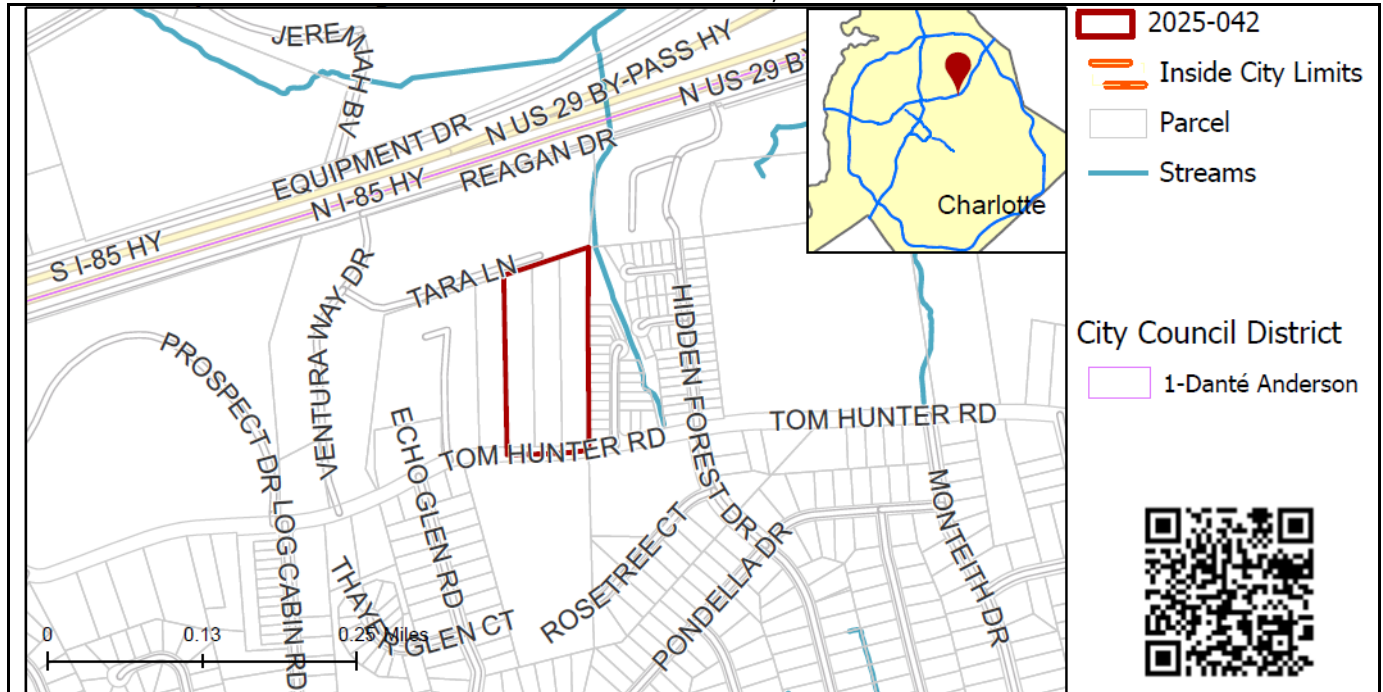


## REQUEST

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

## LOCATION

Approximately 6.42 acres located on the north side of Tom Hunter Road, west of Hunter Oaks Lane, and east of Hidden Stream Court.



## SUMMARY OF PETITION

The petition proposes to redevelop property near the Hidden Valley neighborhood currently occupied by three single family dwellings with an affordable multifamily residential community.

## PROPERTY OWNER

Vernal Osbourne; Floyd & Shirley Chambers; Ammer and Khaleelah Haqq

## PETITIONER

Bryan Elsey

## AGENT/REPRESENTATIVE

Bryan Elsey

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 26.

## STAFF

## RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

### Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

### Rationale for Recommendation

- Located in an area with a mix of multi-family and single family residential development, this petition proposes a moderately intense multi-family development that is mindful of existing land use patterns as well as the necessity for attainable housing.
- The petition site has preferred place type adjacencies of Neighborhood 1, Neighborhood 2, and Parks and Preserves and meets the preferred minimum acreage for a place type amendment to Neighborhood 2.

- The site is less than ¼ mile from bus stops for CATS Route 211 and less than one mile from the Tom Hunter Blue Line Station.
- The site is across Tom Hunter Road from Tom Hunter Park.
- The petition commits to providing workforce housing at an average of 60% of the Area Median Income.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

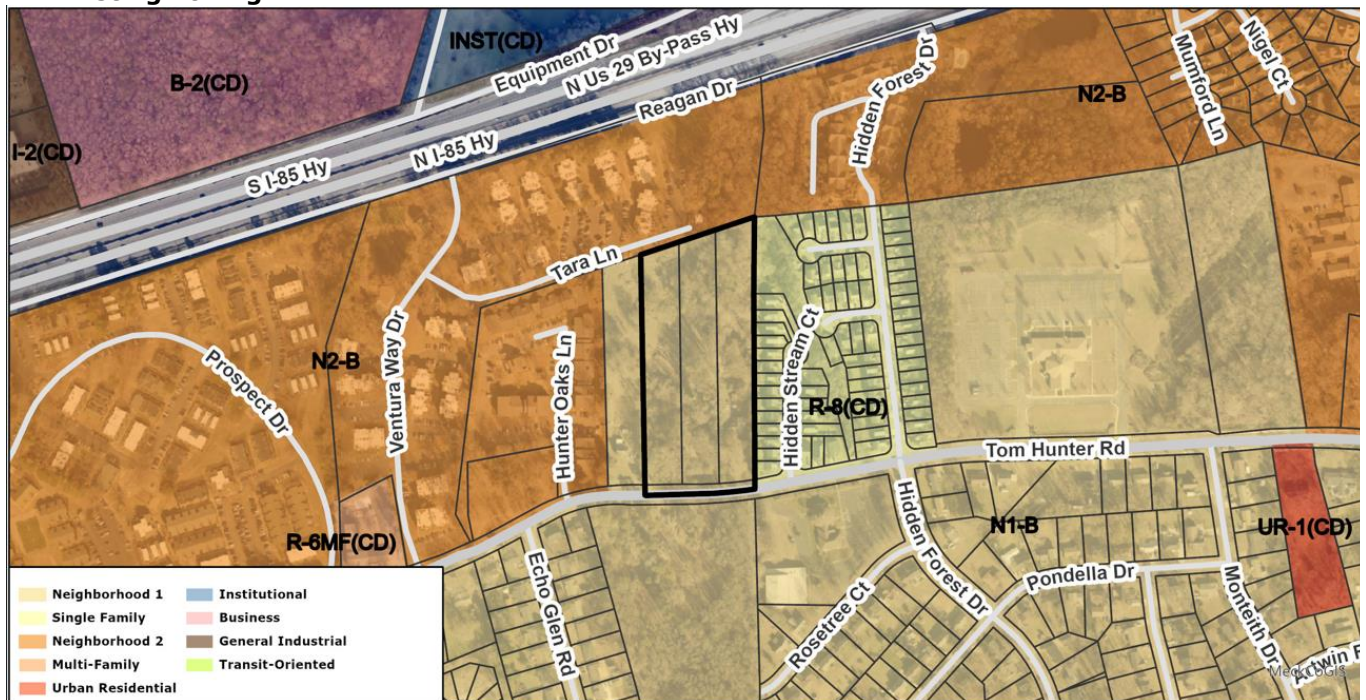
## PLANNING STAFF REVIEW

### Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes a community of 168 multi-family stacked dwellings.
- Restricts all units to workforce housing at an average of 60% of the area median income (AMI).
- Limits building height to 48'.
- Commits to building modulations of at least 10' in length every 60' in building length for buildings fronting Tom Hunter Road.
- Identifies porches and stoops as predominant architectural features and states that they will be at least 6' in depth.
- Implements an 8' planting strip and 8' sidewalk along the site's frontage of Tom Hunter Road.
- Relocates Tom Hunter Road curb and gutter to 24' from centerline to enhance the bicycle lane in accordance with the Charlotte Streets Map.
- Provides a 10' Class C landscape yard with 6' tall fence along the site's eastern, northern, and western property boundaries.
- Identifies a centrally located open space and amenity area of greater than 25,000 square feet.

### Existing Zoning



- The site is zoned N1-B (Neighborhood 1-B) and is surrounded by a mix of districts including N2-B (Neighborhood 2-B) to the north and west, R-8(CD) (Single Family Residential, Conditional) to the east, and N1-B (Neighborhood 1-B) to the south.





The site, marked by a red star, is surrounded primarily by residential uses including single family residential and multifamily stacked residential. Tom Hunter Park is located directly across Tom Hunter Road from the site.



Street view of existing single family dwellings on the site.



Street view of multifamily stacked residential use to the north of the site as seen from Reagan Drive.



Street view of single family residential to the east of the site along Hidden Stream Court.





Street view of Tom Hunter Park located directly south of the site across Tom Hunter Road.



Street view of multifamily stacked residential use to the west of the site along Tom Hunter Road.

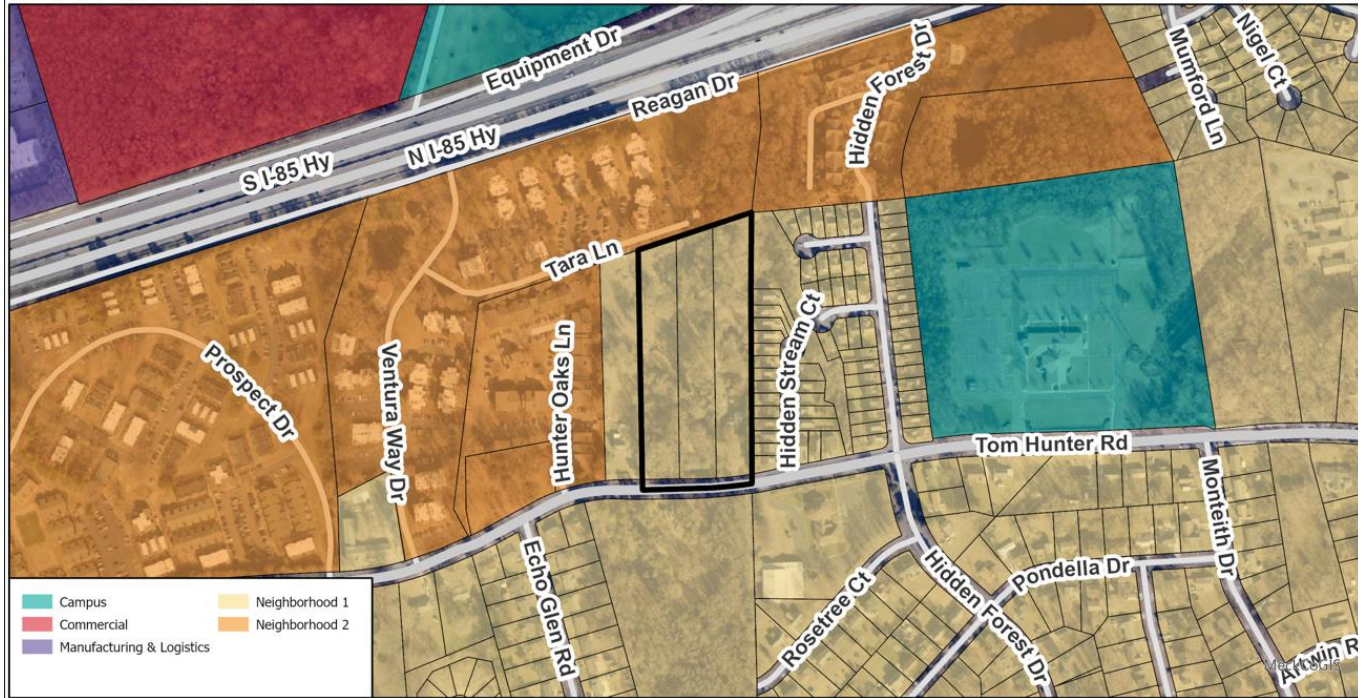
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-105	Petition to rezone 1.99 acres to N-1F(CD) (Neighborhood 1-F, Conditional) to allow a multi-dwelling development.	Approved
2022-115	Petition to rezone 1.84 acres to UR-1(CD) (Urban Residential 1, Conditional) to allow 10 single family detached dwellings.	Approved



- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tom Hunter Road, a City-maintained minor arterial, west of Hidden Forest Drive, a City-maintained local street. 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 766 daily trips, this will trigger a Tier 1 multimodal assessment. All outstanding CDOT issues have been addressed.

- **Active Projects:**

- NA

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 40 trips per day (based on 3 single family detached dwellings).

Entitlement: 282 trips per day (based on 25 single family detached dwellings).

Proposed Zoning: 766 trips per day (based on 168 affordable multifamily dwellings).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** This development may add 46 students to the schools in this area.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Newell Elementary from 88% to 91%
    - Martin Luther King Middle from 87% to 88%
    - J.L. Chambers High from 127% to 128%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Tom Hunter Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tom Hunter 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:** 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 outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**Site and Building Design

1. Remove open space note "Provide more detail for the central open space by including the language below in the open space standards."
  2. Revise open space note A to quantify proposed enhanced plantings.
  3. Remove the number of parking spaces from the development data table. If not removed, you will be held to that specific number in permitting regardless of the number multifamily units constructed.
  4. Revise streetscape conditional note to reference 8' sidewalk as opposed to 8' multi-use path.
- 

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

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