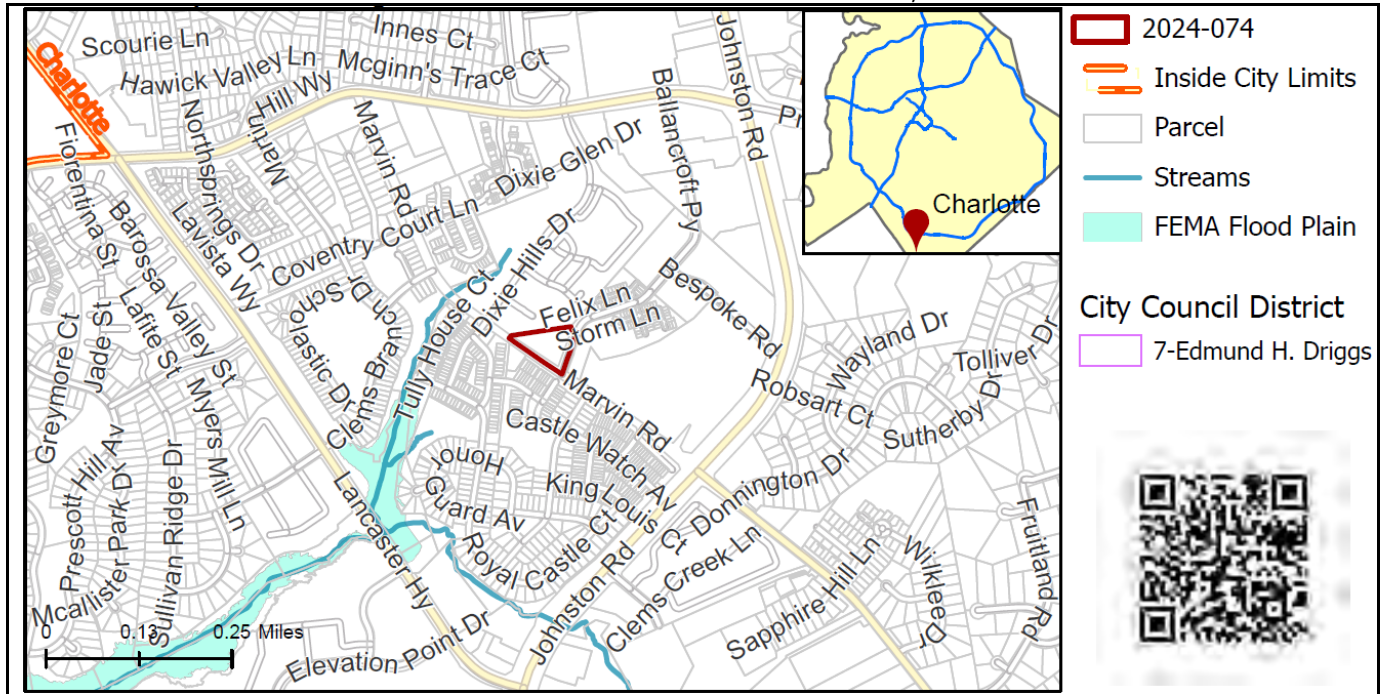


REQUEST

Current Zoning: N1-A (neighborhood 1 – A)
Proposed Zoning: N2-A (neighborhood 2 – A)

LOCATION

Approximately 1.3 acres located along the northeast side of Marvin Road and the west side of Ballancroft Place, east of Dixie Hills Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N2-A district on a parcel currently developed with a single family home.

PROPERTY OWNER

Merancas Holdings, LLC

PETITIONER

Merancas Holdings, LLC

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- Located near the southern edges of the Ballantyne neighborhood, this site is surrounded by densifying development characterized primarily by multi-family residential areas with access to goods and services half a mile away along Johnston Road.
- Although inconsistent with the recommendation for the Neighborhood 1 Place Type, this parcel is adjacent to established and future multi-family stacked and multi-family attached uses along all sides. Additionally, it is situated in an area where it is appropriate to permit more intense residential product types given the proximity to neighborhood servicing commercial areas to the northeast, its frontage along a state-maintained

major arterial road, and its location as a corner lot that is not among single family homes.

- A conditional petition is not necessary for this request because it is a small application of the N2-A district on a lot that is less than two acres. This rezoning will allow for a development pattern that is consistent with neighboring properties.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

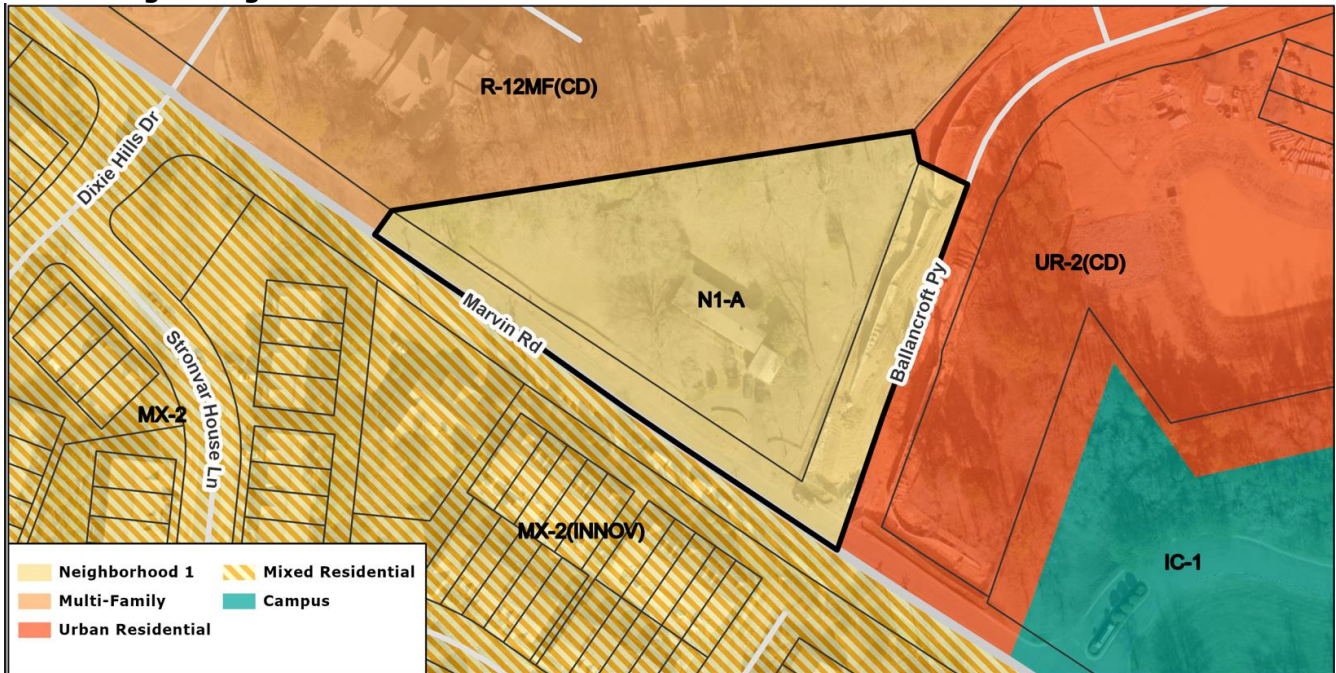
PLANNING STAFF REVIEW

• **Proposed Request Details**

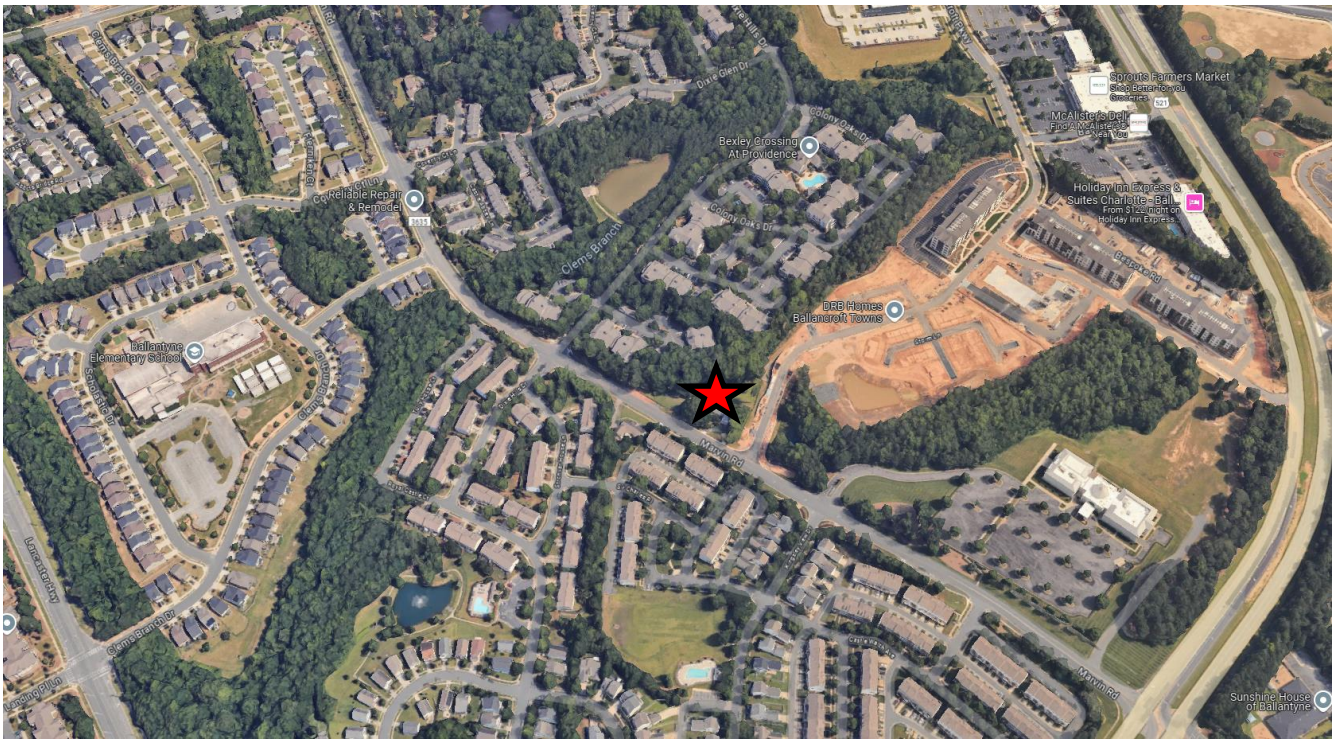
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses permitted by-right and under prescribed conditions in the N2-A district.

• **Existing Zoning**



- The site is currently zoned N1-A and is in an area with R-12MF(CD), UR-2(CD), IC-1, and MX-2 zoning.



- The subject site is denoted with a red star and is in an area with multi-family residential, single family residential, and some commercial uses to the northeast.



- The subject site is currently developed with a single family home.



- North and west of the site is a multi-family stacked residential development.

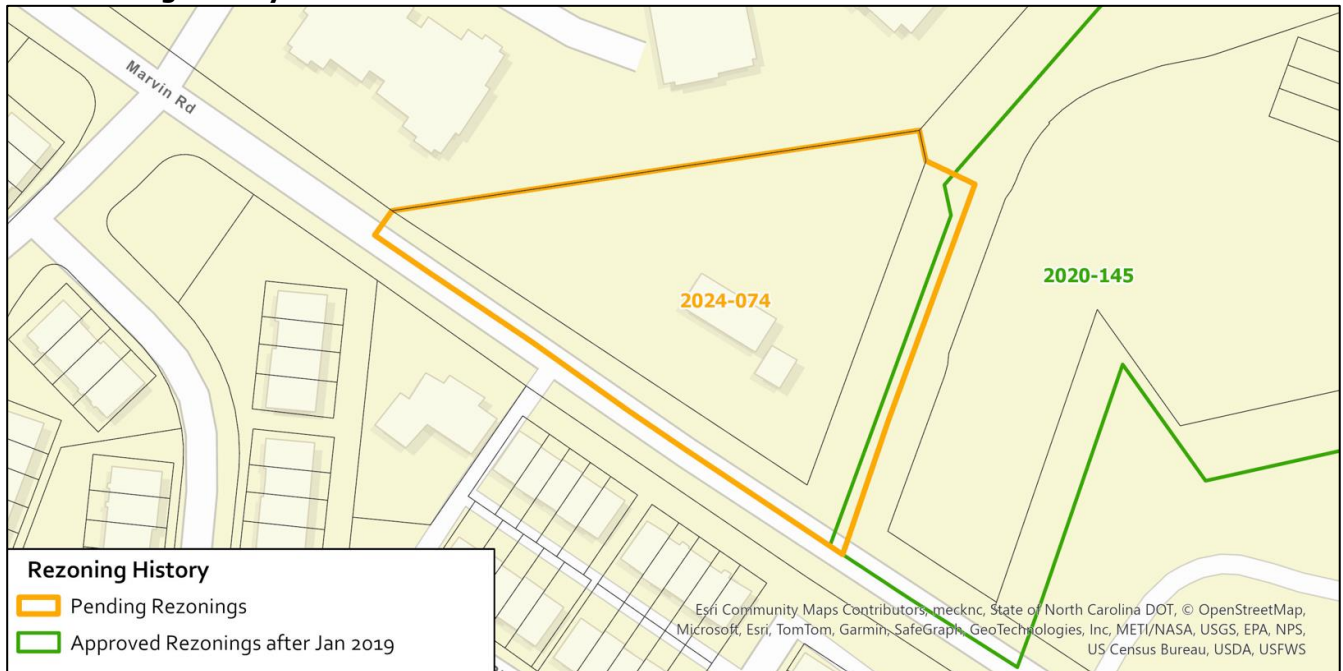


- The parcel immediately to the east of the site is currently developing attached multi-family units.



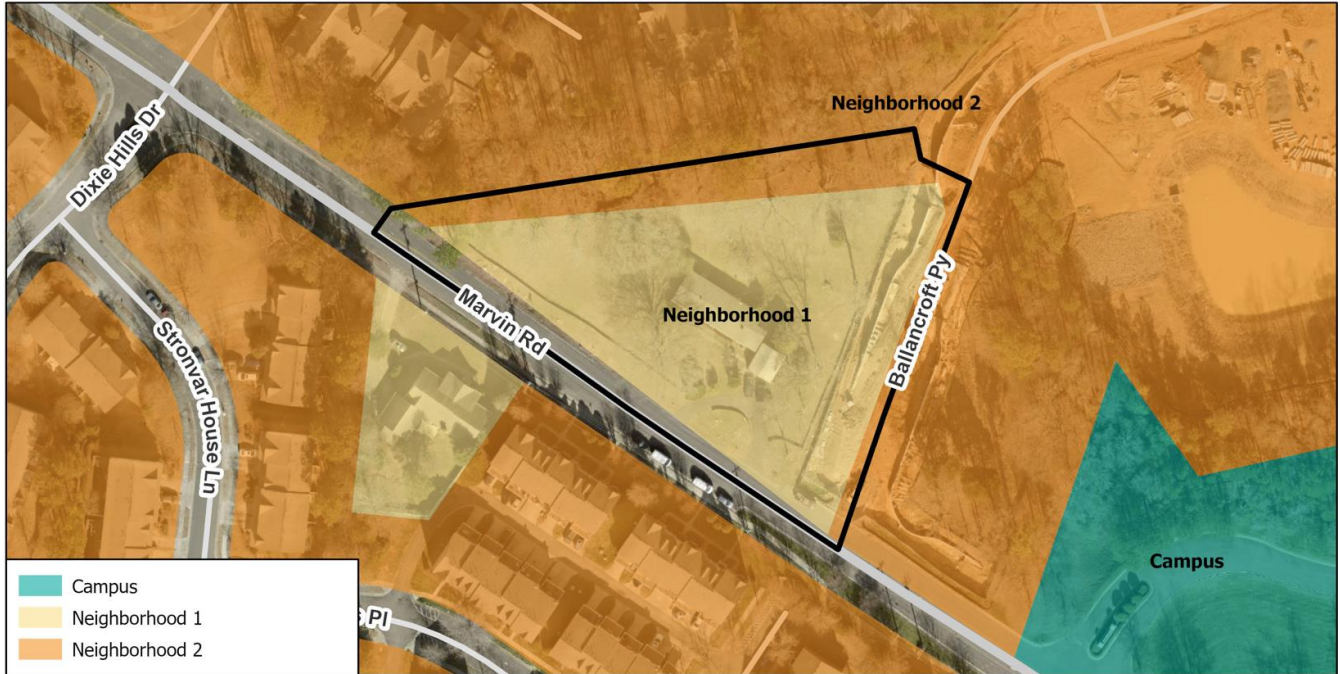
- South of the site is a multi-family attached residential development.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-145	Rezoned approximately 18.95 acres from O-2(CD) to UR-2(CD).	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Marvin Road, a State-maintained major arterial, and Ballancroft Parkway, a privately 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:**

- Novel Ballantyne Phase 2 Mass Grading
 - Project Limits: At the intersection of Ballancroft Parkway and Marvin Road
 - Project Number: LDX-2022-00022
 - Project Description: Mass Grading for Phase 2 road work and retaining wall.
 - Construction Year: Undetermined
- Novel Ballantyne Multifamily Phase 4
 - Project Limits: At the intersection of Ballancroft Parkway and Bespoke Road
 - Project Number: LDX-2022-00035
 - Project Description: Multifamily project.
 - Construction Year: Undetermined
- Evoke Living at Ballantyne
 - Project Limits: Adjacent to Providence Road, East of Dixie Hills Drive
 - Project Number: LDGP-2024-00016
 - Project Description: The project consists of two Affordable Multi-Family Buildings, a conversion of a portion of existing Dixie Hills Drive from private to public right of way.
 - Construction Year: Currently in construction
- NCDOT STIP US 521 Widening
 - Project Limits: South Carolina State Line to Ballantyne Commons Parkway
 - Project Number: U-6109
 - Project Description: Widen US 521 to Multi-Lanes
 - Construction Year: Currently in planning phase

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one residential unit).

Entitlement: 30 trips per day (based on three residential units).

Proposed Zoning: Too many uses to determine trip generation.

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:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - Existing school utilization is as follows:
 - Ballantyne Elementary from 132%
 - Community House Middle from 120%
 - Ardrey Kell High from 174%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Marvin Rd. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 300 feet southeast of the rezoning boundary along Marvin 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
- **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.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902