

REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 0.17 acres located west of Tappan Place, north of Herrin Avenue, and east of The Plaza.



SUMMARY OF PETITION

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

PROPERTY OWNER

Spoke & Hammer Construction Co LLC

PETITIONER

Northway Homes LLC

AGENT/REPRESENTATIVE

David Murray; Murray Law Firm

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

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 site lies between The Plaza’s commercial corridor and an established single-family neighborhood, serving as a transition between more intensive retail areas and residential uses. City policy reflects this context by identifying The Plaza as a Neighborhood Activity Center and the surrounding area (including this parcel) as the Neighborhood 1 Place Type, indicating that a Neighborhood 1-C zoning is appropriate and in character with adjacent homes.
- The current General Commercial (CG) zoning permits commercial uses that could be out of character on this residential block. Rezoning to N1-C eliminates possible incompatible CG uses, ensuring any future development is limited to residential uses compatible with the existing single-family context.

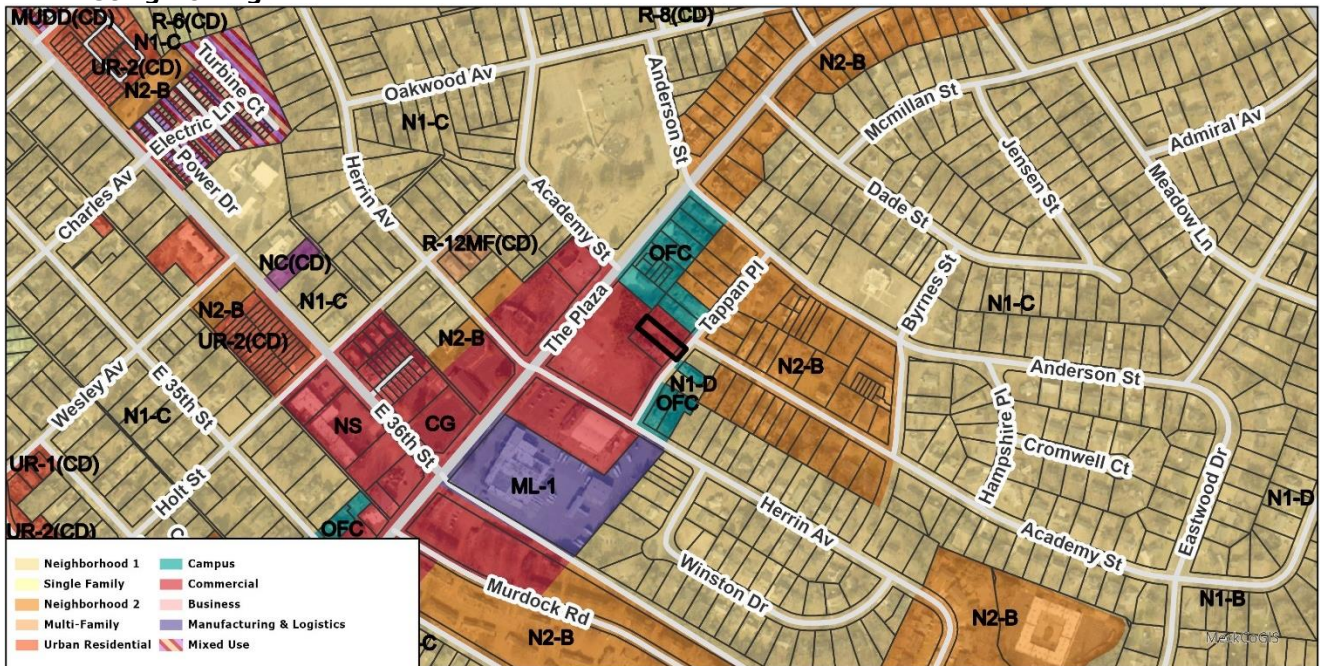
- The proposal would allow residential development on a vacant 0.17-acre infill site, introducing new housing that will complement the surrounding single-family dwellings
- The site is within walking distance of the shops, services, and transit along The Plaza corridor. Redevelopment under N1-C would place future residents close to daily amenities and bus transit options, supporting the 10-Minute Neighborhood concept of the *Comprehensive Plan* by promoting walkable access to goods and services.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

PLANNING STAFF REVIEW

• **Proposed Request Details**

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

• **Existing Zoning**



- The site is zoned General Commercial and located near a mix of office, commercial, residential, and light industrial zoning. It sits at the transition between The Plaza’s commercial corridor and nearby established residential neighborhoods zoned predominantly N1-C (Neighborhood 1-C) and N2-B (Neighborhood 2-B). The broader area includes a variety of uses, including neighborhood services, manufacturing, single family residential, and multi-family residential.



- The site is surrounded by a mix of land uses including single-family homes to the east and north, commercial and office buildings along The Plaza, and a grocery store and light industrial uses to the southwest. The area transitions from neighborhood residential to a more active corridor with retail, services, and small businesses.



- The site is currently vacant.



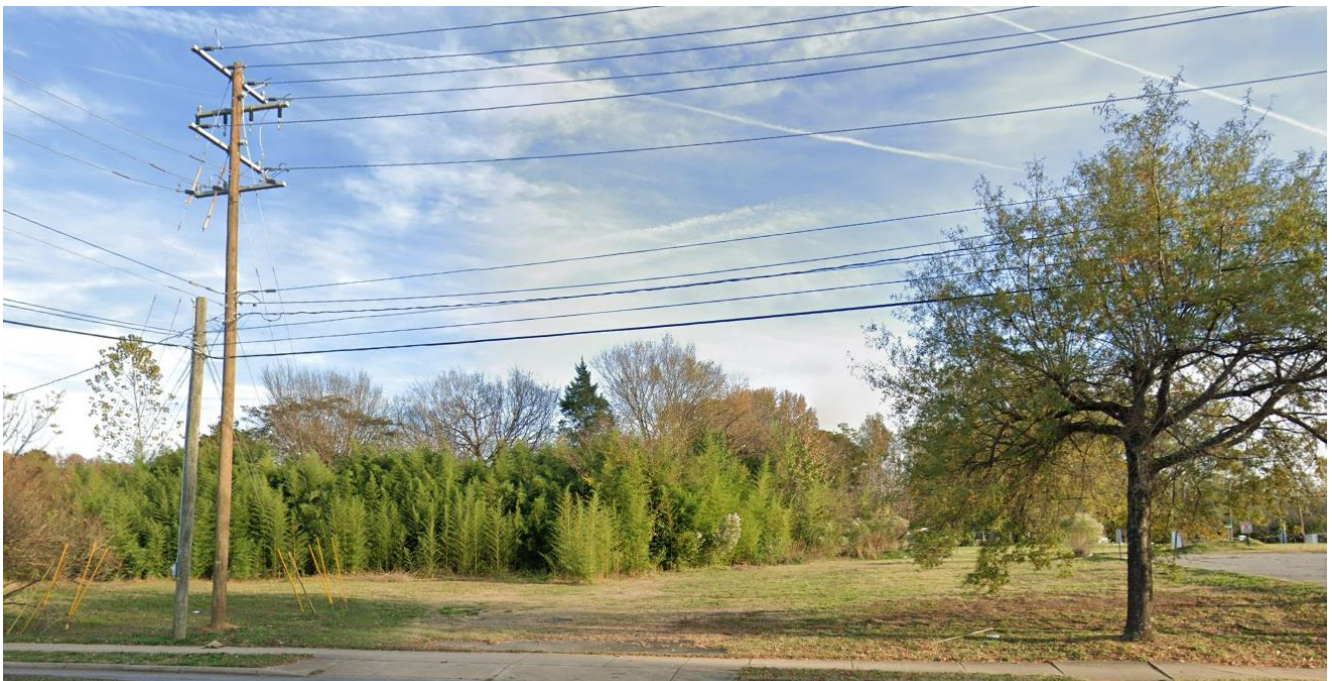
- View looking north of the site along Tappan Place shows single-family homes with front yards, mature trees, and a suburban residential character consistent with the surrounding Neighborhood 1 zoning



- South of the site shows a shift to light industrial and commercial uses, including warehouse-style buildings and outdoor storage areas, signaling the transition from residential to employment-oriented land uses along The Plaza corridor.

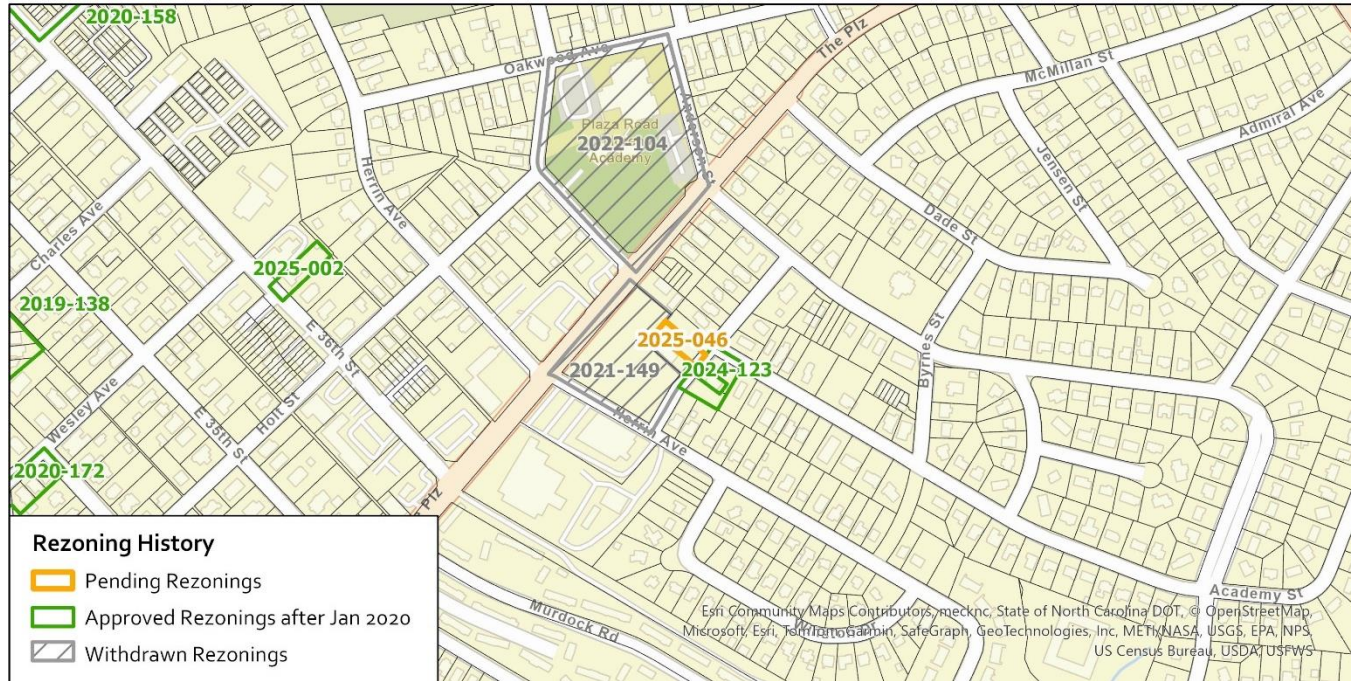


- East of the site along Academy Street features a mix of older and newer single-family homes, indicating gradual infill development within an established residential neighborhood. The area maintains a walkable, suburban character with front-facing porches and mature trees



- West of the site shows an undeveloped, vegetated area with mature trees and overgrown landscaping, creating a visual buffer between the site and The Plaza. This edge condition contrasts with the more urbanized frontage along The Plaza further south.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-138	Rezoned 0.55 acres from R-5 (single family residential) to R-8(CD) (single family residential, conditional) for four single family detached residential homes at a density of 7.3 DUA.	Approved
2020-158	Rezoned 0.618 acres from R-5 (single family residential) to MUDD(CD) (mixed-use development, conditional) to permit the construction of a townhome community consisting of up to 16 dwelling units at a density of 25.8 DUA.	Approved
2020-172	Rezoned 0.312 acres from R-5 (single family residential) to UR-1 (CD) (urban residential, conditional) for up to three single family detached homes at the site at a density of 9.6 dwelling units per acre.	Approved
2021-149	Proposed B-1 (Neighborhood Business) to UR-2(CD) (Urban Residential, Conditional) for a mixed use development to accommodate the changing character of the neighborhood.	Withdrawn
2022-104	Proposed R-5 (Single Family Residential) to INST (Institutional) for uses that are both permitted by right or under prescribed conditions in the INST (Institutional) zoning district.	Withdrawn
2024-123	Rezoned 39.02 acres from R-3 (Single Family Residential) to R-8MF(CD) (Multi-Family Residential, Conditional) to accommodate development of a residential community containing single-family attached townhome units.	Approved
2025-002	Rezoned 0.28 acres from N1-C (Neighborhood 1-C) to NC(CD) (Neighborhood Center, Conditional) for adaptive reuse of the existing structure as a medical office.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tappan Place, a City-maintained local street, north of Herrin Avenue, 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:**

- No active projects near the site

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trip per day (the site is vacant).

Entitlement: 302 trips per day (based on CG zoning).

Proposed Zoning: 15 trips per day (based on N1-C zoning).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
 - Shamrock Gardens Elementary current utilization is 76%
 - Eastway Middle current utilization is 109%
 - Garinger High current utilization is 100%

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Tappan Pl. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tappan Pl. 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 outstanding issues.
 - **Stormwater Services Land Development Engineering:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry / City Arborist:** No outstanding issues.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163