

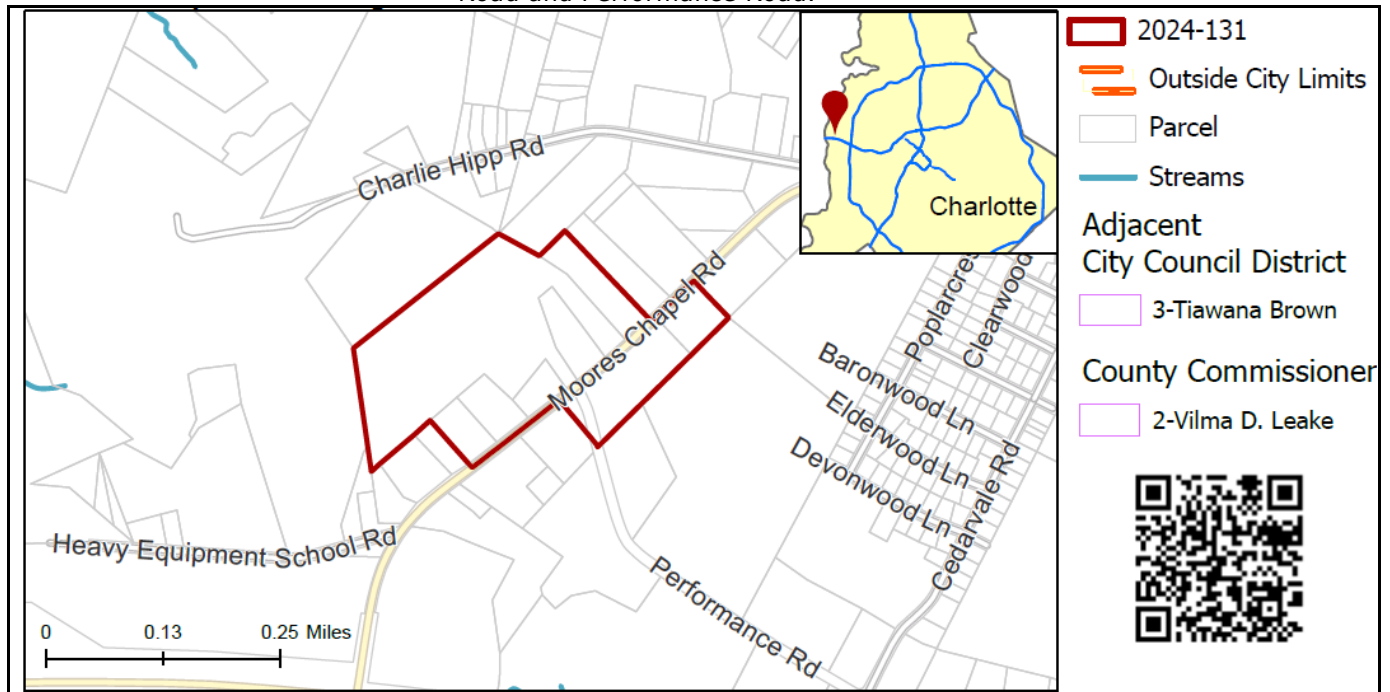
**March 4, 2025**

**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A), ML-2 (Manufacturing & Logistics 2)  
Proposed Zoning: N1-E(CD) (Neighborhood 1-E, Conditional)

**LOCATION**

Approximately 35.26 acres surrounding the intersection of Moores Chapel Road and Performance Road.



**SUMMARY OF PETITION**

The petition proposes to develop several properties along Moores Chapel Road with a community of 78 triplex dwelling units and 79 single-family dwelling units.

**PROPERTY OWNER**

Charles Dennis Joye, et al.

**PETITIONER**

Pulte Homes

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 11.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to the environment and site and building design.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The petition proposes a mix of single-family detached units and triplex units, which are building forms consistent with the N1 place type.
- The proposed triplex units will provide another housing option in area of mostly single-family detached dwellings.
- The petition commits to several transportation improvements, including the extension of Performance Road, which will ultimately connect to Whitewater Center Parkway. The majority of the dwelling units are

accessed from public streets, with stubs provided for future extension to the northeast and southwest.

- The petition proposes to contribute \$40,000 to Mecklenburg County Park & Recreation for future parks in the vicinity of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

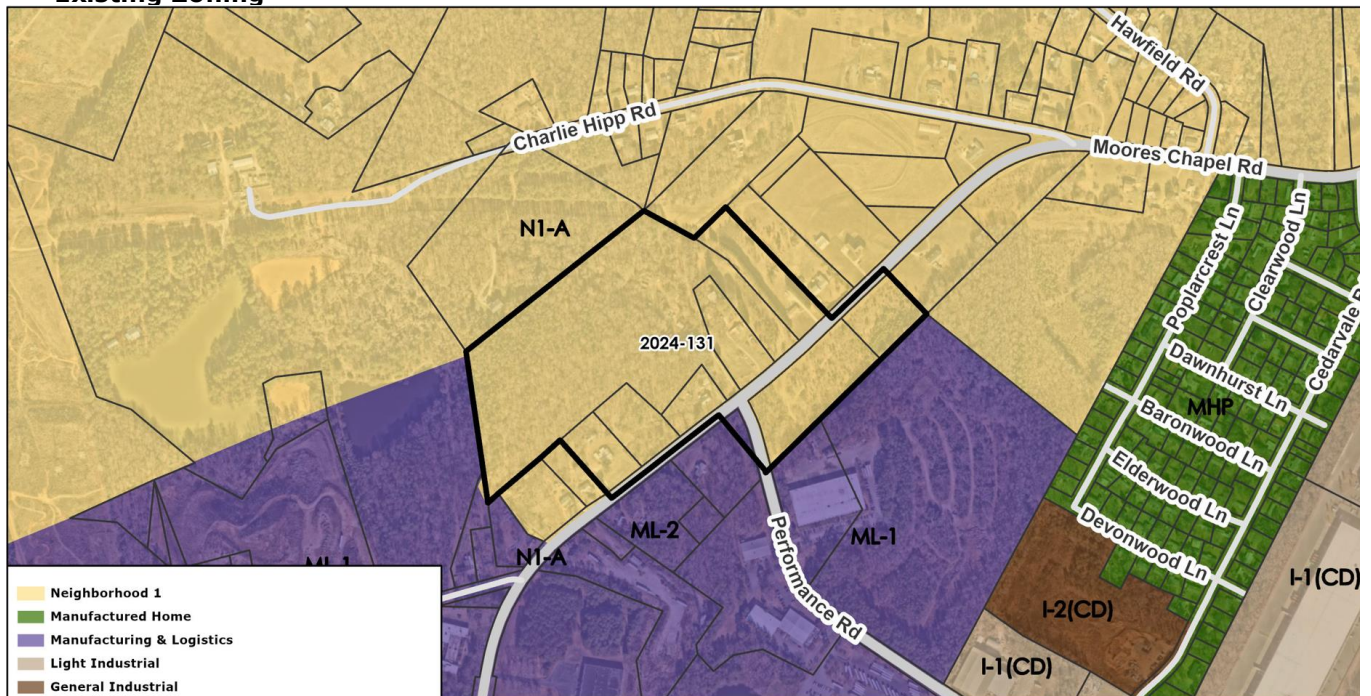
## PLANNING STAFF REVIEW

### Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes a community of 78 triplex dwelling units and 79 single family dwelling units.
- Establishes a 10' Class C landscape yard around the perimeter of the site.
- Provides additional landscaping and a 6' tall fence along the northwestern corner of the site.
- Provides a 30' reverse frontage buffer along the Moores Chapel Road frontage.
- Identifies open space areas to include a pocket park and dog park.
- Commits to contributing \$40,000 to Mecklenburg County Park & Recreation to accommodate future parks within the general area of the site.
- Commits to design standards including covered porches and stoops as predominant features.
- Commits to several transportation improvements including:
  - An extension of Performance Road as a collector street through a portion of the site, with right-of-way to be dedicated to the property line for future extension.
  - A public street network to access dwellings on the northwest side of Moores Chapel Road and alley to access dwellings on the southeast side of Moores Chapel Road.
  - A left turn lane into the site from Moores Chapel Road.
  - 8' planting strip and 12' multi-use path along Moores Chapel Road.
  - 8' planting strip and 6' sidewalk along Performance Road.

### Existing Zoning



- The majority of the site is zoned N1-A with a sliver on the south side of Moores Chapel Road and Performance Road zoned ML-2. Properties to the north and east of the site are zoned N1-A with properties to the south and west zoned ML-1 and ML-2.





The site, marked by a red star, is surrounded by a mix of uses including large lot single-family detached residential, industrial, commercial, recreational, and vacant, wooded land.



Street view of the site as seen from Performance Rd at Moors Chapel Rd.



Street view of single-family detached residential use to the north of the site along Charlie Hipp Rd.



Street view of single-family detached residential use to the east of the site along Moors Chapel Rd.



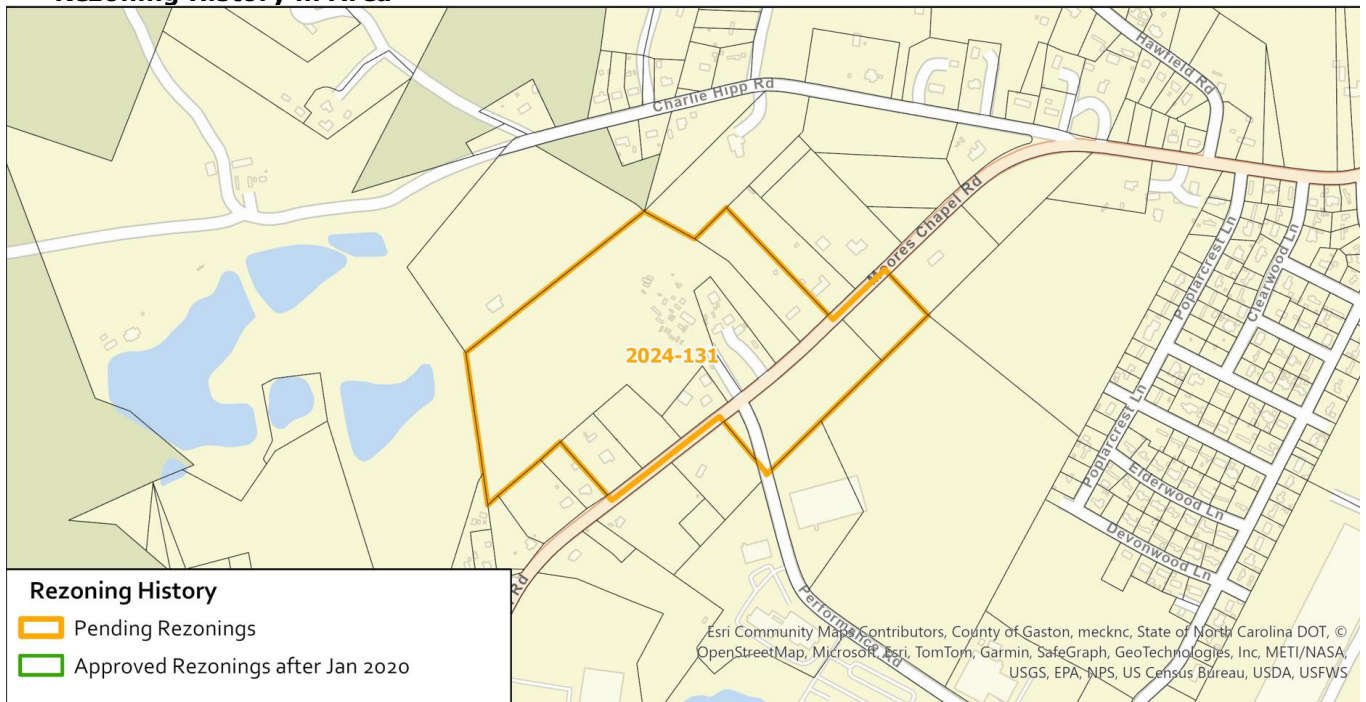


Street view of single-family detached residential use to the south of the site across Moores Chapel Rd.



Street view of single-family detached residential use to the west of the site along Moores Chapel Rd.

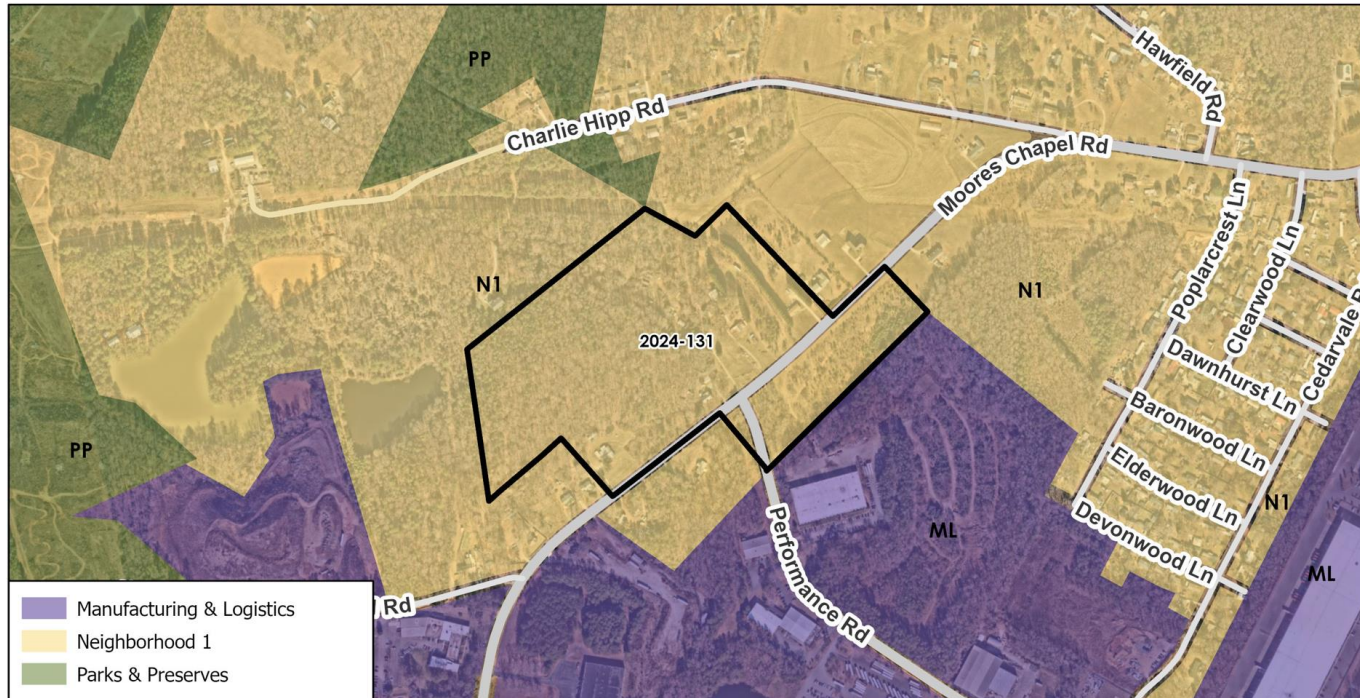
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There are no recent rezonings in the vicinity of this site.	



## Public Plans and Policies



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

## TRANSPORTATION SUMMARY

- The site is adjacent to Moores Chapel Road, a State-maintained minor arterial, north of Heavy Equipment School Road, 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. Based on the 1,341 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment. Site plan and/or conditional notes commit to constructing internal roads to residential wide per Table 33-2 in the UDO and updating site and conditional notes. There are no further outstanding CDOT comments.
- **Active Projects:**
  - There are no known active projects in the vicinity.

### Transportation Considerations

- No outstanding issues.

### Vehicle Trip Generation:

Current Zoning:

Existing Use: 52 trips per day (based on 4 single family dwelling units).

Entitlement: 1,055 trips per day (based on 105 single family dwelling units).

Proposed Zoning: 1,396 trips per day (based on 79 single family detached dwelling units and 78 single family attached 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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** This development may add 59 students to the schools in this area.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Whitewater Academy Elementary from 113% to 115%
    - Whitewater Middle from 83% to 85%
    - West Mecklenburg High from 80% to 81%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Moores Chapel Rd. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 800 feet south of the rezoning boundary along Performance Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections. 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 outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 3.

#### OUTSTANDING ISSUES AFTER PUBLIC HEARING

##### Transportation

1. ~~Label Road A as 2+ Avenue with Bike Lanes and median according to Streets Map Cross section, provide cross section/labels/dimensions.~~ **ADDRESSED**

##### Environment

2. ~~Provide a tree survey identifying all city trees 8" DBH or greater and all planted city trees, all existing heritage trees, and any existing areas of the site used for credit toward meeting previously approved tree save or green area requirements.~~ **ADDRESSED**

3. Ensure that tree save area is comprised of existing trees and is a minimum of 30' wide.

**OUTSTANDING**

##### Site and Building Design

4. ~~Revise existing zoning to N1-A, ML-2.~~ **ADDRESSED**

5. ~~Revise proposed zoning to N1-E(CD).~~ **ADDRESSED**

6. Remove awkwardly placed units at the eastern end of Road B that intrude upon open space.

**OUTSTANDING**

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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