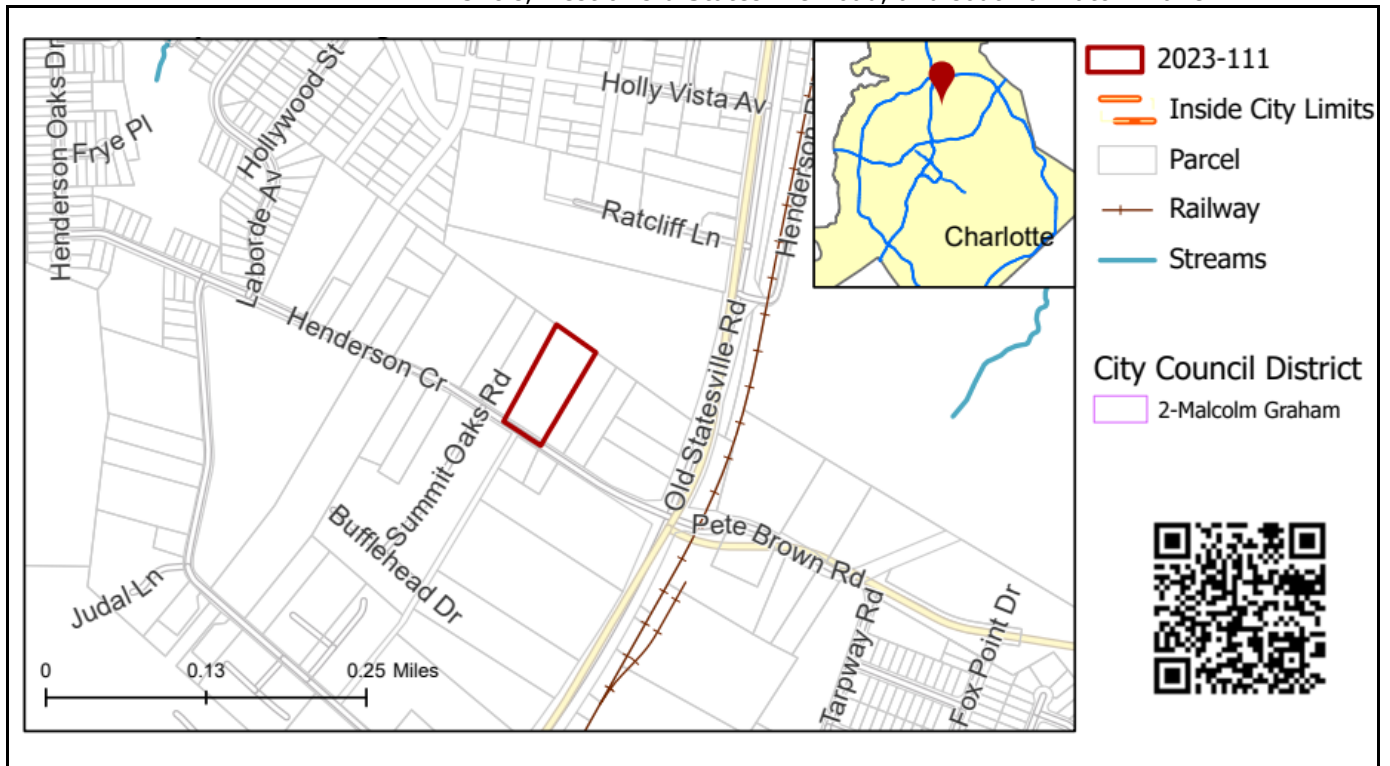


REQUEST

Current Zoning: MHP (manufactured home park)
Proposed Zoning: N1-C (neighborhood 1-C)

LOCATION

Approximately 1.88 acres located along the north side of Henderson Circle, west of Old Statesville Road, and south of Ratcliff Lane.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-C (neighborhood 1-C) zoning district.

PROPERTY OWNER

Sree Properties, LLC

PETITIONER

Tarun Jetani

AGENT/REPRESENTATIVE

Tarun Jetani

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

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

- The proposed petition is consistent and aligned with the recommendation of the *2040 Policy Map* and the surrounding area.
- This petition has the potential to add to the variety of housing in the area.
- The proposed site would be well served by transit with access to CATS stops less than ½ mile from the site.

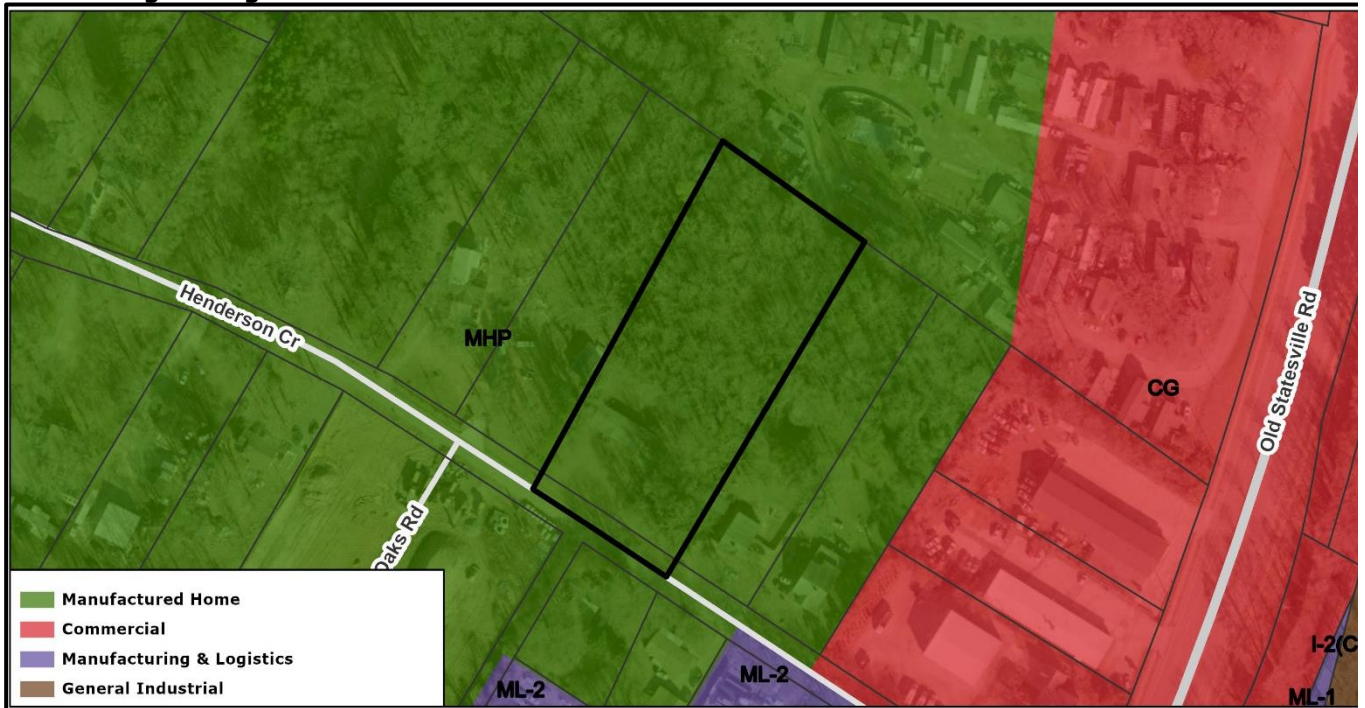
- The proposed site would also be well served with access to amenities, goods, and services by adjacent Commercial and Community Activity Center sites.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development

PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning**



- The site is currently zoned MHP (manufactured home park). The surrounding land uses include single family homes, manufactured homes, commercial and industrial uses.



The subject property is denoted with a red star.



The property to the west along Henderson Circle is developed with a single family home.



The property to the east along Henderson Circle is developed with single family homes.

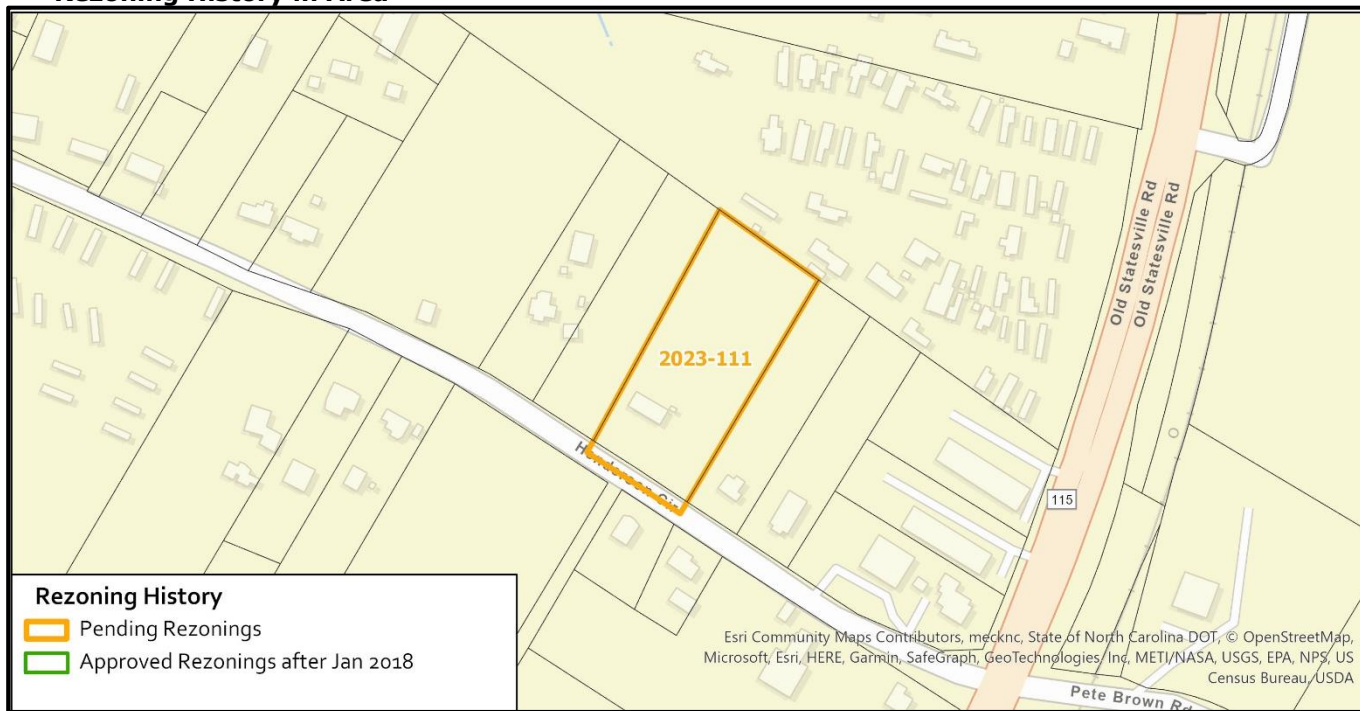


The property to the south is under construction with a single family subdivision.



The property to the north along Old Statesville Road is developed with a mobile home park.

• **Rezoning History in Area**



There have been no recent rezonings in the area.

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Henderson Circle, a City-maintained local street, west of Old Statesville Road, a State-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: 10 trips per day (based on 1 single family dwelling unit).

Entitlement: 115 trips per day (based on 9 single family dwelling units).

Proposed Zoning: 115 trips per day (based on 9 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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - Winding Springs Elementary currently at 122%.
 - Alexander Middle currently at 86%.
 - North Mecklenburg High currently at 115%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Henderson Circle. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch sewer main located

inside parcel 03721312 in the northern portion of the rezoning boundary. See advisory comments at www.rezoning.org

- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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

Planner: Michael Russell (704) 353-0225