

October 7, 2025

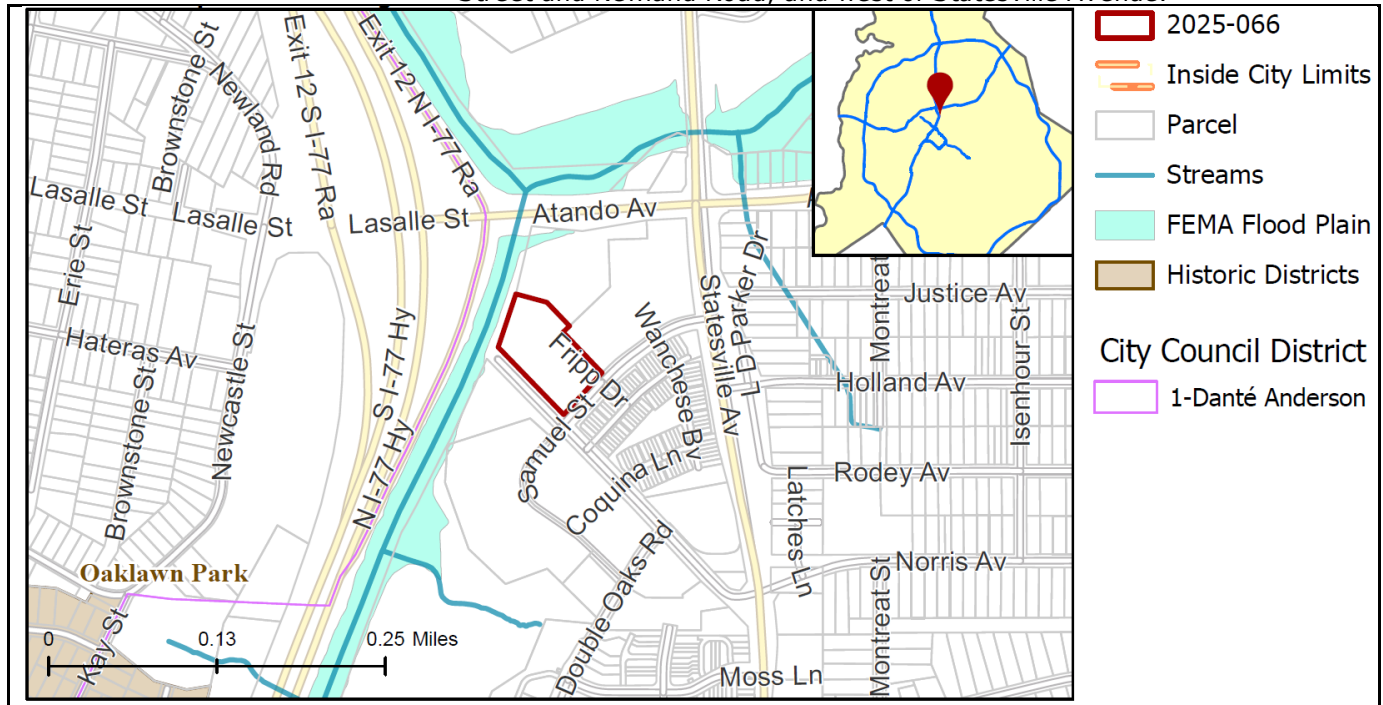
REQUEST

Current Zoning: UR-2(CD) (Urban Residential-2, conditional)

LOCATION

Proposed Zoning: N2-B (Neighborhood 2-B)

Approximately 2.27 acres located on the northeast corner of Samuel Street and Newland Road, and west of Statesville Avenue.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the N2-B (Neighborhood 2-B) district on a parcel that is currently vacant.

PROPERTY OWNER

Double Oaks Development, LLC

PETITIONER

Dreamkey Partners

AGENT/REPRESENTATIVE

Bridget Grant, Moore and Van Allen

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 2 Place Type.

Rationale for Recommendation

- The petition is appropriate and compatible with the surrounding land uses as the site and neighboring properties are designated as a Neighborhood 2 Place Type by the *2040 Policy Map*.
- The site is currently entitled for 80 multi-family stacked residential dwellings under the UR-2(CD) (Urban Residential-2, conditional) zoning, petition 2013-031.
- The site is adjacent to a multi-family stacked and multi-family attached projects located to the northeast and southeast of the site along Samuel Street.

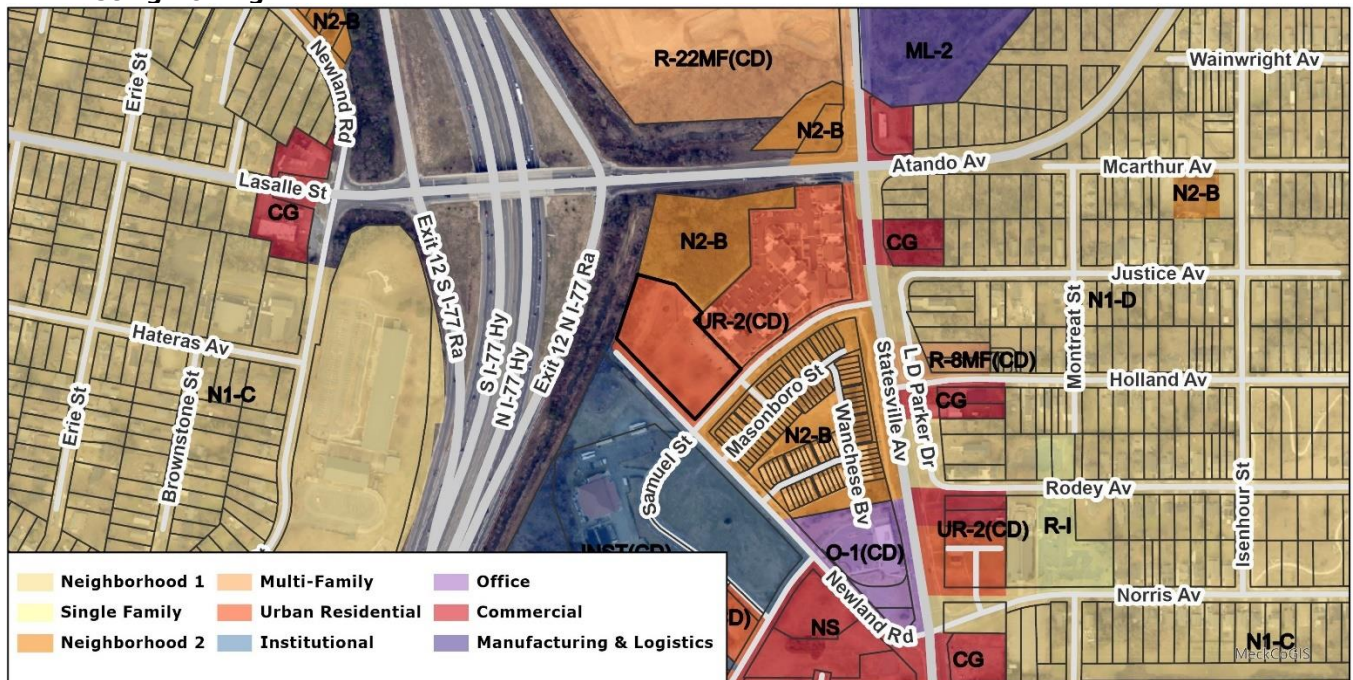
- There are a mix of uses in the area including parks and open space, multi-family stacked and attached developments, single-family residential, religious institutions, medical office, retail, and restaurants.
- The site is located within a ¼-mile of a designated activity center on Statesville Avenue containing retail and restaurant uses.
- The site is located along the route of the CATS number 3 and 21 local buses providing transit access to the LYNX Blue Line 36th Street Station and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

PLANNING STAFF REVIEW

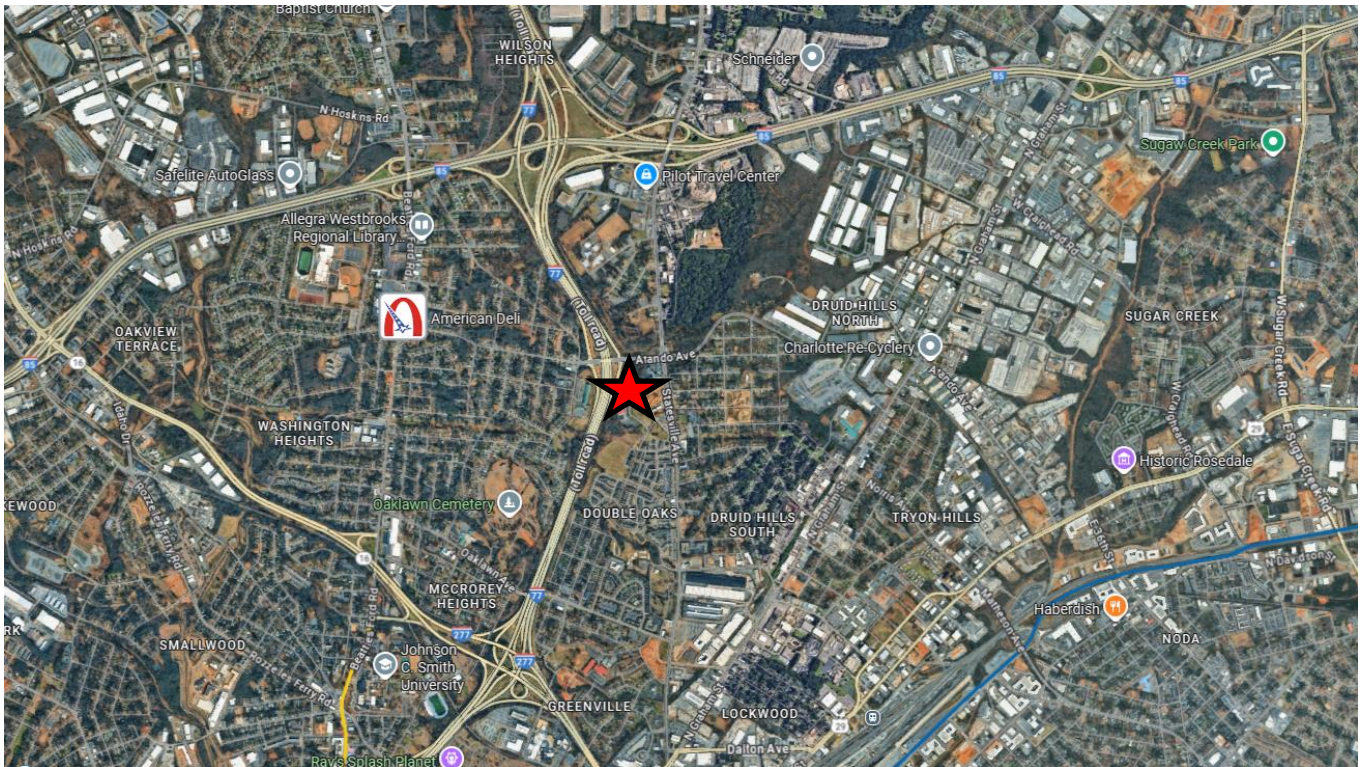
• Proposed Request Details

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

• Existing Zoning



- The property is currently zoned UR-2(CD) (Urban Residential-2, conditional) and is abutting properties to the northeast along Samuel Street zoned UR-2(CD). The site is also abutting properties zoned N2-B (Neighborhood 2-B) to the north at the intersection of Interstate I-77 and Atando Avenue as well as adjacent to N2-B properties to the southeast across Samuel Street. There are properties to the south zoned INST(CD) (Institutional, conditional). Other zoning districts in the area include O-1(CD) (Office, conditional) and NS (Neighborhood Services).



The site (indicated by red star above) is located northeast corner of Samuel Street and Newland Road, 1/8-mile west Statesville Avenue, 3/4-mile south of the Interstate I-85 interchange with Statesville Avenue, abutting Interstate I-77 to the west. The site is in an area with a mix of uses including multi-family stacked, multi-family attached, religious and healthcare institutions, and recreation amenities.



View of the site looking northwest from the intersection of Samuel Street and Newland Road. The site is currently entitled for multi-family development under the UR-2(CD) (Urban Residential-2, conditional) district but has not been developed and is vacant.



View of a property abutting the site to the northeast along Samuel Street developed as multi-family stacked and zoned UR-2(CD) (Urban Residential-2, conditional district) under the same approved rezoning plan as the subject site, petition 2013-031.



View of multi-family attached development located southeast of the site across Samuel Street zoned N2-B (Neighborhood 2-B).



View of a medical office located 1/8 of a mile southeast of the site at the intersection of Newland Road and Statesville Avenue zoned O-1(CD) (Office, conditional).



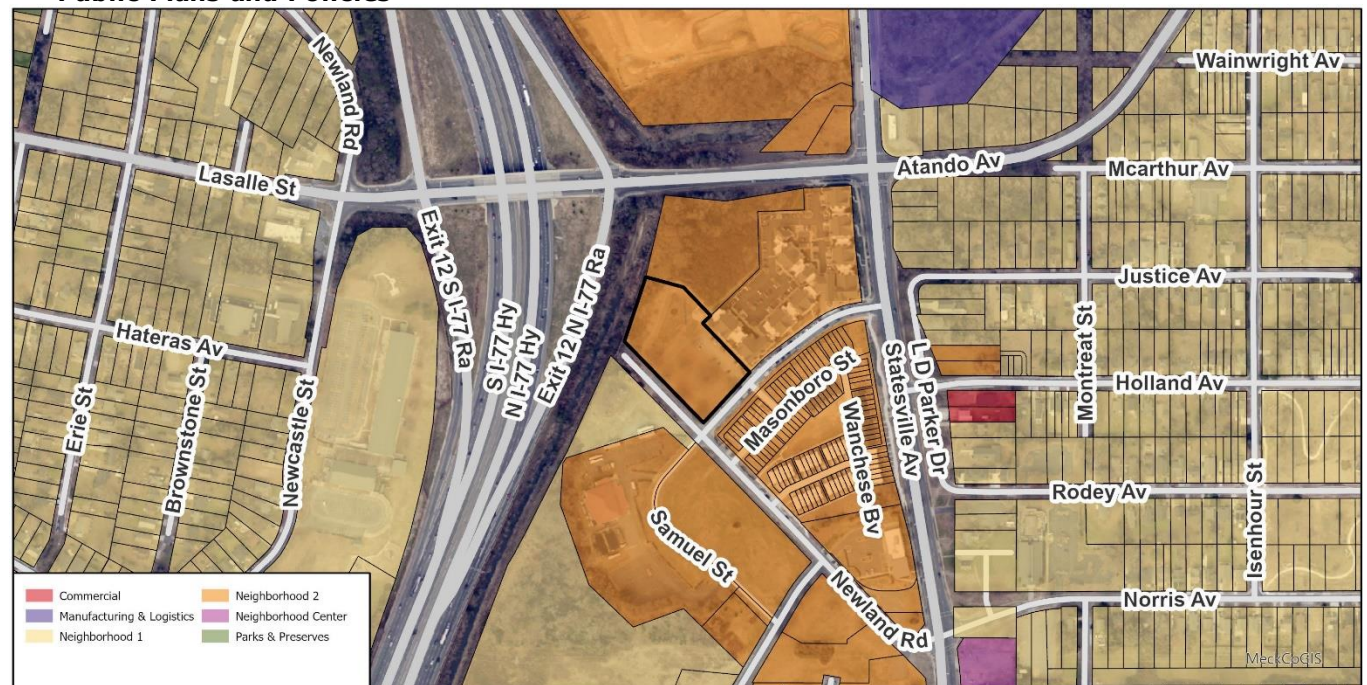
View of a church located to the south of the site across Samuel Street.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-144	Rezoned 0.91 acres from R-8 (Single Family Residential) to UR-2(CD) (Urban Residential-2, conditional) for 21 multi-family attached dwellings.	Approved
2021-178	Rezoned 18.84 acres from R-22MF(CD) (Multi-Family, conditional) and I-1 (Light Industrial) to R-22MF(CD) (Multi-Family, conditional) for 350 multi-family stacked dwellings.	Approved

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- petition is located at the intersection of Newland Road, a City-maintained local street, and Samuel Street, a City-maintained local street. 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:**

- NCDOT STIP I-5992 I-77
 - Mile marker 11.0 to mile marker 20.0 and mile marker 24.5 to mile marker 37, Rehabilitate pavement.
 - Project is currently in construction phase.

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning: UR-2(CD).

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

Entitlement: 335 trips per day (based on 80 dwelling units).

Proposed Zoning: N2-B, undetermined trip generation (based on conventional rezoning).

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:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce an undetermined number of students.
 - The current school utilization (without mobile classroom units) is as follows:
 - Bruns Academy Elementary remains 62%
 - Ranson Middle remains 88%
 - West Charlotte High remains 96%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Samuel St. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Newland Rd. See advisory comments at www.rezoning.org
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.org
- **Stormwater Services Land Development Engineering:** 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