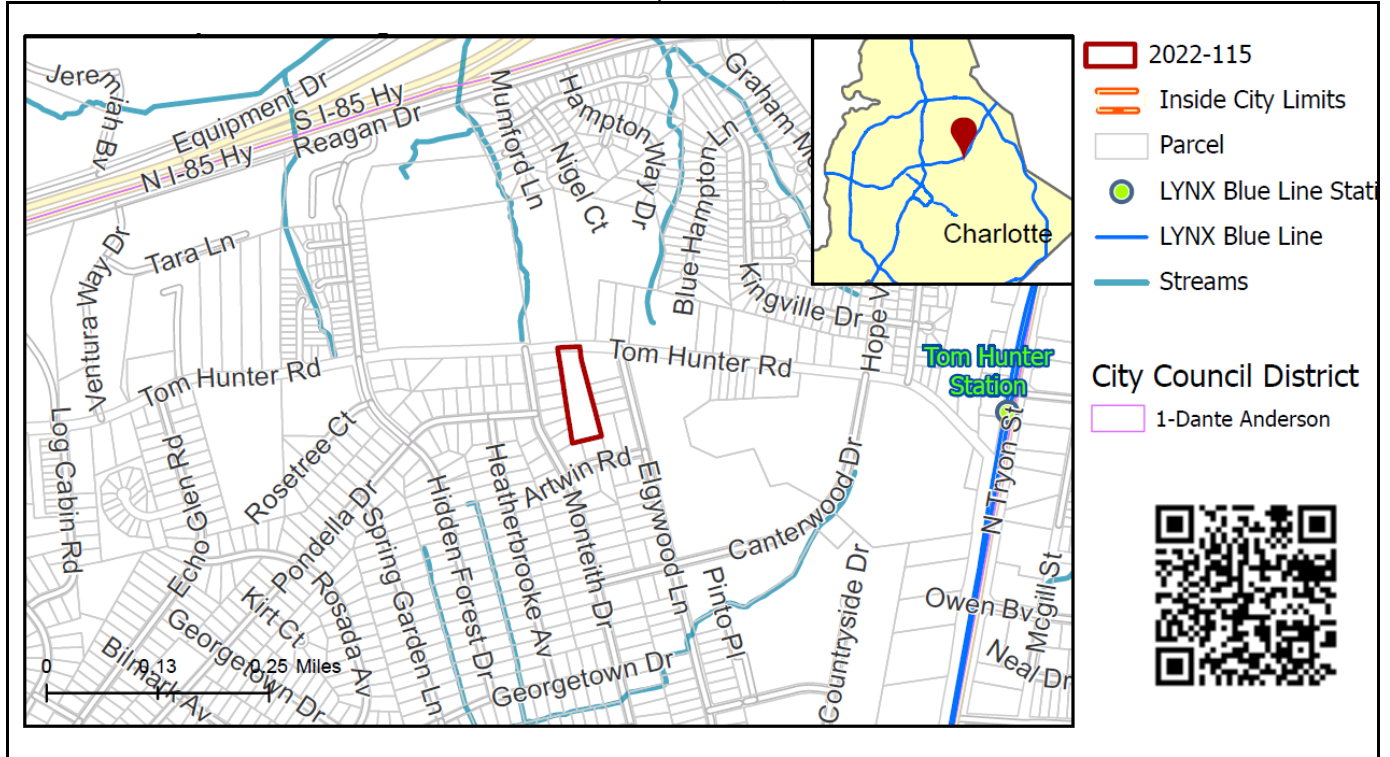


**REQUEST**

Current Zoning: N1-B (neighborhood 1-B)  
Proposed Zoning: UR-1(CD) (urban residential, conditional)

**LOCATION**

Approximately 1.84 acres located on the south side of Tom Hunter Road, west of North Tryon Street, and east of Monteith Drive.



**SUMMARY OF PETITION**

The petition proposes a residential community of up to 10 single-family detached houses.

**PROPERTY OWNER**

Charles Emina

**PETITIONER**

Urban Trends Real Estate, Inc.

**AGENT/REPRESENTATIVE**

Chris Ogunrinde, Urban Trends Real Estate, Inc.

**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

- This petition proposes to add to the variety of housing options in the area.
- The proposed building form is consistent with the Neighborhood 1 Place Type.
- The petition commits to a 10-foot Class C buffer along the eastern property line.
- The petition proposes to improve the streetscape along Tom Hunter Road with an 8-foot sidewalk and planting strip. Additionally, a 6-foot sidewalk and 8-foot planting strip is proposed for the private street within the site.

- This site would be well served by public transit with access to the bus route along Tom Hunter Road and a CATS stop within a 1/2 mile of the site.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

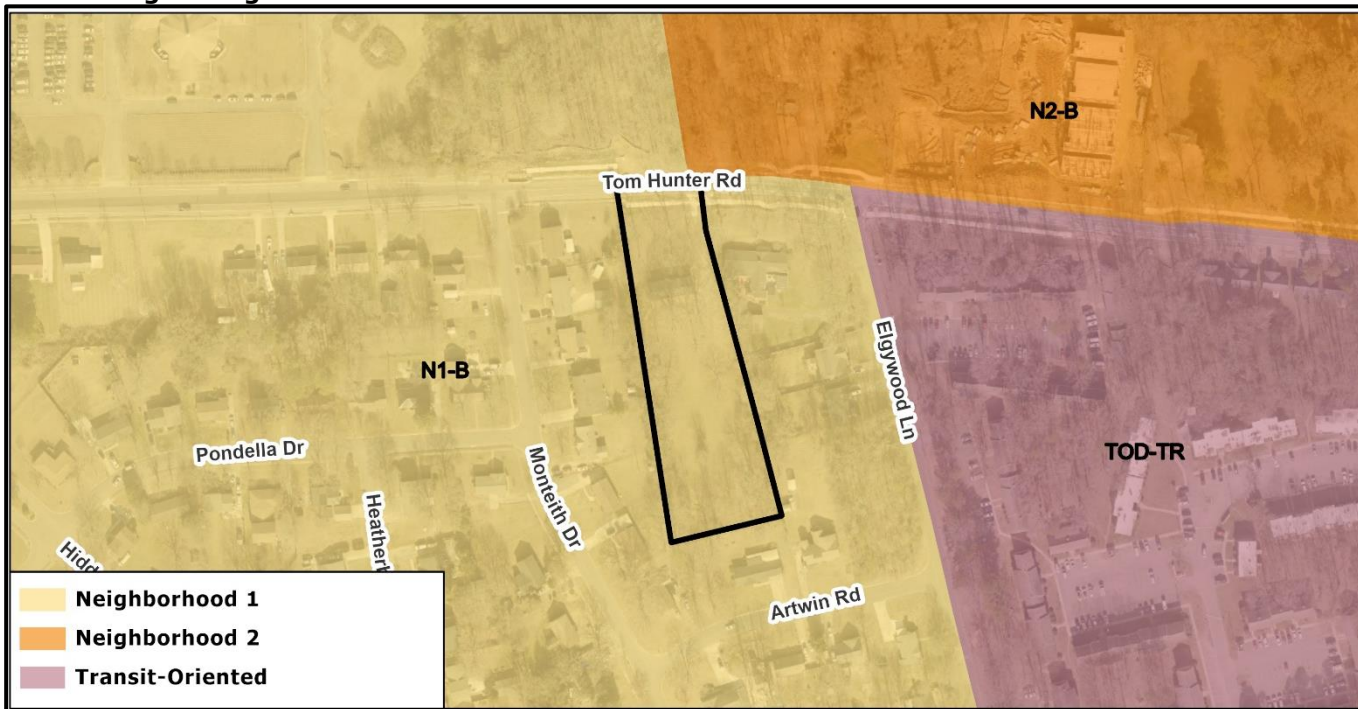
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

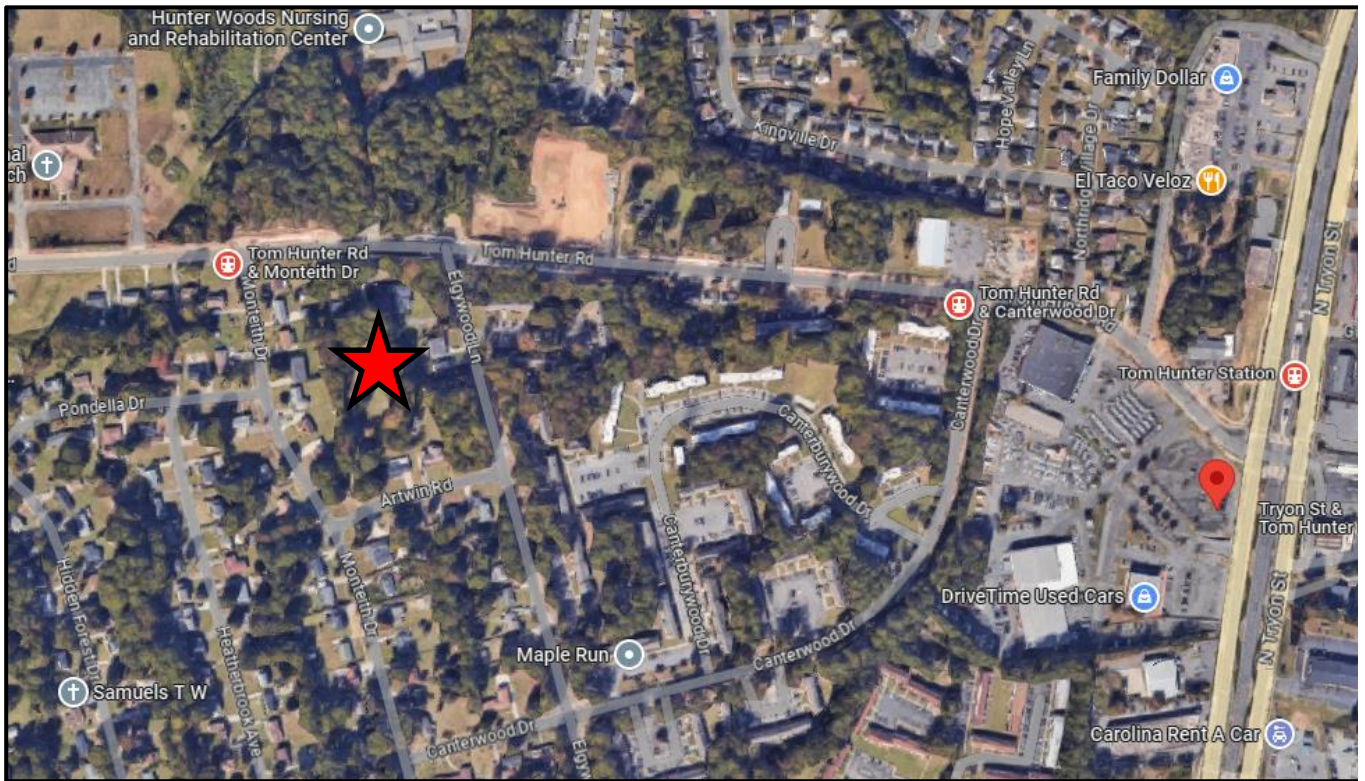
The site plan accompanying this petition contains the following provisions:

- Allows up to 10 single family detached dwelling units.
- Provides an 8-foot planting strip and 8-foot sidewalk along Tom Hunter Road.
- Provides a 6-foot sidewalk and 8-foot planting strip along the private street within the site.
- Dedicates all necessary rights-of-way in fee simple conveyance to the City of Charlotte.
- Provides architectural standards including building materials.

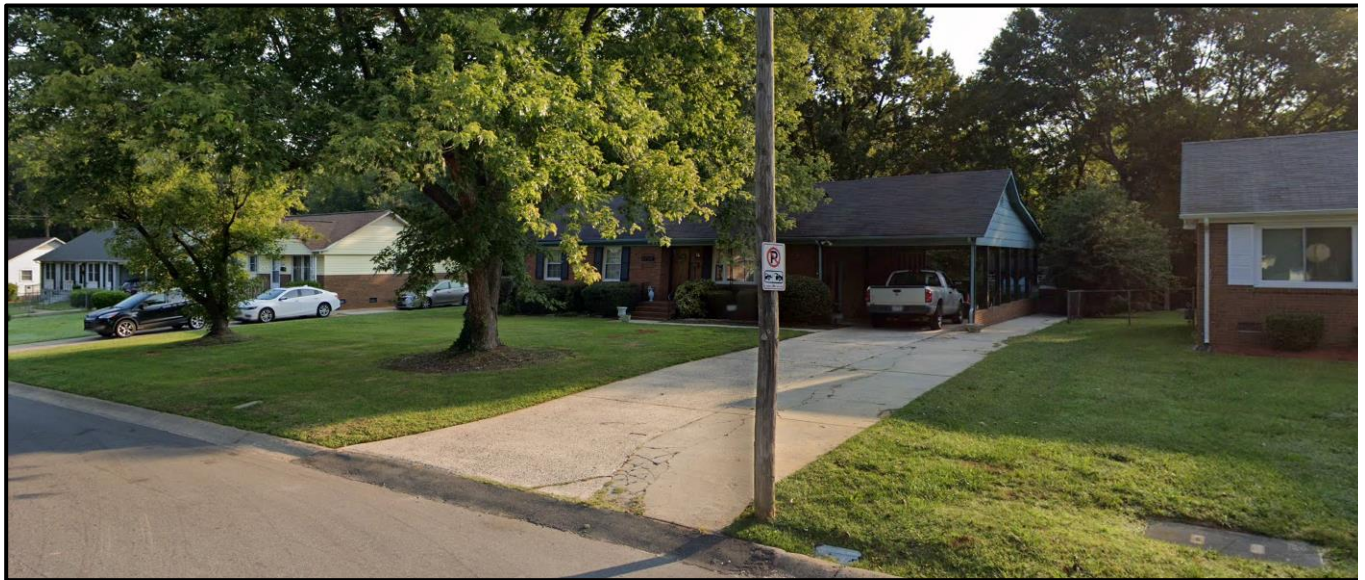
• **Existing Zoning**



- The surrounding land uses include single family homes, multi-family apartments, religious institutions, and medical institution.



The subject property denoted with a red star.



The property to the west along Monteith Drive is developed with single family homes.



The property to the east along Elgywood lane is developed with single family homes.

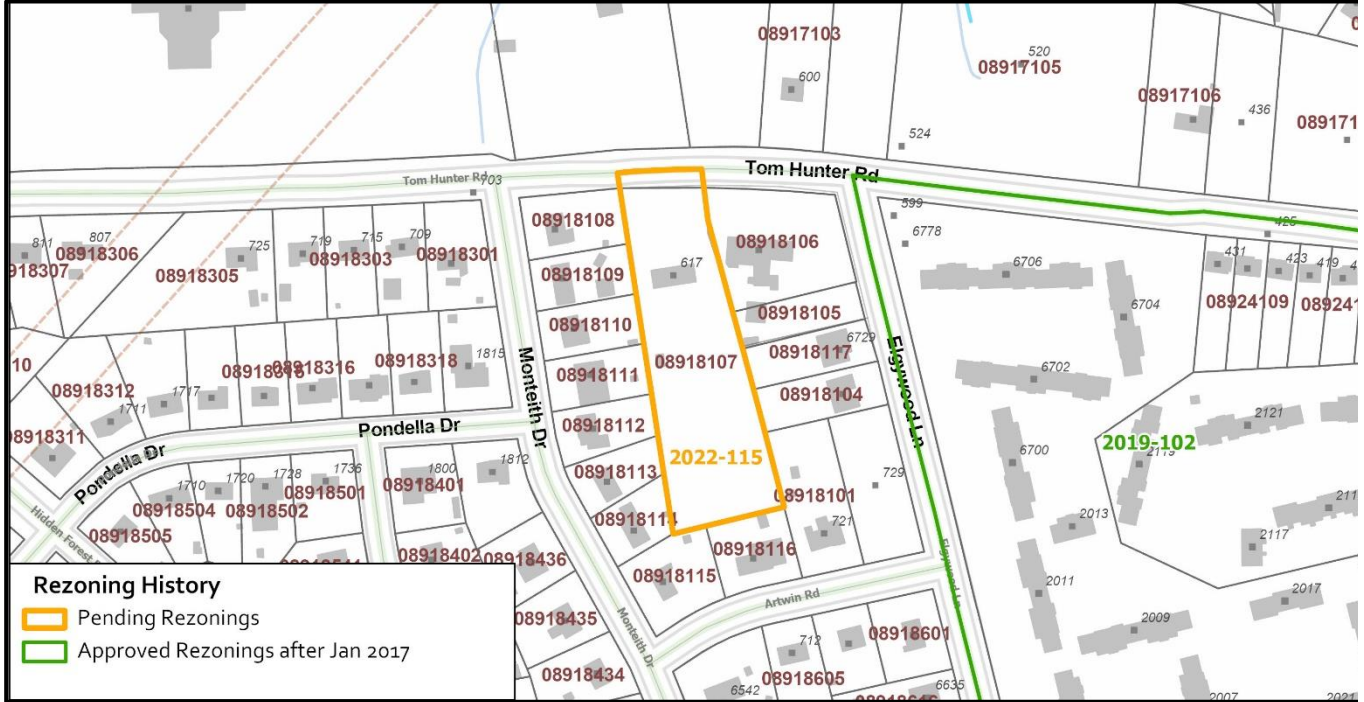


The property to the south along Artwin Road is developed with single family homes.



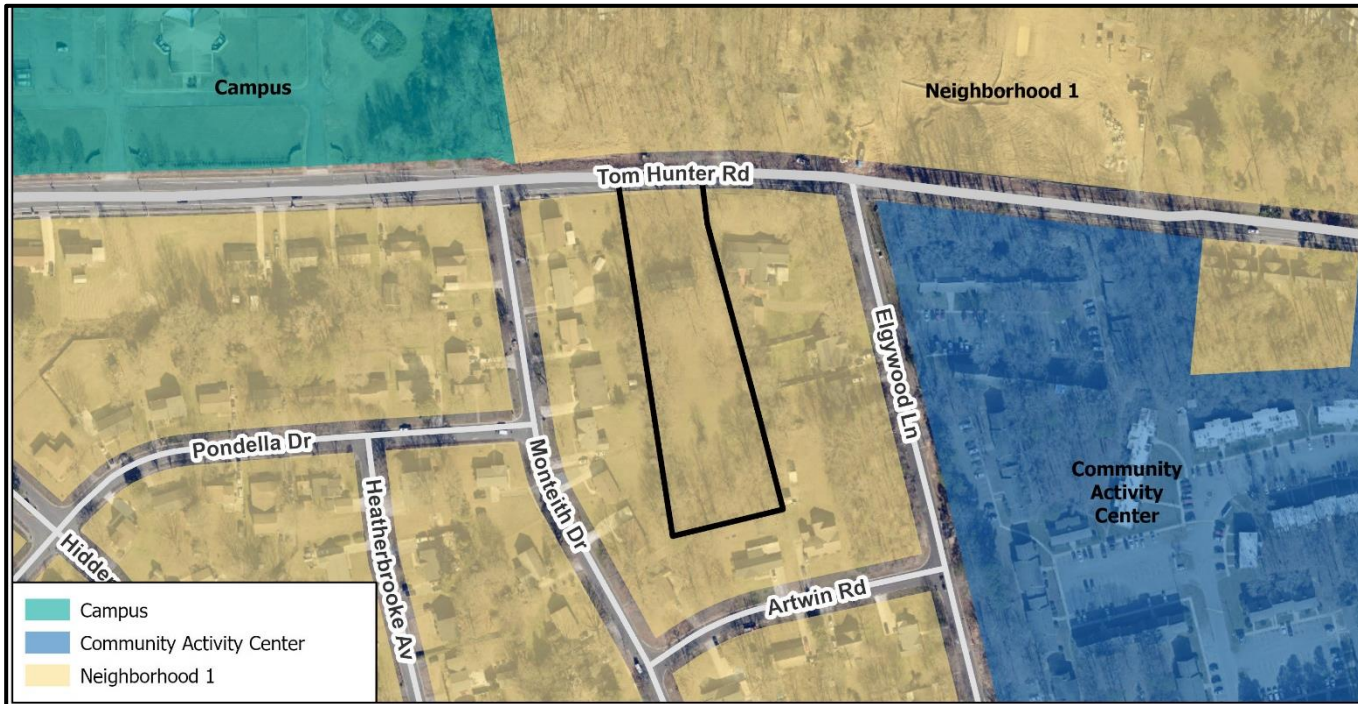
The property to the north across Tom Hunter Road is a nursing and rehabilitation center.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned parcels under a range of zoning districts to one of four transit-oriented development districts.	Approved

• **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The petition is located on the south side of Tom Hunter Road, a City-maintained minor throughfare east of Monteith Drive, a City-maintained minor collector. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Petition is providing required streetscape and one access point on Tom Hunter Road. All outstanding CDOT issues have been addressed.
- **Active Projects:**
  - Tom Hunter Road Streetscape:
    - The project will provide streetscape improvements on Tom Hunter Road from Monteith Drive to North Tryon Street and will improve pedestrian and bicycle access to North Tryon Street and the Tom Hunter Road light rail station.
    - Construction.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 10 trips per day (based on 1 single family dwelling unit).  
Entitlement: 90 trips per day (based on 7 single family dwelling units).  
Proposed Zoning: 125 trips per day (based on 10 single family dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 3 students, while development allowed with the proposed zoning may produce 4 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 1 student.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Hidden Valley Elementary remains at 160%.
    - Martin Luther King Middle remains at 95%.
    - Julius L. Chambers High remains at 134%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Tom Hunter Road and an existing 8-inch water distribution main on Tom Hunter Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 240-feet east of the rezoning boundary on Tom Hunter Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Michael Russell (704) 353-0225