

REQUEST

Current Zoning: N1-C (Neighborhood 1-C)
Proposed Zoning: N1-D (Neighborhood 1-D)

LOCATION

Approximately 0.33 acres located on the east side of Parson Street, north of Parkwood Avenue, and south of Grace Street.



SUMMARY OF PETITION

The petition proposes to allow for any use permitted in the N1-D (Neighborhood 1-D) zoning district on a parcel that is currently undeveloped.

PROPERTY OWNER

Bow & Arrow Properties LLC

PETITIONER

Bow & Arrow Properties LLC

AGENT/REPRESENTATIVE

Pakchanok Lettsome

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

**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

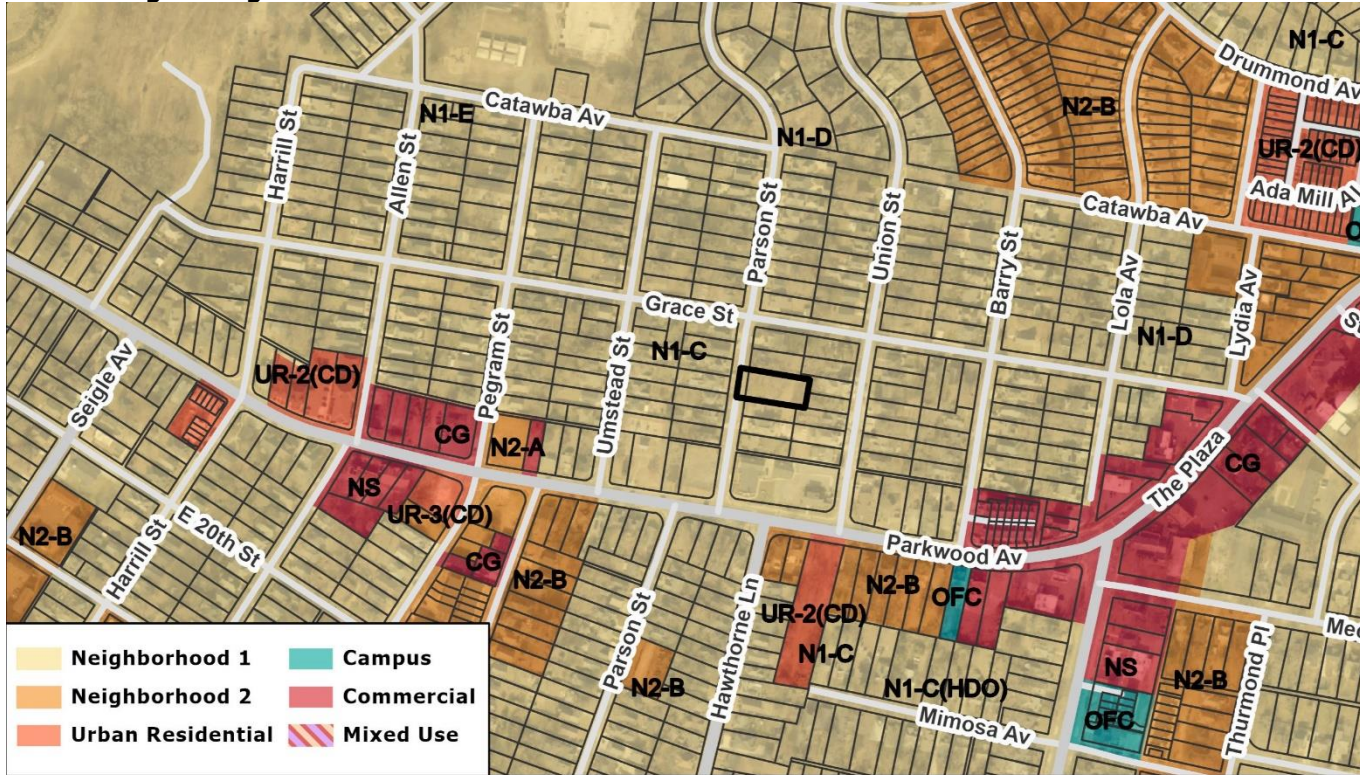
- This petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Neighborhood 1 Place Type.
- The petition is situated among lots with typical lot dimensions that are approximately 50' in width for most of the adjacent properties and lot areas that mostly range between 7,000 and 8,000 square feet. This site has a lot width of 85' and a lot area just under 15,000 square feet, significantly larger dimensions than the neighboring properties.
- The N1-C and N1-D 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 width. The minimum lot width in the N1-D district is 40' as opposed to 50' in the N1-C district. This petition would allow for slightly 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-C zoning.

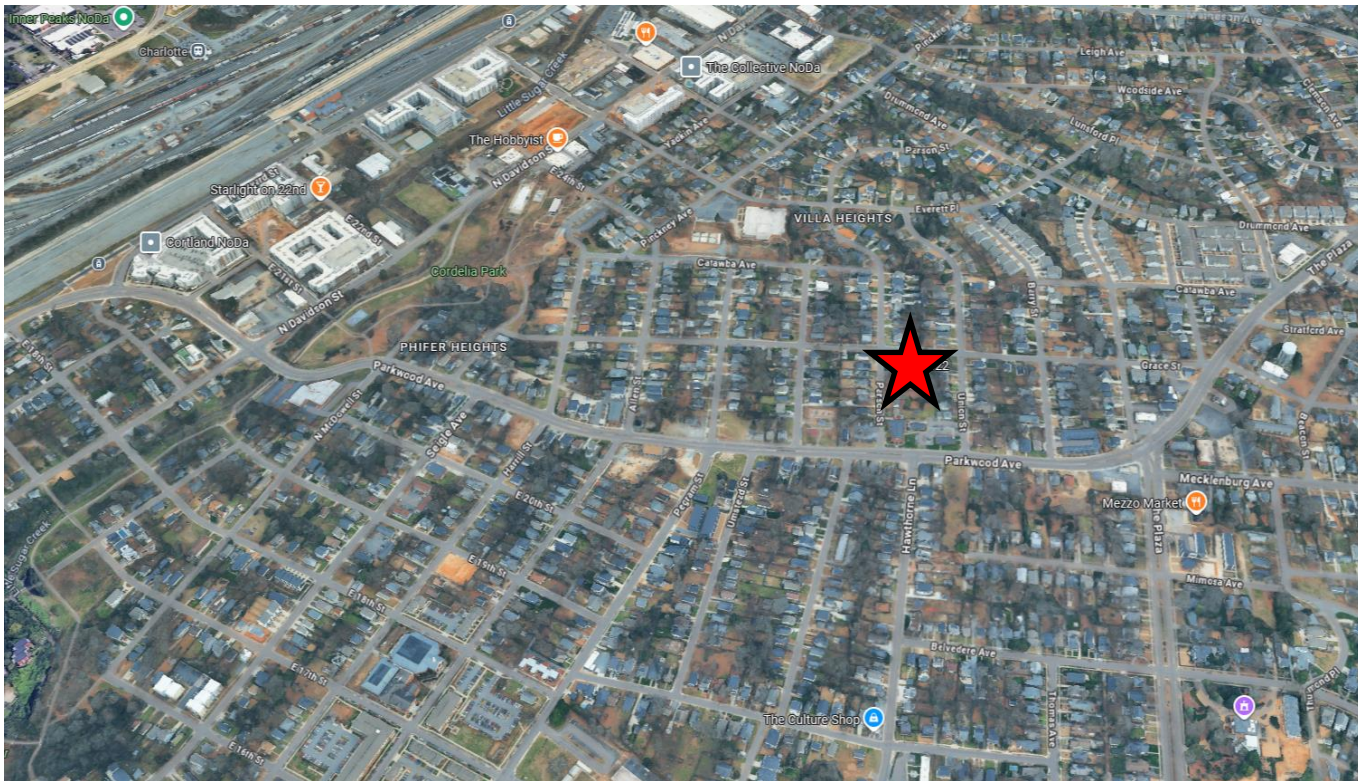
- **Proposed Request Details**

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

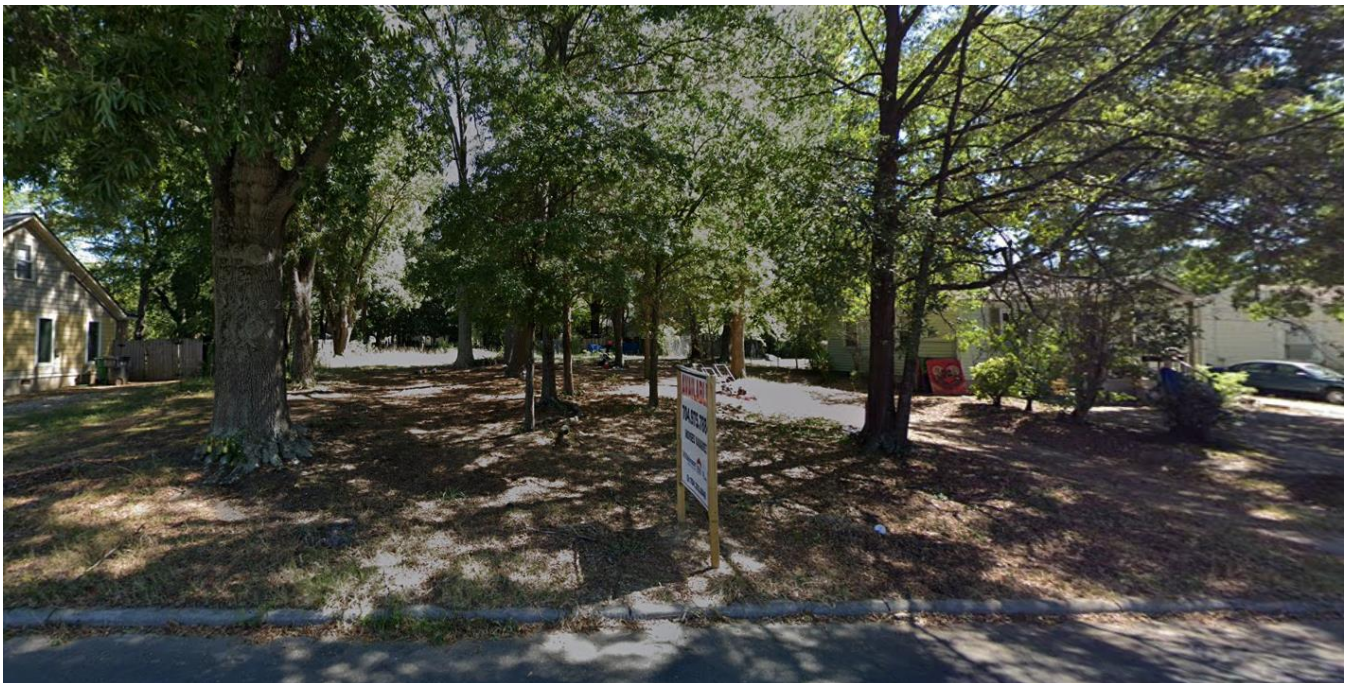
- **Existing Zoning**



- The site is currently zoned N1-C (Neighborhood 1-C) and is vacant. Zoning districts located within the immediate area include N1-C (Neighborhood 1-C), N1-C (HDO) (Neighborhood 1-C, Historic District Overlay), N1-D (Neighborhood 1-D), and N1-E (Neighborhood 1-E), N2-A (Neighborhood 2-A), N2-B (Neighborhood 2-B), NS (Neighborhood Services), CG (General Commercial), OFC (Office Flex Campus), and UR-2 (CD) (Urban Residential-2, Conditional).



- The site location is indicated by red star above is undeveloped and immediately surrounded by single-family residential development on all sides. There are also multiple multi-family stacked developments in the locale, Major businesses in the near vicinity of the site include multiple restaurants and/or bars as well as various retail good establishments, a vehicle fueling facility, and a minor vehicle repair facility.



- View of the site to the east of Parson Street. The site is currently vacant but was once the site of a single-family home.



- View of the existing neighborhood to the west of Parson Street.



- View of the existing neighborhood facing north on Parson Street.



- View of the existing neighborhood facing south on Parson Street.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-156	Rezoned approximately 0.52 acres from R-5 (single family residential) to UR-3(CD) (Urban Residential-3, Conditional) for the construction of one multi-family structure with up to 17 units.	Approved
2020-005	Rezoned approximately 0.92 acres from R-5 (single family residential) to NS (Neighborhood Services) to establish a mixture of uses including 10 single-family attached units, 12 multi-family units, and ground floor commercial uses as permitted within the NS district.	Approved
2020-076	Rezoned approximately 0.51 acres from B-1 (Neighborhood Business) to NS (Neighborhood Services) to establish up to 22 multi-family dwelling units and up to 10,000 SF of retail at ground level and rooftop terrace.	Approved
2021-034	Rezoned approximately 0.29 acres from R-5 (single family residential) to R-8 (single family residential) to allow all uses both permitted by right and under prescribed conditions in the R-8 (single family residential) zoning district.	Approved
2021-120	Rezoned approximately 0.45 acres from OFC (Office Flex Campus) and CG (General Commercial) to NS (Neighborhood Services) to allow all uses in the NS (Neighborhood Services) district in an existing building, subject to prohibited uses.	Approved
2022-222	Rezoned approximately 0.37 acres from N1-C (Neighborhood 1-C) to N1-D (Neighborhood 1-D) to allow all uses by right and under prescribed conditions in the N1-D (Neighborhood 1-D) zoning district.	Approved
2022-035	Rezoned approximately 0.37 acres from R-5 (single family residential) to UR-2(CD) (Urban Residential, conditional) to allow an attached (townhome) development with up to nine residential units.	Approved
2022-107	Rezoned approximately one acre from N1-C (Neighborhood 1-C) and N2-B (Neighborhood 2-B) to UR-2(CD) (Urban Residential, Conditional) to allow 18 attached residential units.	Approved
2024-083	Rezoned approximately 0.324 acres from UR-3(CD) (Urban Residential, Conditional) and CG (General Commercial) to N2-A (Neighborhood 2-A) to allow all uses permitted by-right and under prescribed conditions in the Neighborhood 2-A zoning district.	Approved
2025-008	Proposes to rezone approximately 0.96 acres from NS (Neighborhood Services) to NC (CD) (Neighborhood Center, Conditional) to allow the development of up to 65 multi-family stacked residential dwelling units.	Pending
2025-055	Proposes to rezone approximately 0.52 acres from NS (Neighborhood Services) to NC (CD) (Neighborhood Center, Conditional) to allow renovation of the existing building on site and other NC uses as conditioned.	Pending

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Parson Street, a city-maintained major collector, north of Parkwood Avenue, a city-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:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 10 trips per day (based on N1-C (Neighborhood 1-C)).

Proposed Zoning: 15 trips per day (based on N1-D (Neighborhood 1-D)).

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 Historic Landmarks:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students. The current school utilization is as follows:
 - Villa Heights Elementary at 108%
 - Eastway Middle at 106%
 - Garinger High at 100%
- **Charlotte Water:**
 - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Parson St.
 - Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Parson St.

See advisory comments at www.rezoning.org

- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver (704)-336-3818