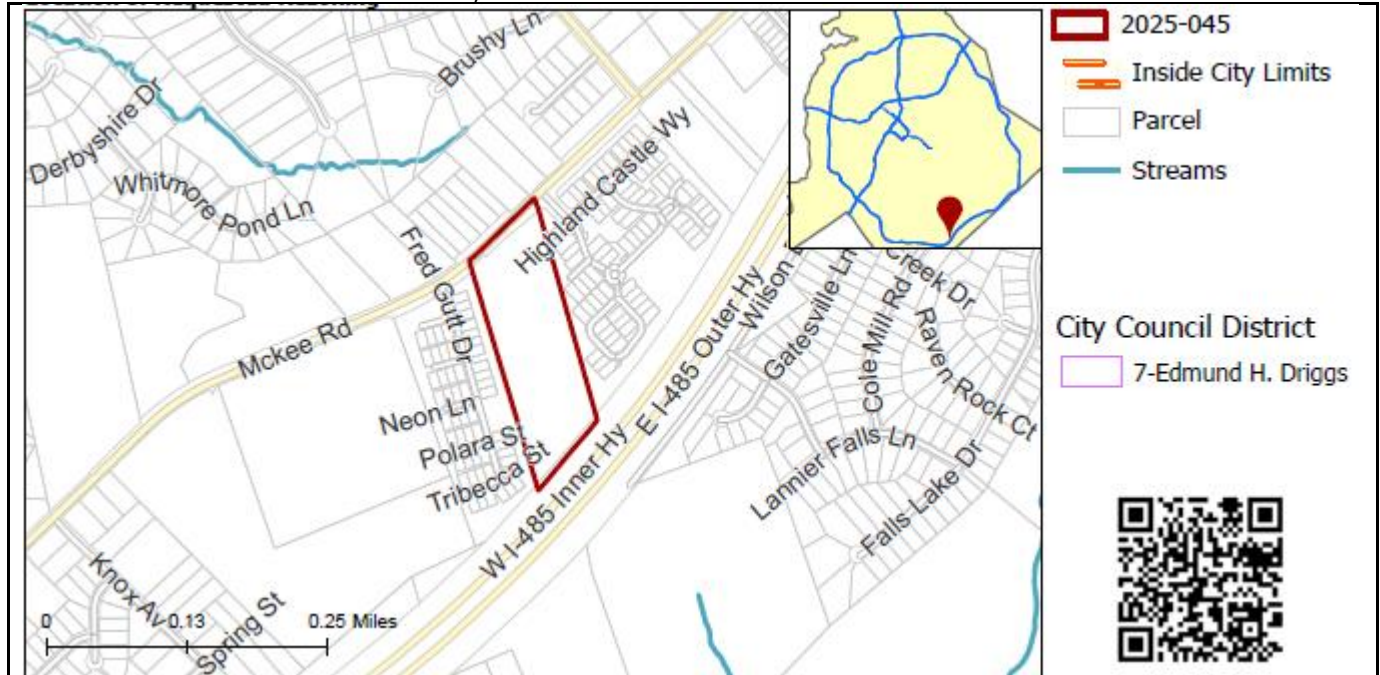


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N1-D(CD) (Neighborhood 1-D, Conditional)

LOCATION

Approximately 9.09 acres located south of McKee Road, east of Fred Gutt Drive, and west of Glenmore Garden Drive.



SUMMARY OF PETITION

The petition proposes for the development of a single family detached residential community and accessory uses as allowed by right and under prescribed conditions in the N1-D zoning. The site is currently vacant.

PROPERTY OWNER

Alpha Omega Homes LLC

PETITIONER

J&J Custom Homes attn: Felicia Brower

AGENT/REPRESENTATIVE

John Floyd; Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting on 7/9/2025: 37
Number of people attending the Community Meeting on 8/6/2025: 16

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition is consistent with the *2040 Policy Map*, which supports residential uses.
- The N1-D Zoning District allows for the development of residential dwellings on lots of 3,500 square feet or greater which allows for smaller lots compared to N1-A which has a 10,000 square foot minimum.

- The MX-2 INNOV zoned single family development on the rezoning site's eastern boundary has lot dimensions similar to the minimum dimensions of N1-D. The property directly west of the rezoning site is built out with multi-family attached building forms. These existing, abutting developments support the request to rezone to a higher classification N1 district.
- This proposed rezoning aligns with the recommendation for the Neighborhood 1 zoning district and commits to single family detached building forms consistent with much of the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

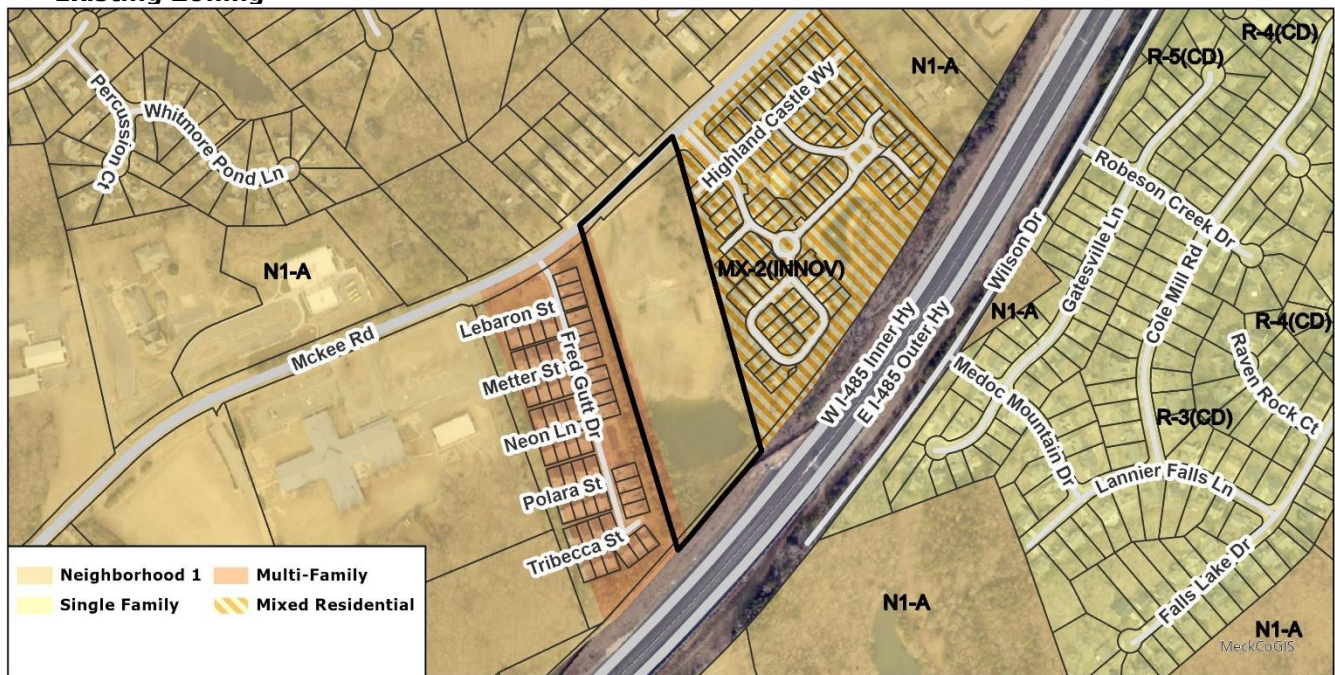
PLANNING STAFF REVIEW

Proposed Request Details

The development standards accompanying this petition contain the following provisions:

- Allows single family detached dwelling units.
- The development may also include accessory uses permitted by right and under prescribed conditions in the N1-D district.

Existing Zoning



- The rezoning area sits within an area that is zoned residential, transitioning from large-lot single-family (N1-A) west of McKee Road to MX-2 INNOV (Mixed Residential, Innovative) and R-8MF(CD) (Multi-family Residential, Conditional) zoning along the east side of McKee Road.



The subject site (denoted by a red star) is located on the south side of McKee Road, just west of I-485 in southeast Charlotte. The surrounding area consists primarily of residential uses. The area adjacent to the site is characterized by single-family and attached residential development.



The site is currently vacant.



North of the site are single family homes.

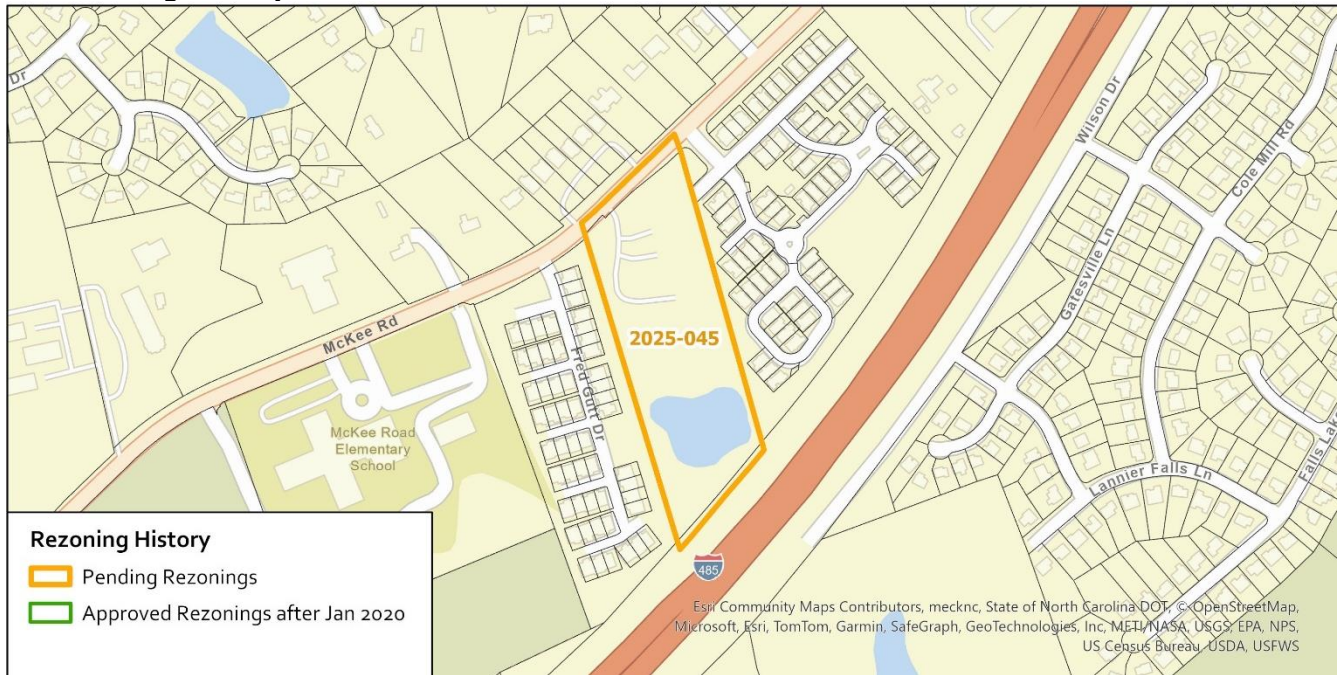


East of the site is a single family residential neighborhood.



West of the site is a multi-family residential neighborhood and further west is McKee Elementary School.

- Rezoning History in Area**



- There have been no recent rezonings in this area.

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to McKee Road, a State-maintained major arterial, south of Glenmore Garden Drive, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conditional tier 1 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:**

- Kuykendall Road Improvements
 - Thorn Blade Drive to McKee Road
 - This project will connect sidewalk along Kuykendall Road from Thorn Blade Drive to McKee Road and add a right-turn lane from Kuykendall Road on to McKee in order to increase pedestrian safety and help alleviate traffic congestion at the intersection.
 - Currently in design phase.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant lot).

Entitlement: 305 trips per day (based on N1-A Single Family).

Proposed Zoning: 746 trips per day (based on N1-D Single Family).

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-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 17 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - McKee Road Elementary from 106% to 106%
 - Jay M. Robinson Middle from 133% to 133%
 - Providence High from 116% to 116%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Highland Castle Way. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Highland Castle Way. 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:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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

Planner: Emma Knauerhase (704)-432-1163