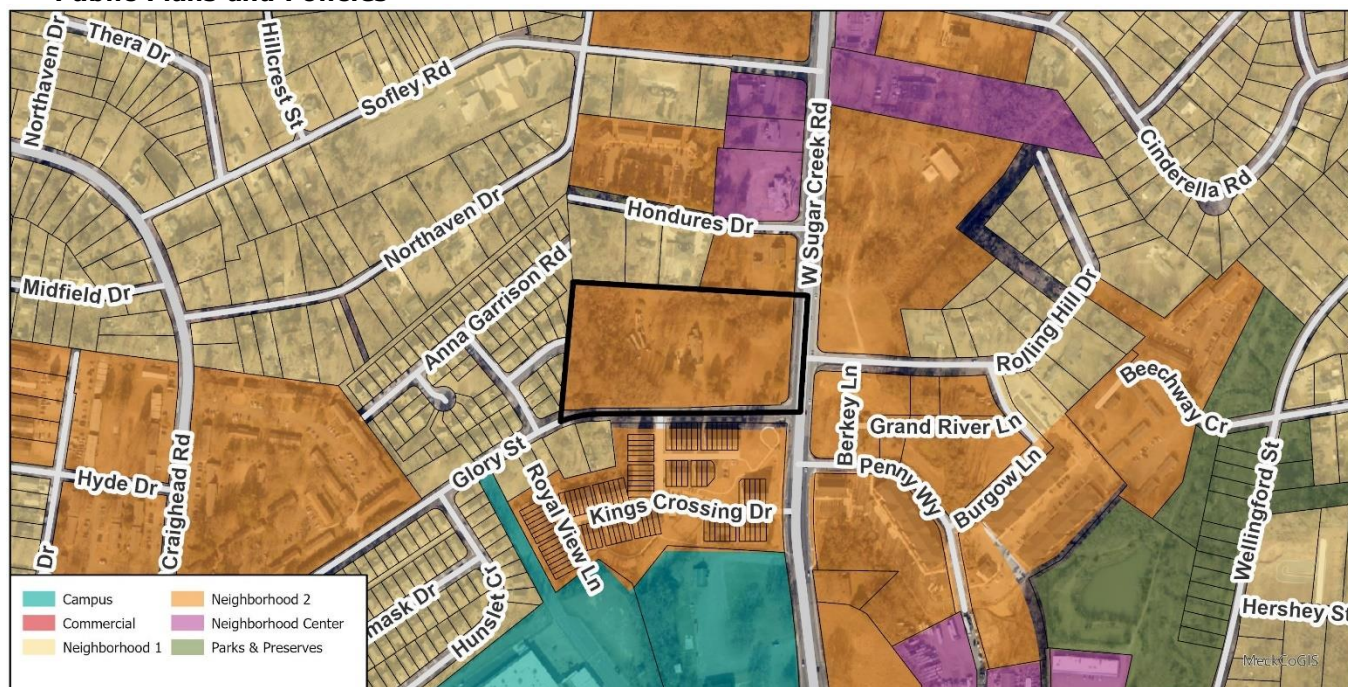


Petition Number	Summary of Petition	Status
2020-180	Rezoned 9.93 acres located on the east side of Sugar Creek Road, South of Rolling Hill Drive, and north of Tryon Street from R-4 (Single Family Residential) and R-12MF (Multi-Family Residential) to UR-2(CD) (Urban Residential-2, conditional) for up to 200 multi-family dwellings.	Approved
2021-156	Rezoned 2 acres located at the northeast intersection of Wellingford Street and Hershey Street, east of West Sugar Creek Road from R-4	Approved



	(Single Family Residential) to UR-2(CD) (Urban Residential-2, conditional) for up to 20 multi-family attached dwellings.	
2022-011	Rezoned 8.34 acres located at the northwest intersection of North Tryon Street and West Sugar Creek Road, east of West Craighead Road from R-17MF (Multi-Family Residential) to INST (Institutional) conventional.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Glory Street, a City-maintained local street, and Sugar Creek Road, 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. Based on the 811 daily trips, the petitioner is required to satisfy a Tier 1 Multimodal assessment. Site plan updates are required to show the proposed buffered bike lane and associated labels and dimensions.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issues, Note 1.

• **Vehicle Trip Generation:**

Current Zoning: N1-B.

Existing Use: 10 trips per day (based on 1 dwelling unit).

Entitlement: 293 trips per day (based on 26 dwelling units)

Proposed Zoning: N2-A(CD). 788 trips per day (based on 110 multi-family dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See Outstanding Issues, Note 2.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 7 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Highland Renaissance Elementary remains at 76%

- Martin Luther King Middle remains at 100%
- Garinger High remains at 100%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Glory St. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Glory St. 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.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**Transportation

1. CDOT: Revise site plan and conditional note(s) to commit to construct bicycle facilities by locating the curb and gutter 52-feet from the center line and installing a buffered bike lane per in accordance with the council-adopted Charlotte Streets Map.
2. Fire: Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Site and Building Design

3. Entitlement Services: Add note committing to each out requiring a driveway if off-street visitor parking is not provided.

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

**Planner:** Maxx Oliver 704-336-3818