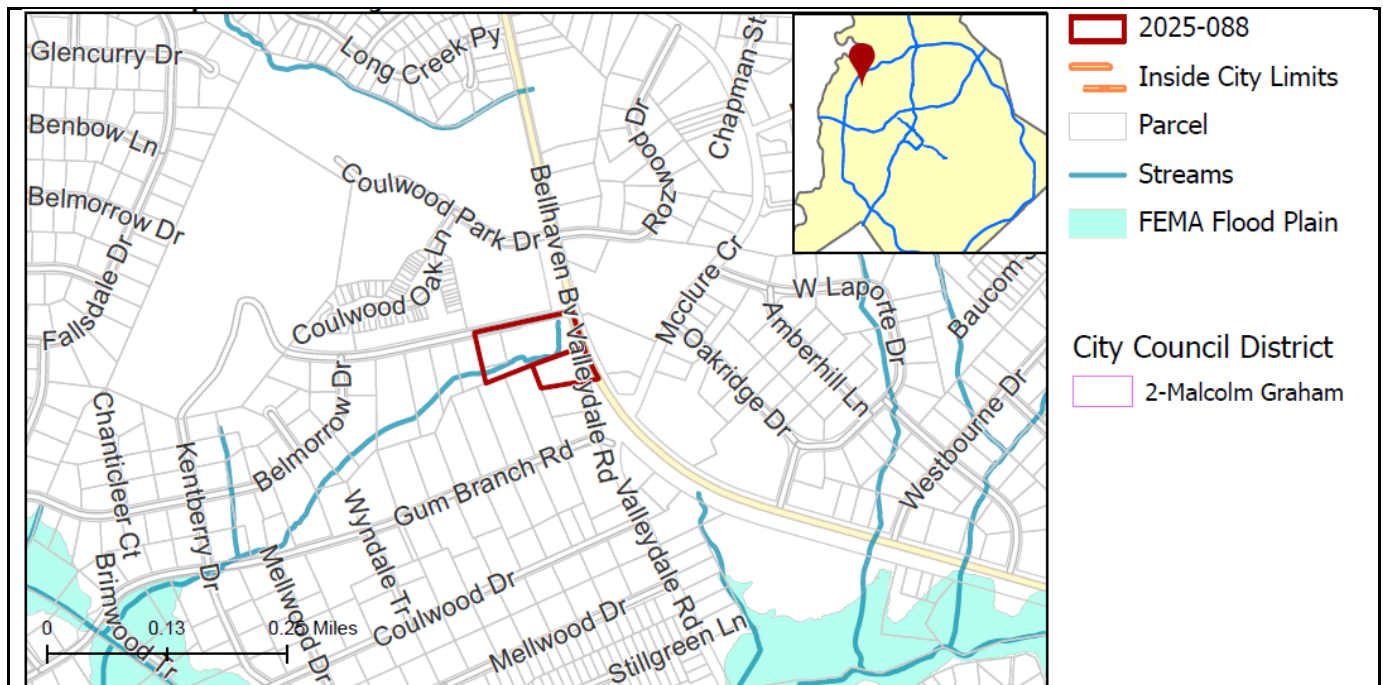


REQUEST

Current Zoning: R-8MF(CD) (Multi-Family, conditional)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional) and N1-A (Neighborhood 1-A)

LOCATION

Approximately 3.51 acres located south of Kentberry Drive, west of Bellhaven Boulevard, and north of Gum Branch Road.



SUMMARY OF PETITION

The petition proposes the development of up to 16 multi-family attached dwellings and two N1-A residential lots. The site is currently undeveloped.

PROPERTY OWNER

Wanda Ellen Sullivan and Landon Morris Funderburk, Trustees of the Funderburk Legacy Trust dated July 9, 2013

PETITIONER

Northway Homes, LLC

AGENT/REPRESENTATIVE

David Murray, Murray Law Firm, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 71

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map (2022) recommendation for the Neighborhood 1 Place Type for the portion of the site proposing N2-A(CD) and **consistent** for the portion of the site proposing N1-A.

Rationale for Recommendation

- The site is designated as the Neighborhood 1 Place Type by the 2040 Policy Map. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the Policy Map recommendation.

- However, the site is currently zoned R-8MF(CD) (Multi-Family, conditional), per petition 2005-111, and is entitled for up to 28 multi-family dwelling units. The proposed development reduces the number of units permitted on the site.
- The site is adjacent to the Coulwood Shopping Center, located across Bellhaven Boulevard, and designated as the Neighborhood Center Place Type, providing convenient access to uses such as retail, dining, personal services, and small-scale office spaces.
- The site is adjacent to Coulwood Oaks, a multi-family attached development located to the northwest across Kentberry Drive, and zoned R-15MF(CD) (Multi-Family, conditional).
- The site is within a ¼-mile of Coulwood Middle School and Coulwood Park, as well as adjacent to a religious institution. Convenient access to civic facilities such as schools, parks, and religious institutions is considered essential to building complete communities and is encouraged by the *2040 Comprehensive Plan* in the Neighborhood 2 Place Type.
- The site is directly served by transit, with the CATS Route 1 local bus and the 88x CATS express bus providing service between Callabridge Commons Shopping Center and the Charlotte Transportation Center (CTC) in Uptown.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood diversity & Inclusion

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 N2-A(CD) portion of the site.

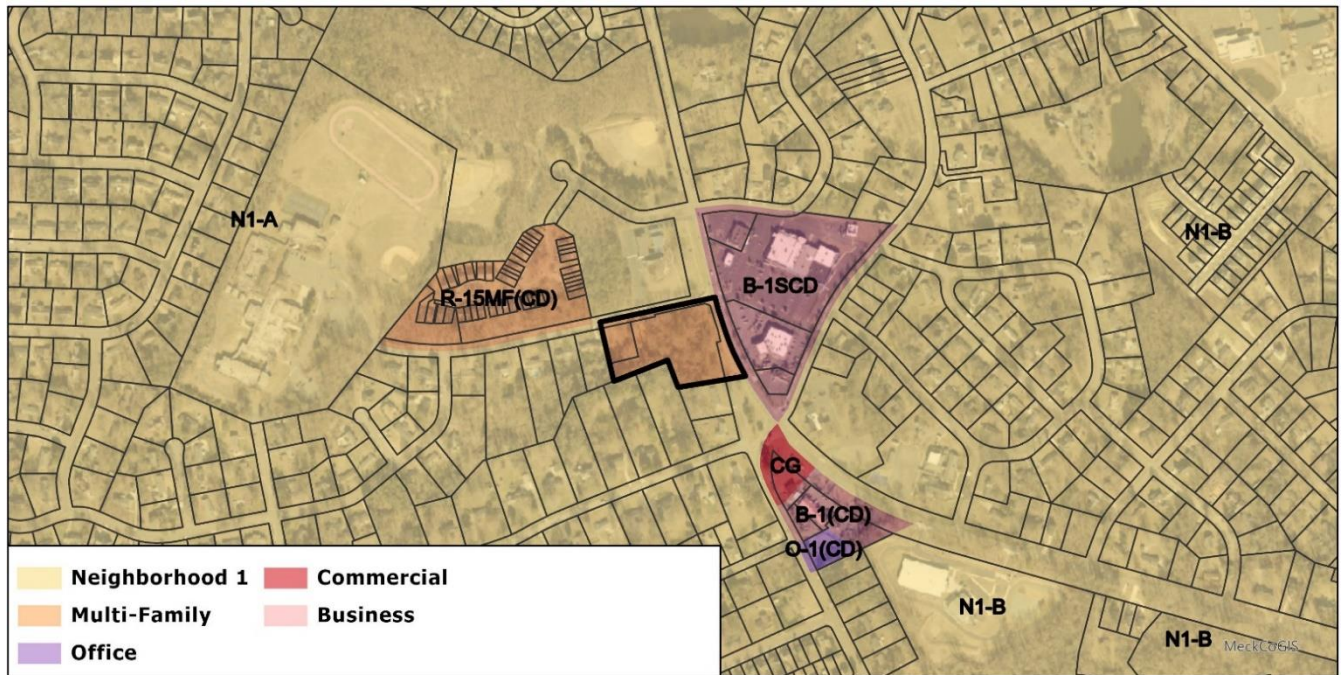
PLANNING STAFF REVIEW

• Proposed Request Details

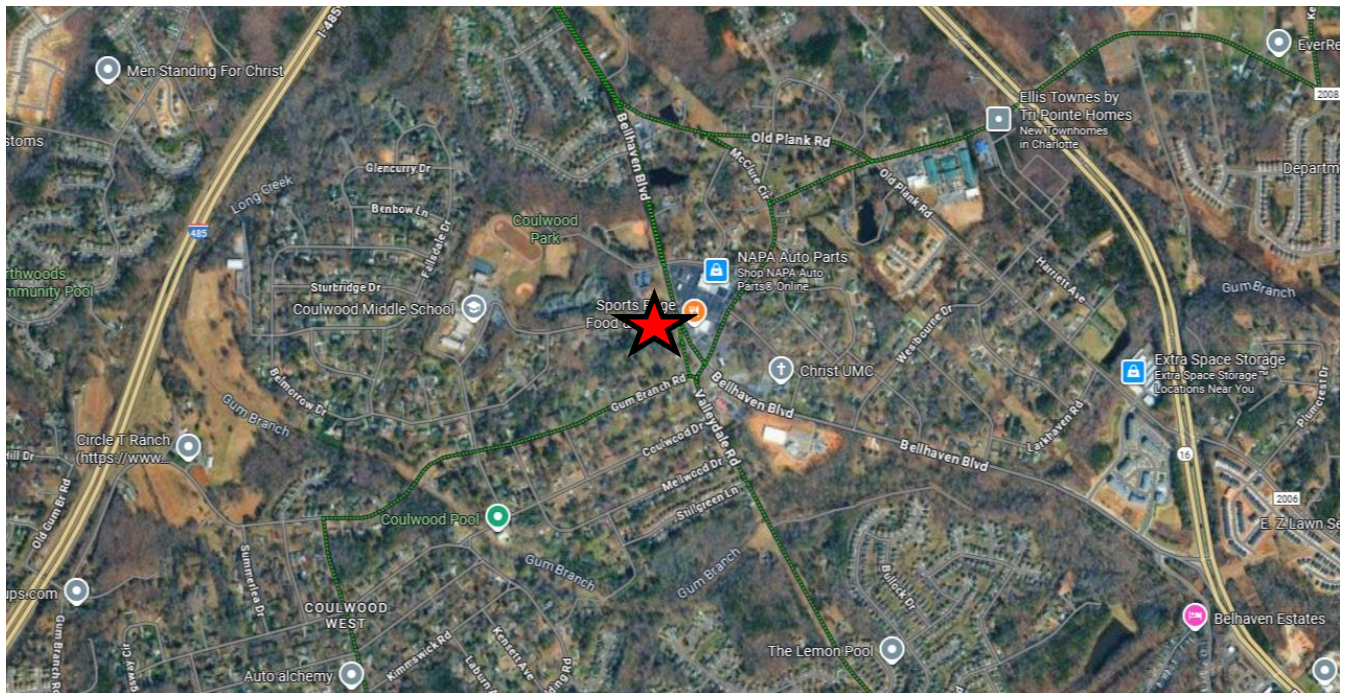
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 16 multi-family attached dwelling units in the N2-A(CD) (Neighborhood 2-A, Conditional Zoning District).
- Permits the development of 2 lots in the N1-A (Neighborhood 1-A) Zoning District, which allows any use permitted in the N1-A Zoning District.
- The following transportation, streetscape, and landscaping improvements are proposed:
 - An 8-foot sidewalk and 8-foot planting strip will be provided along the site's frontage on Kentberry Drive. A 12-foot multi-use path and an 8-foot planting strip will be provided along the site's frontage on Bellhaven Boulevard.
 - A 10-foot Class C landscape yard will be provided along the western and southern property boundaries abutting the Neighborhood 1 Place Type.
 - A 10-foot setback will be provided along the site's western property boundary.
 - Open space will be amenitized and have a minimum dimension of 50 feet in all directions. Each residential unit will be within a 1,000-foot radius of a common open space.
 - Open space will include enhanced landscaping such as raised beds, terraces, and native species.
 - Specialty paving materials, shading elements such as structures or additional trees, will be provided.
 - Seating options, moveable furniture, public art, interactive elements, and decorative lighting will also be included.
- The following architectural requirements are proposed:
 - Buildings fronting Kentberry Drive shall contain a maximum of 5 dwelling units.
 - Front elevations will include a stone or masonry water table.
 - Porches and stoops will be a minimum of 6 feet in depth when provided.
 - Blank wall limitations are included, and garages must be recessed from the front façade.

• Existing Zoning



The site is zoned R-8MF(CD) (Multi-Family Residential, conditional). It is adjacent to a property zoned R-15MF(CD) (Multi-Family Residential, conditional) to the northwest, across Kentberry Drive. The site is located across Bellhaven Boulevard from a shopping center zoned B-1SCD (Neighborhood Business Shopping Center District, Conditional). All other surrounding properties are zoned N1-A (Neighborhood 1-A).



The site (indicated by the red star above) is located along the west side of Bellhaven Boulevard, approximately 1-mile southeast of Interstate I-485 and 1-mile northwest of Brookshire Boulevard. The site is located across from the Coulwood Shopping Center. It is also across Kentberry Drive from Hillcrest Baptist Church and the Coulwood Oaks multi-family attached development. Coulwood Middle School and Coulwood Park are approximately ¼-mile west of the site on Kentberry Drive. The area is predominantly developed with single family housing.



View of the site looking southwest from the intersection of Bellhaven Boulevard and Kentberry Drive. The site is undeveloped and is primarily wooded but is entitled for 28 multi-family dwelling units via rezoning petition 2005-111.



View of the site looking west along Kentberry Drive. The proposed multi-family attached dwelling units will front on Kentberry Drive.



View of the Couldwood Shopping Center located across Bellhaven Boulevard from the subject site. The shopping center is designated as a Neighborhood Activity Center by the *2040 Comprehensive Plan* and contains a mix of retail, dining, personal services, and small-scale office spaces that can be conveniently access from the proposed development site.



View of the Hillcrest Baptist Church located along on Bellhaven Boulevard, across Kentberry Drive from the site.



View of Couldwood Middle School located on Kentberry Drive approximately 1/4-mile west of the site.

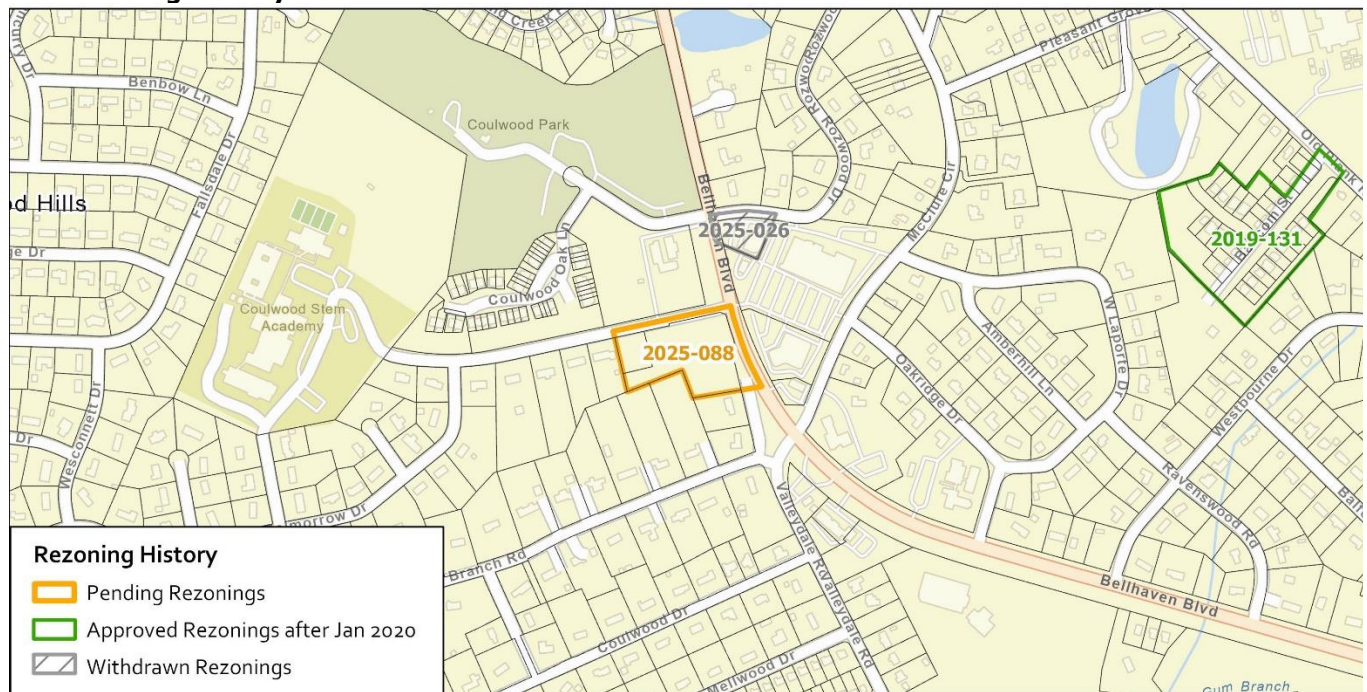


View of single-family development along the south side of Kentberry Drive, zoned N1-A. This is typical of the development pattern in the area.



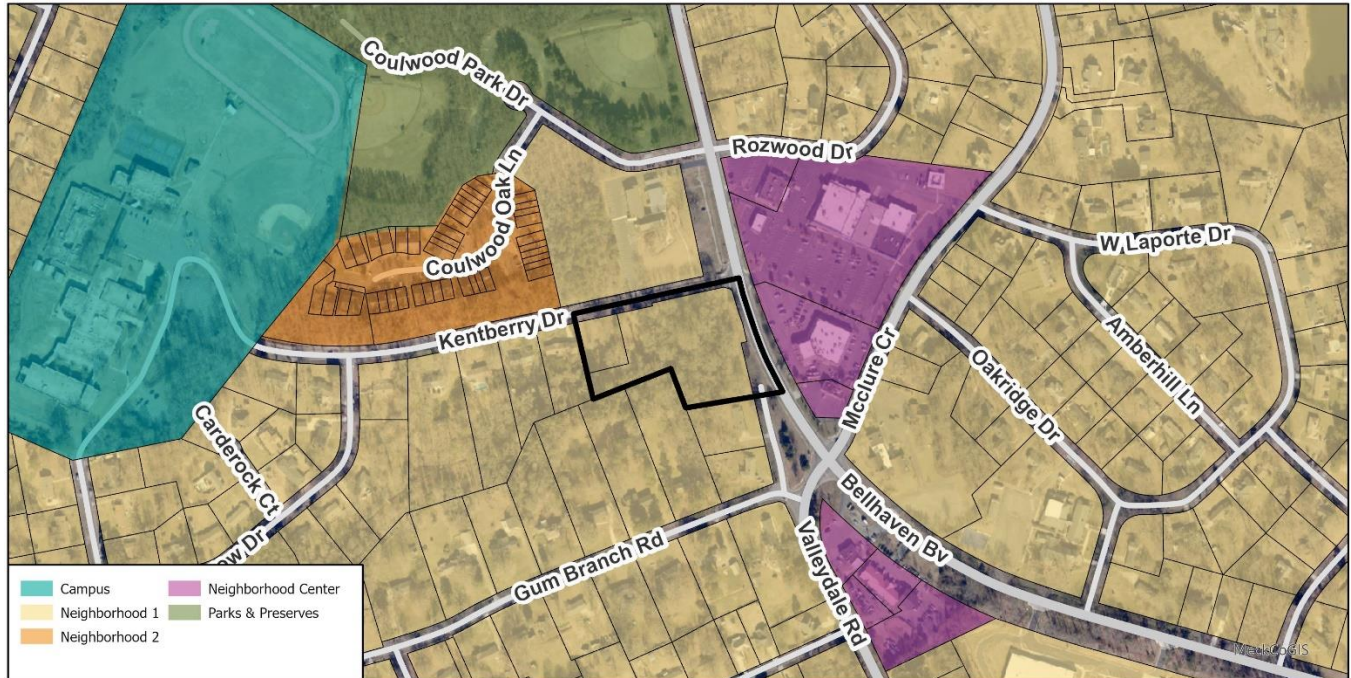
View of Coulwood Oaks, a development containing Multi-Family Attached dwelling units located to the northwest of the site across Kentberry Drive.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-131	Rezoned 8.57 acres from R-3 (Single-Family) to R-4 (Single-Family) to allow all uses permitted in the R-4 zoning district.	Approved
2025-026	Rezoned 0.8 acres from B-1SCD (Neighborhood Business, Shopping Center District, conditional) to NC (Neighborhood Center) to allow all uses permitted in the NC zoning district.	Withdrawn

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Bellhaven Boulevard, a State-maintained minor arterial, south of Kentberry Drive, a City-maintained major collector. 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. Site plan and/or conditional note revisions are needed to commit to installing guardrail between Valleydale Road and the shared use path along Bellhaven Boulevard in accordance with the UDO.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See outstanding issues, notes 1-2.

- **Vehicle Trip Generation:**

Current Zoning: R-8MF(CD)

Existing Use: N/A trips per day (based on vacant).

Entitlement: 127 trips per day (based on 28 dwelling units).

Proposed Zoning: N2-A(CD) & N1-A 87 trips per day (based on 16 multi-family, 2 single-family dwellings).

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 Schools:** Development allowed with the proposed zoning may produce 6 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Paw Creek Elementary remains at 115%
 - Coulwood Middle remains at 79%
 - West Mecklenburg High remains at 75%

- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Kentberry Dr. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Kentberry Dr.. 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:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**Transportation**

1. CDOT: Add conditional note that Lot 1 and Lot 2 will not have a connection to the multi-family units.
2. CDOT: Revise site plans and conditional notes to have a shared access for Lot 1 and Lot 2. Also, install guardrail in-between Valley Dale Road and the proposed shared use path. CDOT and NCDOT has safety concerns about the access's vicinity to the 12' Shared Use Path.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818