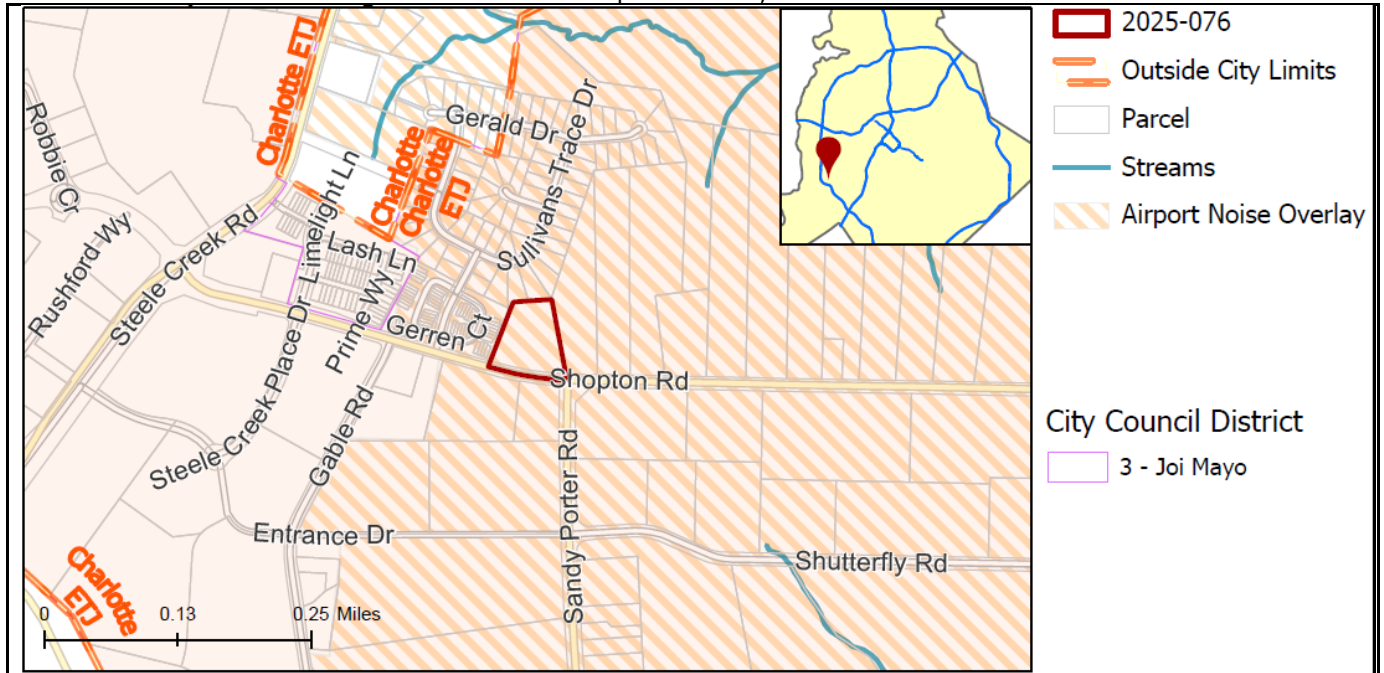


**REQUEST**

Current Zoning: CG ANDO (General Commercial, Airport Noise Disclosure Overlay)  
Proposed Zoning: N2-A(CD) ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay)

**LOCATION**

Approximately 2.58 acres located on the north side of Shopton Road, east of Steve Chapman Drive, and west of Pinecrest Drive.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant site with a community of 24 multi-family attached dwellings.

**PROPERTY OWNER**

Kevin Nguyen

**PETITIONER**

Kevin Nguyen, LLC

**AGENT/REPRESENTATIVE**

Paul Pennell and Brian Smith, Urban Design Partners

**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 **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The site is adjacent to multi-family attached residential dwellings to the west along Shopton Road.
- The site is within 1/3 mile of a commercial node at Shopton Road and Steele Creek Road, providing walkable access to goods and services.
- The petitioner has committed to provide a larger landscape yard than required by the ordinance with a 20' yard planted to Class B standards with a 6' opaque fence along the northern property boundary where adjacent to single family detached dwellings.

- The petition meets preferred criteria for changing to a Neighborhood 2 Place Type given its adjacency to the Neighborhood 1 Place Type, proximity to a commercial node, and location fronting an arterial street.
- 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 site.

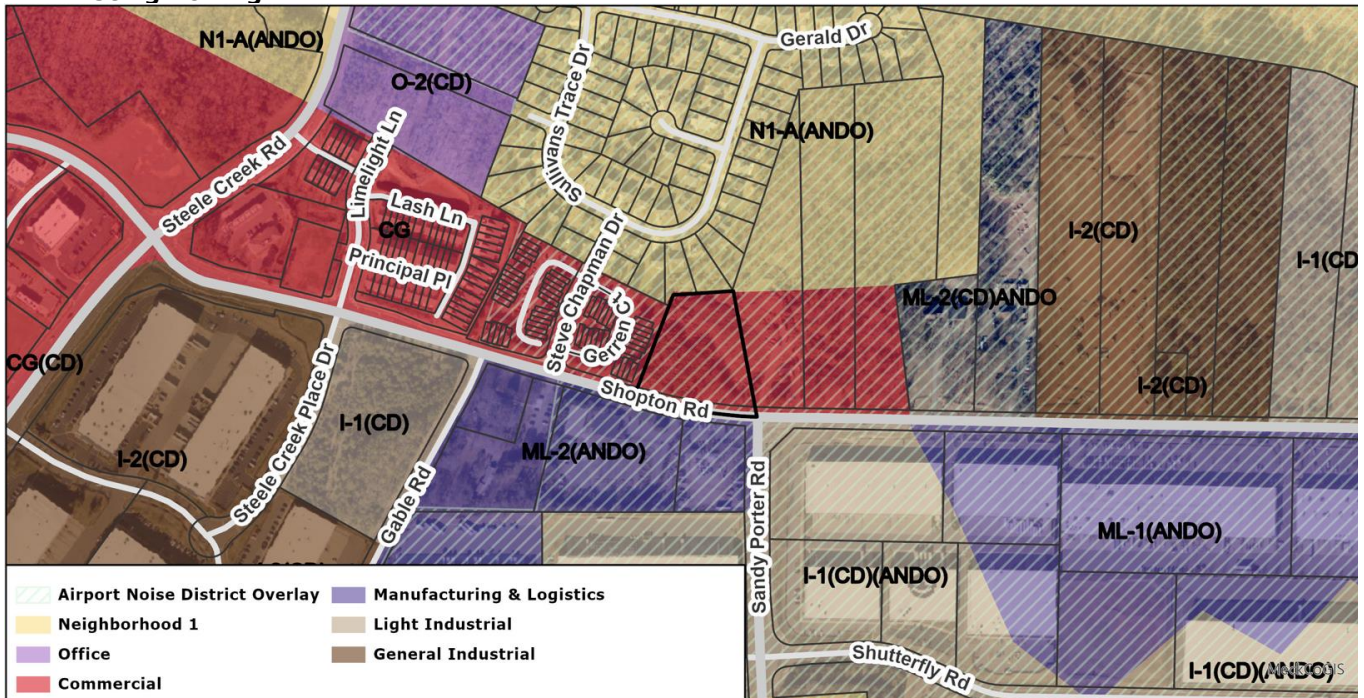
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows a community of 24 multi-family attached dwellings.
- Includes two six-unit buildings, one quadrplex building, two triplex buildings, and one duplex building.
- Provides access to dwelling units through private alleys.
- Commits to a 20’ Class B landscape yard with 6’ tall opaque fence along the site’s northern property boundary and a 10’ Class C landscape yard with 6’ tall opaque fence along the site’s eastern and western property boundaries.
- Illustrates the green area along the western property boundary and open space along the site’s eastern property boundary.
- Commits to 8’ planting strip and 8’ sidewalk along the site’s Shopton Road frontage.
- Commits to preferred design standards including usable porches and stoops as predominant features and recessed garage doors.
- Provides a menu of possible open space components. The petitioner commits to implementing a minimum of four open space enhancements.

• **Existing Zoning**



- The site and properties to the east and west are zoned CG(ANDO) (General Commercial, Airport Noise Disclosure Overlay). The properties to the north of the site are zoned N1-A(ANDO) (Neighborhood 1-A, Airport Noise Disclosure Overlay) and the properties to the south are zoned ML-2(ANDO) (Manufacturing & Logistics 2, Airport Noise Disclosure Overlay). This site and surrounding parcels are located at the edge of the Airport Noise Disclosure Overlay.



The site, marked by a red star, is surrounded by single family detached dwellings to the north and east and multi-family attached dwellings to the west. There are commercial and light industrial uses located across Shopton Road from the site.



Street view of the vacant, wooded site from across Shopton Road.



Street view of single family detached residential dwellings to the north of the site along Sullivans Trace Drive.



Street view of single family detached dwellings to the east of the site along Shopton Road.

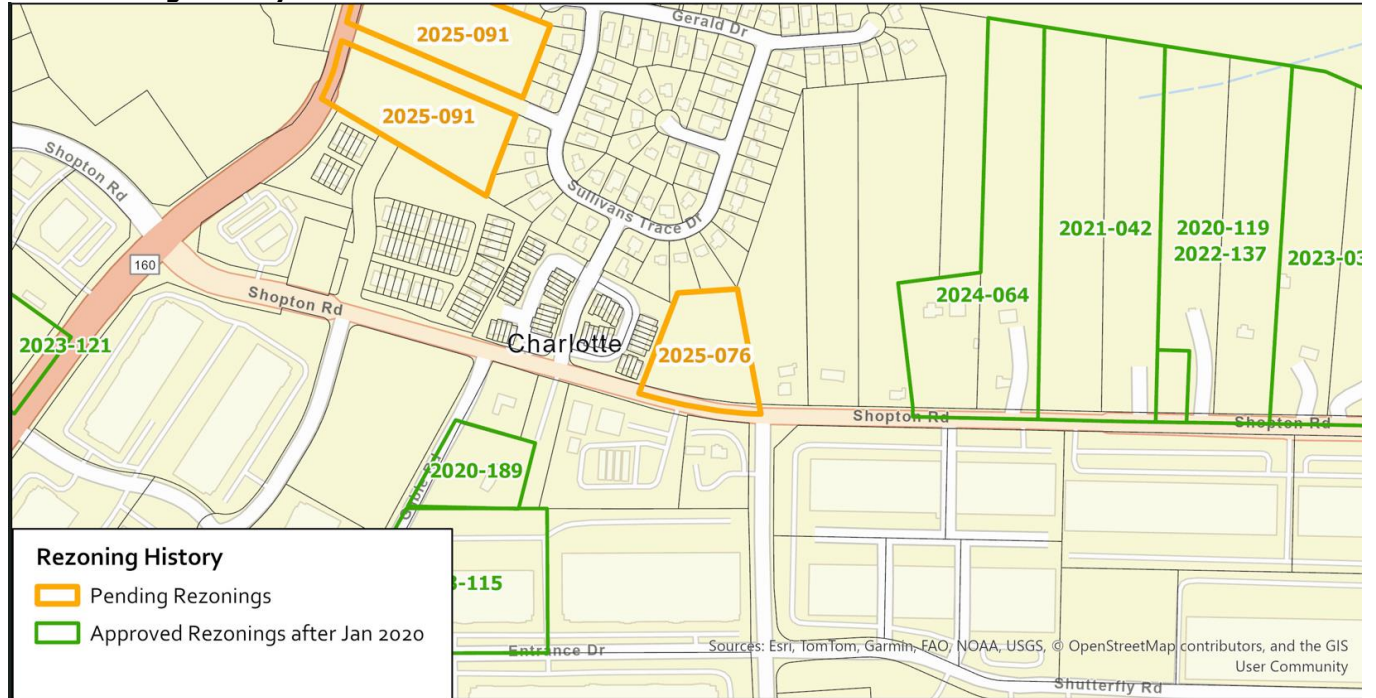


Street view of commercial uses to the south of the site across Shopton Road.



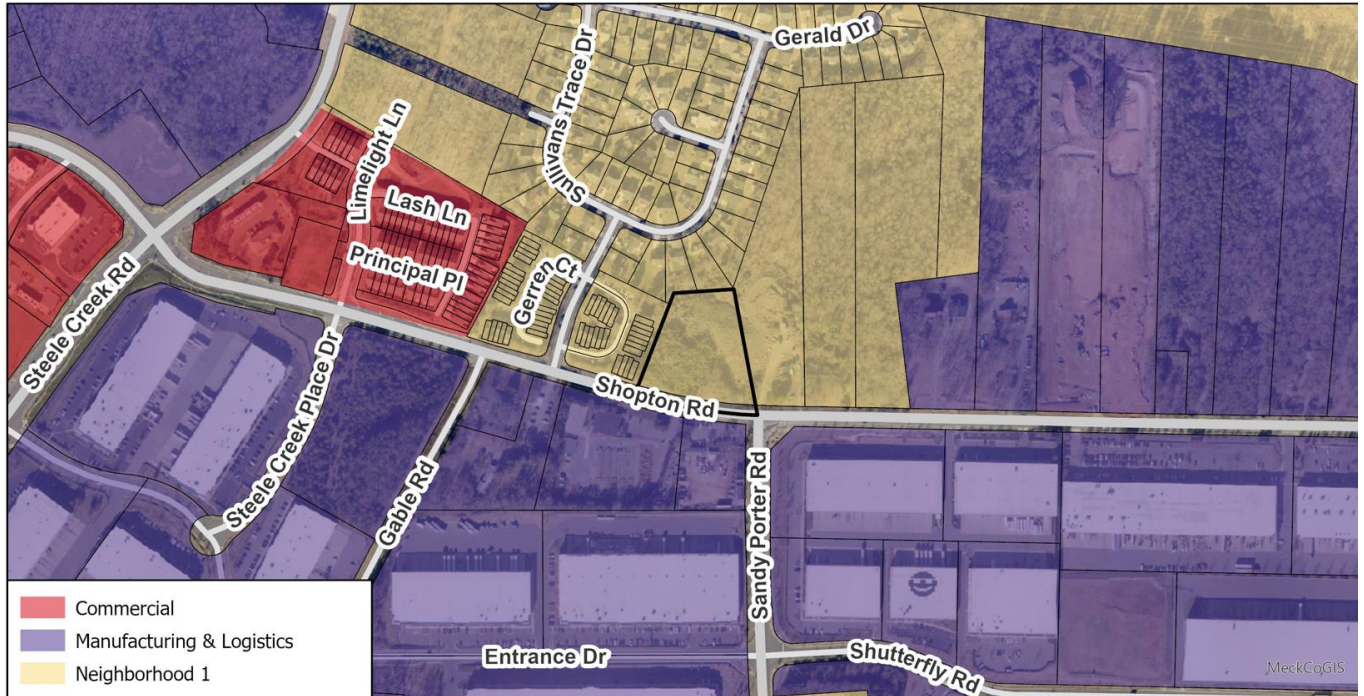
Street view of multi-family attached dwellings to the west of the site along Shopton Road.

**• Rezoning History in Area**



Petition Number	Summary of Petition	Status
2025-091	Request to rezone 6.97 acres to N2-A(CD) (Neighborhood 2-A, Conditional) and N2-A(CD) ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay) to allow 72 multi-family attached dwellings.	Pending
2024-064	Request to rezone 7.59 acres to ML-2(CD) ANDO (Manufacturing & Logistics 2, Conditional, Airport Noise Disclosure Overlay) to allow a contractor office with outdoor storage.	Approved
2023-121	Request to rezone 1.72 acres to CG(CD) (General Commercial, Conditional) to allow minor vehicle repair facility.	Approved
2023-035	Request to rezone 10.34 acres to I-1(CD) ANDO (Light Industrial, Conditional, Airport Noise Disclosure Overlay) to allow 120,200 SF of I-1 uses.	Approved
2022-137	Request to rezone 10.2 acres to I-2(CD) AIR (General Industrial, Conditional, Airport Overlay) to allow 120,000 SF of limited I-2 uses.	Approved
2021-042	Request to rezone 10.73 acres to I-2(CD) AIR (General Industrial, Conditional, Airport Overlay) to allow an office and warehouse with outdoor storage.	Approved
2020-189	Request to rezone 2.66 acres to allow all uses permitted in the I-2 (General Industrial) district.	Approved
2020-119	Request to rezone 9.78 acres to I-2(CD) AIR (General Industrial, Conditional, Airport Overlay) to allow 100,000 SF of limited I-2 uses.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Shopton Road, a State-maintained minor arterial, east of Steve Chapman Drive, a State-maintained local street. 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. All outstanding CDOT issues have been addressed.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 1,318 trips per day (based on 25,800 SF of retail).
  - Proposed Zoning: 229 trips per day (based on 24 multi-family attached 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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** This development may add 4 students to the schools in this area.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Steele Creek Elementary at 83%
    - Kennedy Middle at 120%
    - Olympic High at 81%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Shopton Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 24-inch gravity sewer main located along Shopton Rd. 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 advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Transportation

1. ~~Revise site plan to show buffered/separated bike lanes. Bicycle facilities are to consist of a 3 foot buffer and a 5 foot bike lane. Please revise proposed bike lane dimensions to show 8 feet instead of 7.5 feet and callout 3 foot buffer and 5 foot bike lane. Also add a conditional note committing to this improvement.~~ **ADDRESSED**

##### Site and Building Design

2. ~~Revise tree save to encompass only portions of the site with existing tree canopy.~~ **ADDRESSED**
3. ~~Confirm that preserved tree save areas are a minimum of 30' in width.~~ **ADDRESSED**
4. ~~Split two six unit buildings into a total of four buildings.~~ **RESCINDED**

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908