



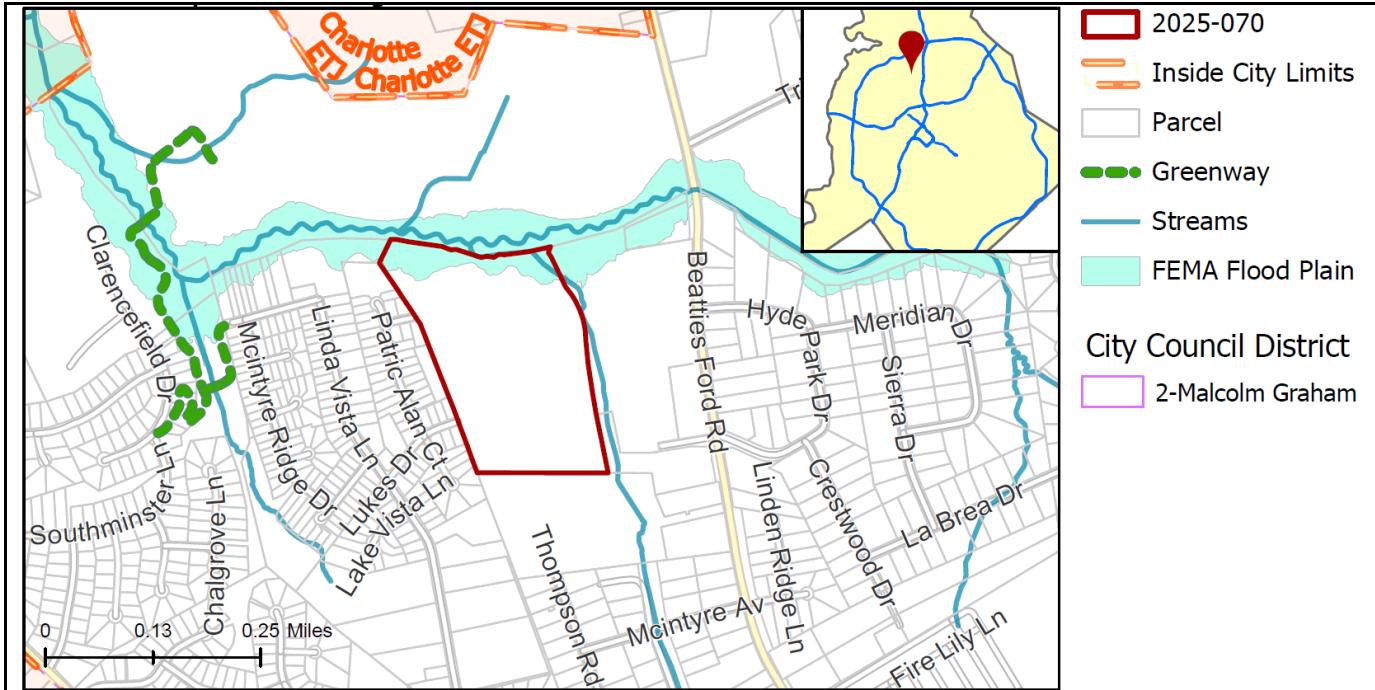
**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)

Proposed Zoning: N2-B(CD) (Neighborhood 2-B, conditional)

**LOCATION**

Approximately 30.37 acres located west of Beatties Ford Road, east of Patric Alan Court, and north of McIntyre Avenue.



**SUMMARY OF PETITION**

The petition proposes the development of up to 130 independent living units, 91 multi-family attached townhome units, and 87 single family dwellings units on a portion of a site developed with a place of worship.

**PROPERTY OWNER**

The Park Ministries, Inc

**PETITIONER**

Prosperity Alliance

**AGENT/REPRESENTATIVE**

Jenna Kennedy, LandDesign

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 21

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* (2022) recommendation for the Campus Place Type.

Rationale for Recommendation

- The site is designated as the Campus Place Type by the *2040 Policy Map*. The proposed zoning of N2-B(CD) (Neighborhood 2-B, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site consists of an undeveloped portion of a parcel developed as a religious institution. The *2040 Comprehensive Plan* calls for residential development in Campus Place Type that supports the mission of the associated institution.

- The proposed development will provide housing at an attainable price point, committing to all residential dwelling units being affordable to households earning between 60% and 120% of Area Median Income (AMI).
- The plan proposes a mix of building forms including age restricted multi-family stacked, multi-family attached, and single family detached dwelling units which are compatible with the Campus Place Type.
- The petitioner commits to landscape yards greater than ordinance requirements adjacent to abutting Neighborhood 1 Place Types. As well as open spaces standards that exceed ordinance requirements.
- The proposed development gains primary access to Beatties Ford Road via an extension of Banner Ridge Boulevard. Additional access is provided from Lukes Drive, University Church Drive, and a stub street to future development south of the site.
- The site is abutting a regional public park and located 1-mile north of a designated Neighborhood Activity Center at the intersection of Sunset Road and Beatties Ford Road, developed with a shopping center containing a grocery store.
- The Petition proposes to dedicate a greenway easement to Mecklenburg County Park and Recreation.
- The site is located along the route of the number 7 CATS local bus providing service between Northlake Mall, Rosa Parks Community Transportation Center, and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10-Minute Neighborhoods
  - 2: Neighborhood diversity & Inclusion
  - 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 Campus Place Type to the Neighborhood 2 Place Type for the site.

## PLANNING STAFF REVIEW

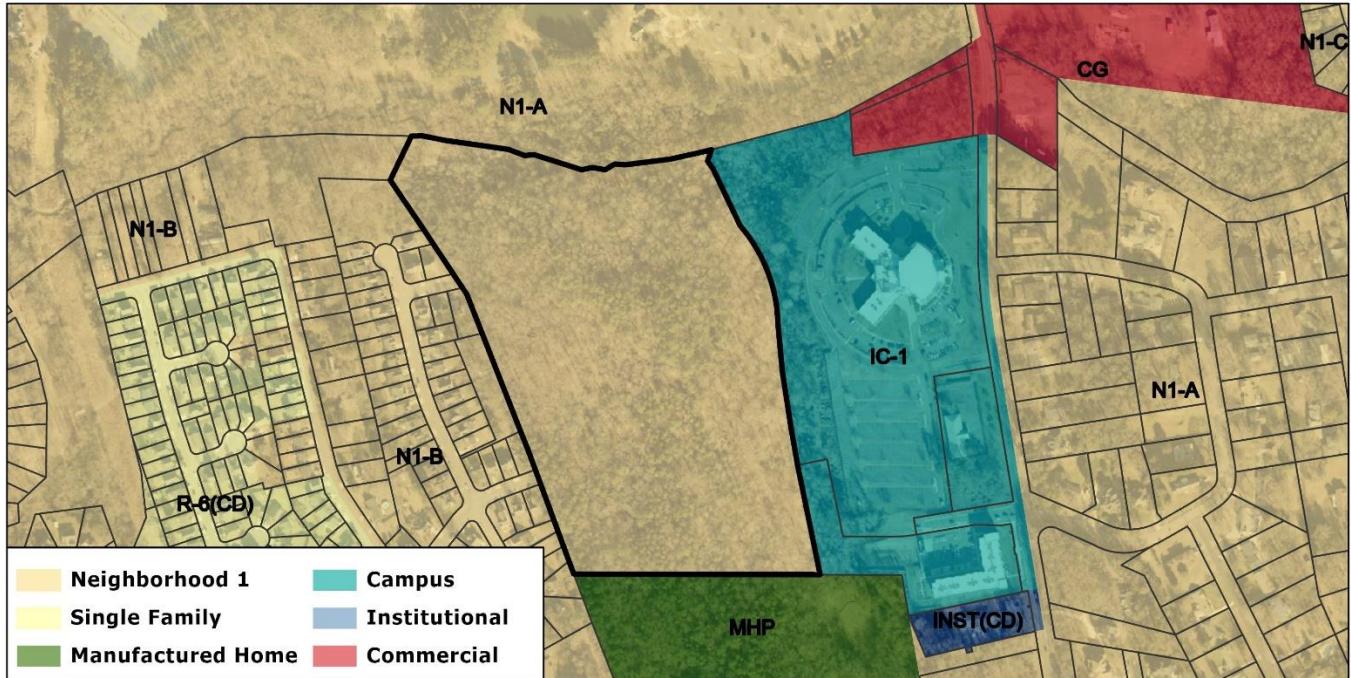
### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

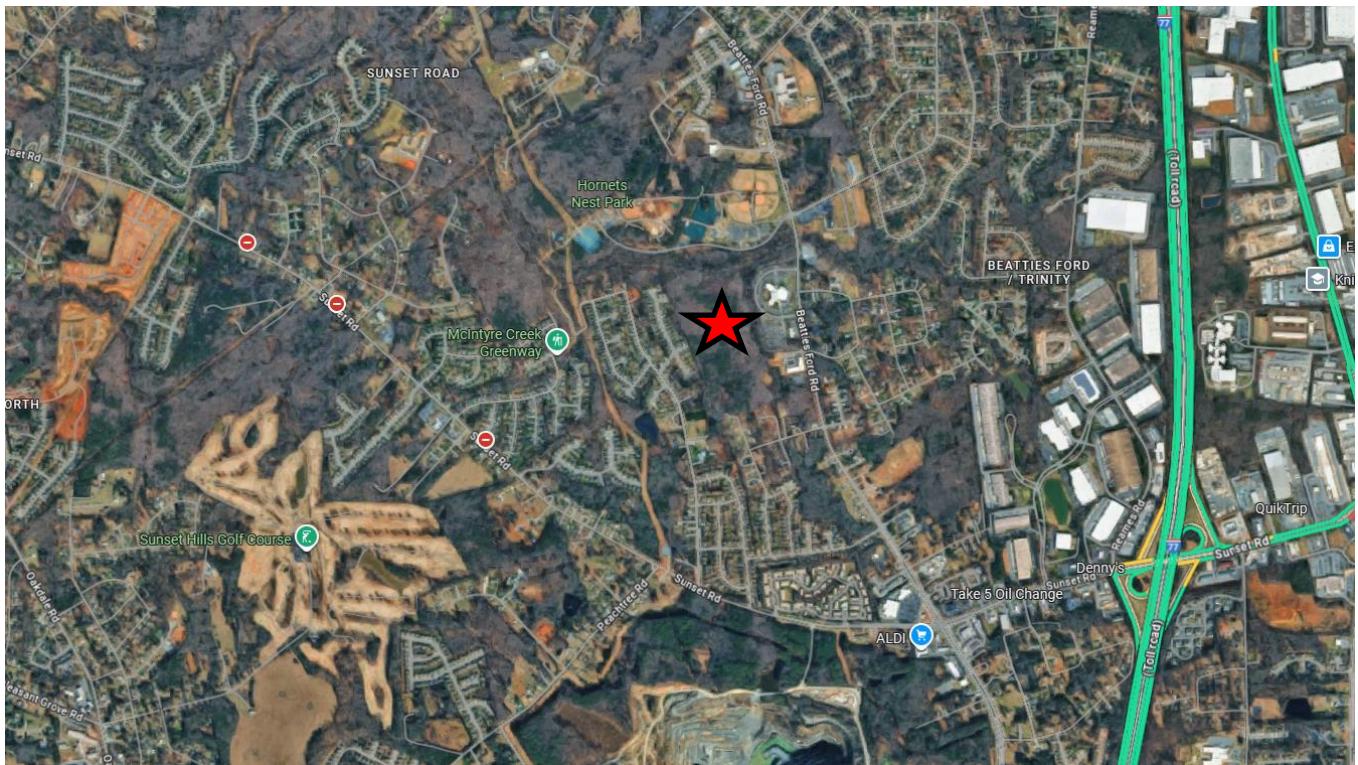
- Permits the development of up to 317 **308** dwelling units in 8 development areas: A through I.
  - 130 multi-family stacked, age restricted independent living units.
  - 91 multi-family attached townhome units.
  - 87 single-family detached units.
- All residential dwelling units will be offered for sale or for lease to households earning between 60% and 120% of Area Median Income (AMI).
- All development areas included in this rezoning are granted conversion flexibility allowing up to 10% of the total approved units to shift between residential types.
- The following transportation and landscaping improvements are proposed:
  - Primary access to the site will be via an extension of Banner Ridge Boulevard, constructed by the developer with additional access from Lukes Drive and University Church Drive.
  - At least 15,000 sq. ft. of enhanced open space will be created in Development Areas G, F, and I including the following standards:
    - Enhanced plantings beyond ordinance requirements (tree save areas, native species beds, etc.).
    - Seating (moveable and fixed), with at least 1 linear foot per 30 sq. ft. of open space.
    - Public art or sculptures.
    - Decorative lighting, such as uplighting and ambient features.
    - At least one open space must be within 1,000 feet of all residential lots.
  - A 10-foot landscape yard planted to Class B standards will be installed along property's western boundary adjacent to existing single-family residential.
- The following architectural requirements are proposed:
  - Multi-family attached buildings shall contain a maximum of 6 dwelling units. Buildings abutting public streets should generally be limited to 5 units or fewer. 6-unit buildings will not be grouped together.

- Residential entrances within 15 feet of the sidewalk must be raised at least 24 inches above sidewalk grade.
- Porches and stoops will be prominent design feature **and front porches will be a minimum of 6 feet deep.**
- Stoops and entry-level porches may be covered but not enclosed.
- Corner/end units will include a wraparound porch or stoop, or limit blank wall sections to 10 feet per level.
- Garage doors facing streets must be setback 12–24 inches from the front wall and include architectural enhancements such as translucent windows, overhangs, etc.

- **Existing Zoning**



The site is zoned N1-A (Neighborhood 1-A). The property is adjacent to properties zoned N1-A to the north, N1-B (Neighborhood 1-B) to the west, IC-1 (Institutional Campus-1) to the east, and MHP (Mobile Home Park) to the south. There is also some INST(CD) (Institutional, conditional) and CG (General Commercial) located along Beatties Ford Road to the east of the site.



The site (indicated by red star above) is located 1/8-mile west of Beatties Ford Road, approximately 1 and 1/2-miles west of Interstate I-77, 1-mile north of Sunset Road, and a 1/2-mile south of Trinity Road. The site is abutting Hornets Nest Park to the north and located on the western portion of the site developed with a religious institution on Beatties Ford Road. This area is developed primarily with single-family subdivisions and rural single-family tracts. However, there are institutional uses such as churches and schools in the area. A shopping center, designed as a Neighborhood Activity Center, is located 1-mile south of the site at the intersection of Sunset Road and Beatties Ford Road.



View of The Park Church sanctuary. The subject site is located on the undeveloped western portion of The Park Church site.



View of Banner Ridge Boulevard under construction. The site will gain primary access from an extension of Banner Ridge Boulevard. The building shown to the left of Banner Ridge Boulevard is a multi-family stacked development, under construction when the image was captured, zoned INST(CD) (Institutional, conditional).



View of a medical office building located on Beatties Ford Road, east of the site zoned IC-1 (Institutional Campus-1).



View of the Sunset Corners shopping center located at the intersection of Sunset Road and Beatties Ford Road, 1-mile south of the site, designated as a Neighborhood Activity Center by the 2040 Policy Map.



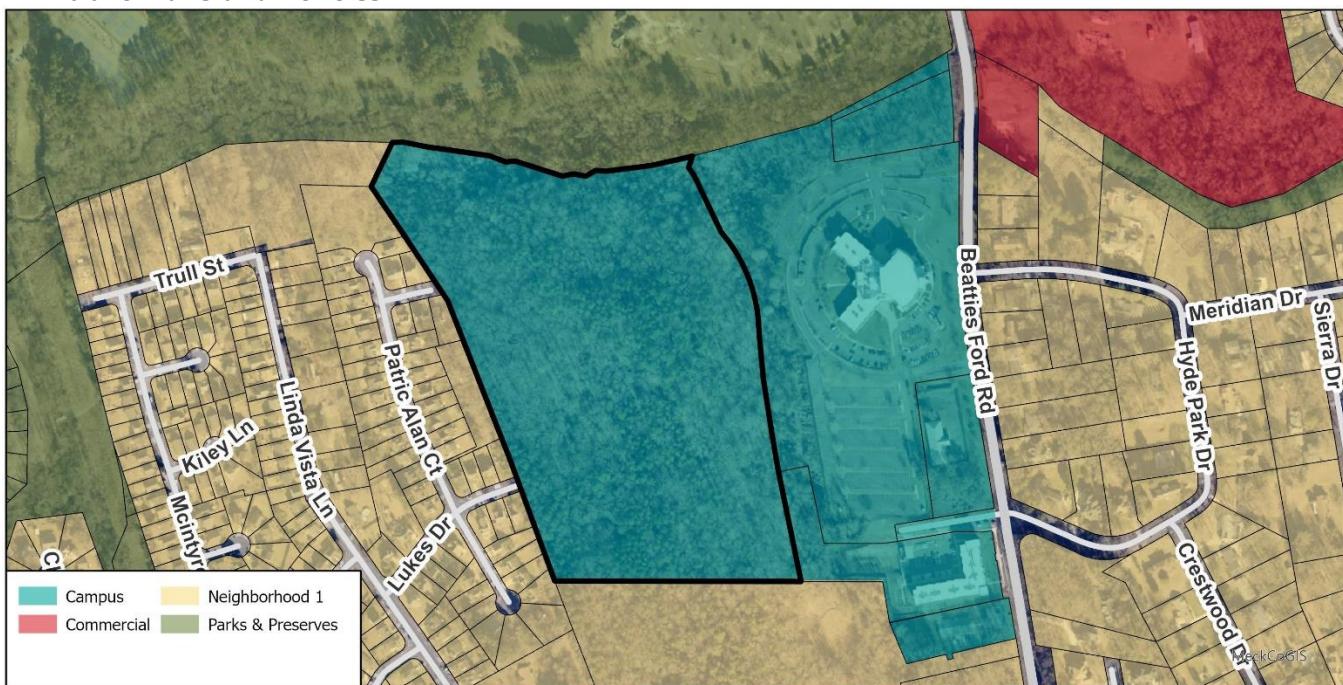
View of single-family dwellings located along Patric Alan Court, west of the site, typical of the development pattern in the surrounding area.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-142	Proposed rezoning of 1.43 acres located along the east side of Beatties Ford Road and south of Trinity Road from B-2 (General Business) to I-2(CD) (General Industrial, conditional) for vehicle parking and outdoor storage.	Withdrawn

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Beatties Ford Road, a State-maintained major arterial, north of Banner Ridge Boulevard, a privately maintained local street. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the medium to high intensity development. Based on the 1,888 daily trips, this will trigger a Traffic Impact Study and Tier 2 multimodal assessment. The TIS was approved on 12/4/2025. Site plan and conditional note revisions commit to showing road extensions connecting to existing public roads University Church Drive and Lukes Drive and adding mitigations from Traffic Study.

- **Active Projects:**

- CIP - Beatties Ford Road/Sunset Road Pedestrian Improvements, Phase 1
  - Project ID: PM51216049
  - Location Description: Sunset Rd. from Day Lilly Ln. to Beatties Ford Rd.
  - Project Type: Pedestrian and Bike
  - Project Phase: Construction
  - Anticipated Construction Start Date: Mid 2016
  - Anticipated Completion Date: Late 2027
  - PM: Adam Jarman [adam.jarman@charlottenc.gov](mailto:adam.jarman@charlottenc.gov)

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning: N1-A.

Existing Use: Vacant

Entitlement: 925 trips per day (based on 91 dwelling units).

Proposed Zoning: N2-B(CD). 1,811 trips per day (based on 130 multi-family stacked, 91 multi-family attached, and 87 single family detached dwelling units).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 66 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Hornets Nest Elementary from 103% to 108%
    - Ranson Middle remains from 88% to 89%
    - Hopewell High from 96% to 97%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main along Beatties Ford Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary. 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 Outstanding Issues, Note 12.
- **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Notes 3 - 4.
- **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 show the extension and connection between proposed roads and existing roads. Site plan shall callout the proposed roadway stubs stating that the proposed stub shall connect with the adjacent existing roads. **Addressed**
2. CDOT: TIS comments provided on 12/4/2026 and awaiting resubmittal. One minor comment must be addressed for TIS to be approved. **Addressed**

### Site and Building Design

3. Park and Rec: Update the note to say, "100-foot SWIM buffer to be dedicated and conveyed to Mecklenburg County." **Addressed**
4. Park and Rec: Show the requested 60' access easement to University Church Drive. **Addressed**
5. Entitlement Services: Add a table showing maximum development data for clarity, this should capture the conversion rights and can replace the conversion rights table. Maximum development should be broken down by development area. Revise for clarity. **Addressed**
6. Urban Design: When enhanced planting element is utilized, the standards shall be prescribed by the petitioner and should outline the number, location, and foliage type of the enhanced plantings. **Addressed**
7. Urban Design: Provide note detailing decorative lighting standards. **Addressed**
8. Urban Design: Define/prescribe public art, so if the element is selected public art will be prescribed in the notes. **Addressed**
9. Urban Design: Conditional note language says three 6 individual unit buildings, however the plan shows four 6 unit buildings, revise. **Addressed**

## REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

### Site and Building Design

10. Entitlement services: Specify the minimum dimension for steeps. **Addressed**

## REQUESTED TECHNICAL REVISIONS AFTER PUBLIC HEARING

### Site and Building Design

11. Entitlement Service: Update zoning district description to "N2-B(CD)." **Addressed**

## OUTSTANDING ISSUES AFTER PUBLIC HEARING

### Environment

12. LUESA Stormwater Services: Dedicate a 50-foot, storm drain easement from the top of bank. This will allow for a potential stream restoration project within the next 10 years. **Addressed**