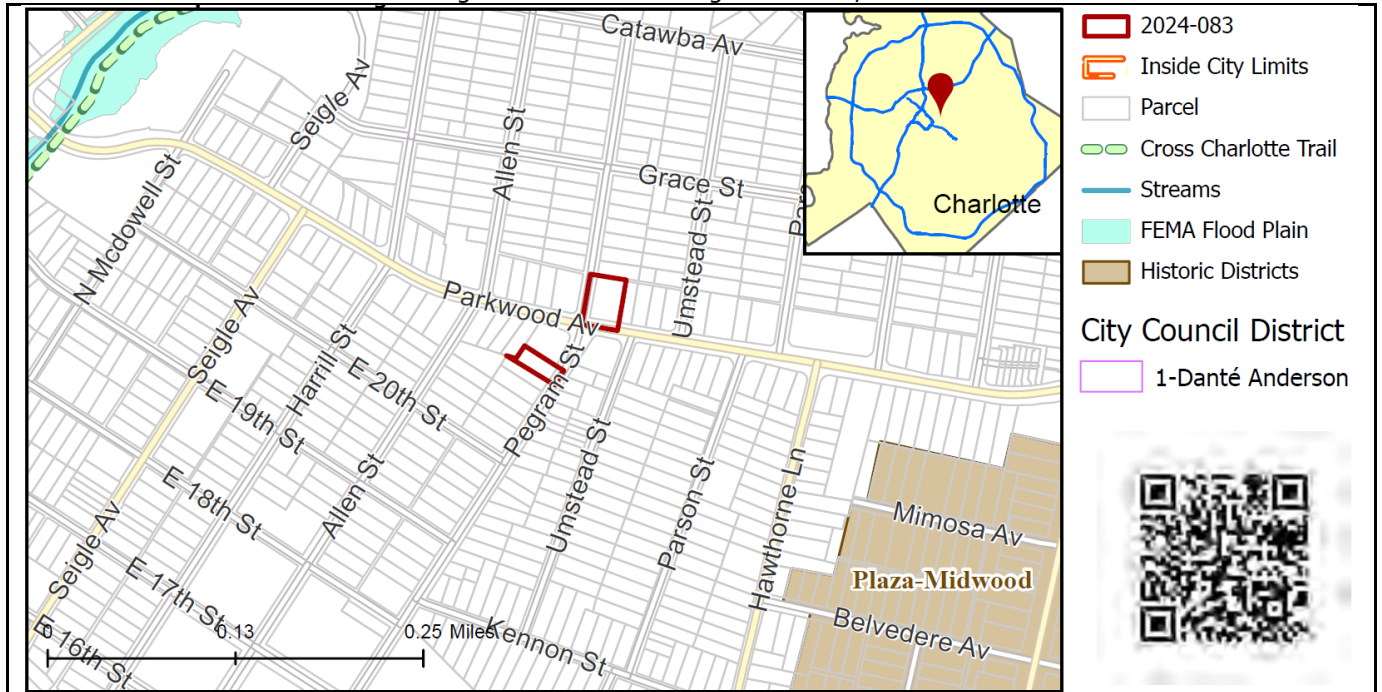


**REQUEST**

Current Zoning: UR-3(CD) (Urban Residential, conditional) and CG (General Commercial)  
 Proposed Zoning: N2-A (Neighborhood 2 – A)

**LOCATION**

Approximately 0.324 acres located along the north side of Parkwood Avenue and the east side of Pegram Street and approximately 0.197 acres located along the west side of Pegram Street, south of Parkwood Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the Neighborhood 2 – A zoning district on two parcels that are currently vacant.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

City of Charlotte

**AGENT/REPRESENTATIVE**

Carolin Fortney, City of Charlotte

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
 Number of people attending the Community Meeting: 9

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood 2 on the parcel south of Parkwood Avenue, 081-147-08, and **inconsistent** with the recommendation for Neighborhood 1 on the parcel along the north side of Parkwood Avenue, 083-091-09.

Rationale for Recommendation

- Located along Pegram Street and Parkwood Avenue in the Belmont neighborhood, this corridor is seeing residential densification and diversification of entitled uses. The existing zoning in the area immediately adjacent to the boundaries of the subject site allows for multi-family residential, single family residential, and commercial uses.

- The approved UR-3(CD) plan on parcel 081-147-08 allows for up to 17 multi-family units. The N2-A zoning district allows for similar multi-family uses as well as single family residential and some limited commercial uses.
- Although the *2040 Policy Map* calls for Neighborhood 1 for the parcel along the north side of Parkwood Avenue, that place type does not align with the existing CG zoning on the property as well as the surrounding zoning, much of which would permit multi-family and commercial uses. The abutting properties to this lot are developed with a church, convenience store, and single family homes. This parcel along the north side of Parkwood Avenue, PID 083-091-09, is a corner lot adjacent to CG and N2-B zoning and would be an appropriate site for the application of a moderately intense residential zoning and subsequent Neighborhood 2 Place Type given the surrounding context and locational characteristics.
- Both parcels in this rezoning request are located along a bus route and less than 200-feet from a bus stop. The LYNX Blue Line’s Parkwood Station is also just over a half-mile walk from this rezoning site. Utilizing transit or pedestrian infrastructure, future and current residents can access an activity center a little over a half-mile both east and west of the site. These activity centers provide goods and services to connected residential areas. Multi-family residential zoning districts that allow for greater intensity than Neighborhood 1 developments, are supported by the existing multi-modal transit options in the area and the destinations they facilitate.
- 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* for parcel 083-091-09, from Neighborhood 1 to Neighborhood 2.

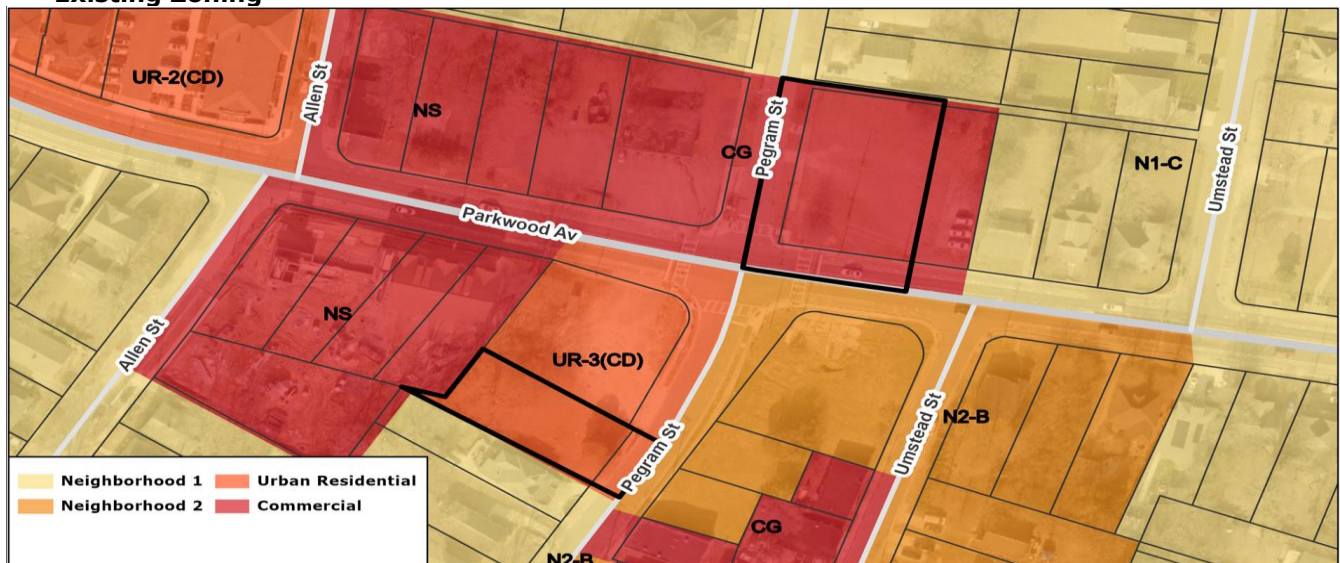
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

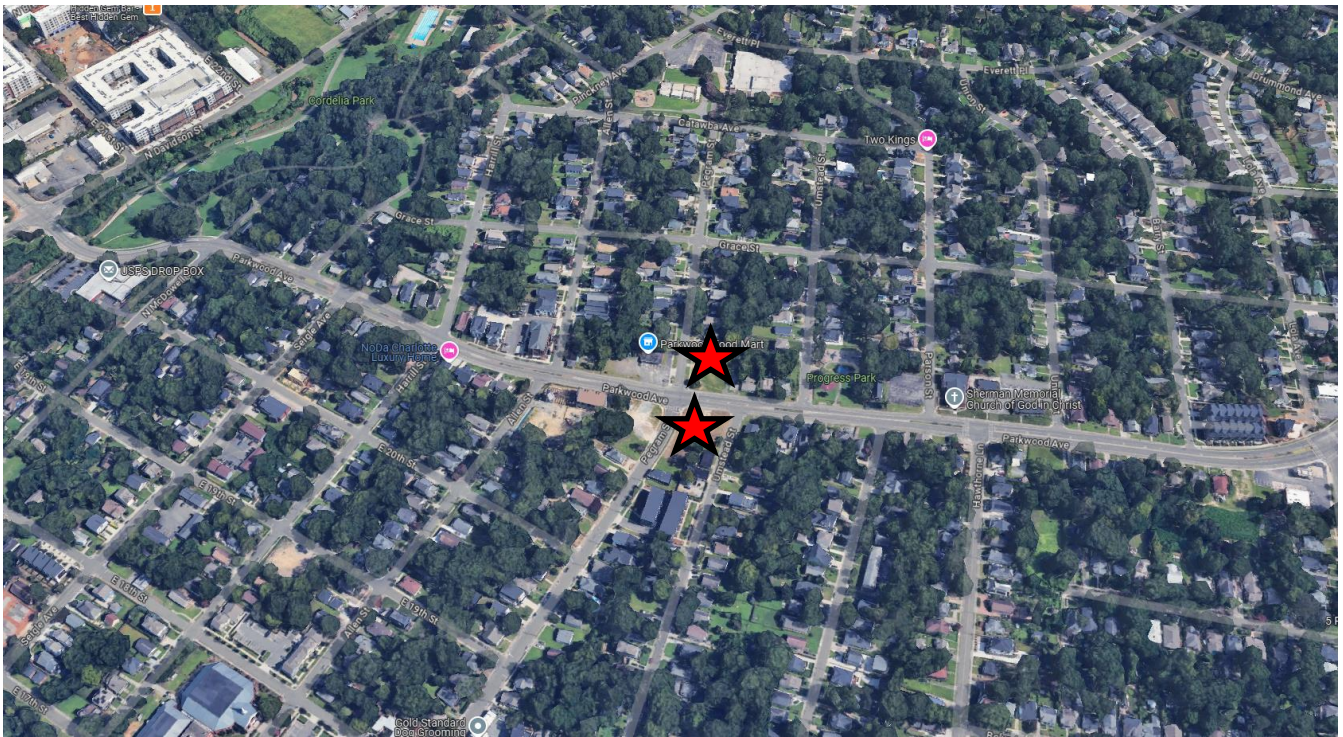
This is a conventional rezoning petition with no associated site plan.

- Allow all uses permitted by-right and under prescribed conditions in the N2-A zoning district.

• **Existing Zoning**



- The site is currently zoned CG for the parcel along the north side of Parkwood Avenue (PID 083-091-09) and zoned UR-3(CD) for the parcel along the west side of Pegram Street, south of Parkwood Avenue (PID 081-147-08). The UR-3(CD) plan was approved in 2020 as petition 2019-156 and encompassed two parcels. The conditional plan for 2019-156 allows for up to 17 multi-family units. The 2024-083 rezoning is surrounded by CG, N2-B, N1-C, and UR-3(CD) zoning.



- The subject site is denoted with two red stars and is in an area with single family residential, multi-family residential, institutional uses, and some commercial uses.



- The petition's CG zoned parcel, PID 083-091-09, located along the north side of Parkwood Avenue is vacant.



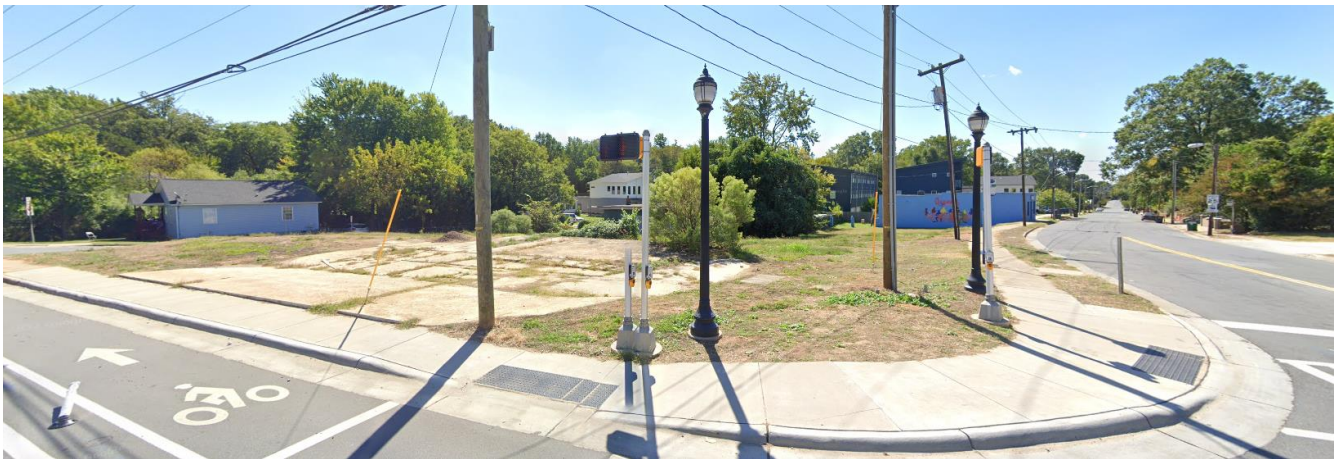
- The petition's UR-3(CD) zoned parcel, PID 081-147-08, located south of Parkwood Avenue is vacant.



- North of PID 083-091-09 are single family homes.



- East of PID 083-091-09 is a church.



- South of PID 083-091-09, and east of PID 081-147-08, are several vacant lots.



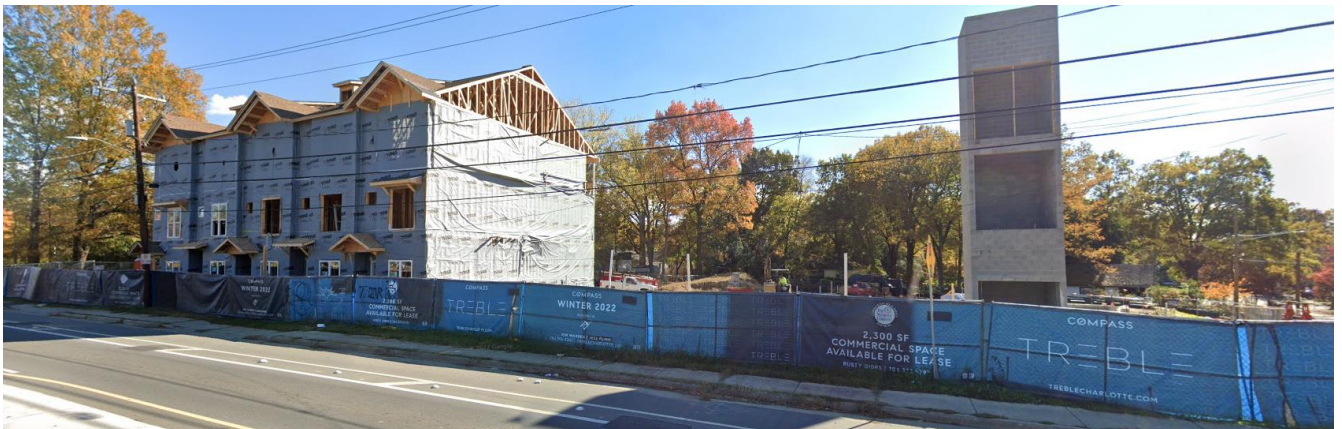
- West of PID 083-091-09 is a convenience store.



- North of PID 081-147-08 is the vacant lot that was included in petition 2019-156 to rezone parcels 081-147-08 and 081-147-09 to UR-3(CD).

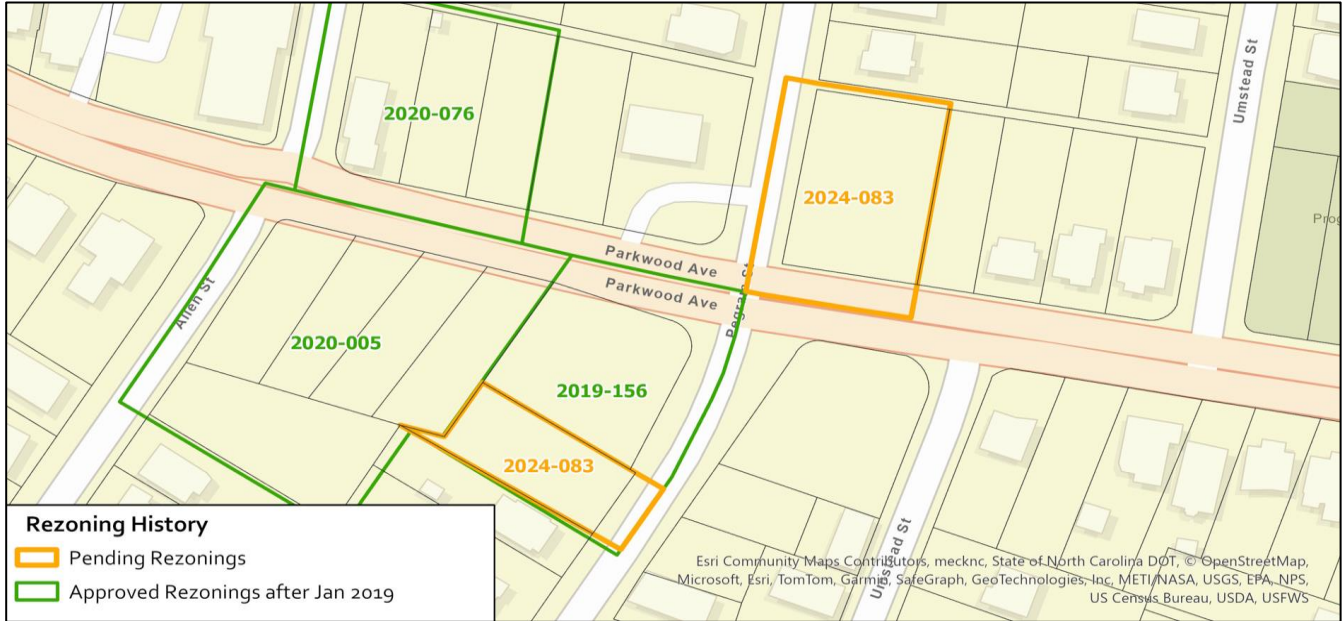


- South of PID 081-147-08 are single family homes.



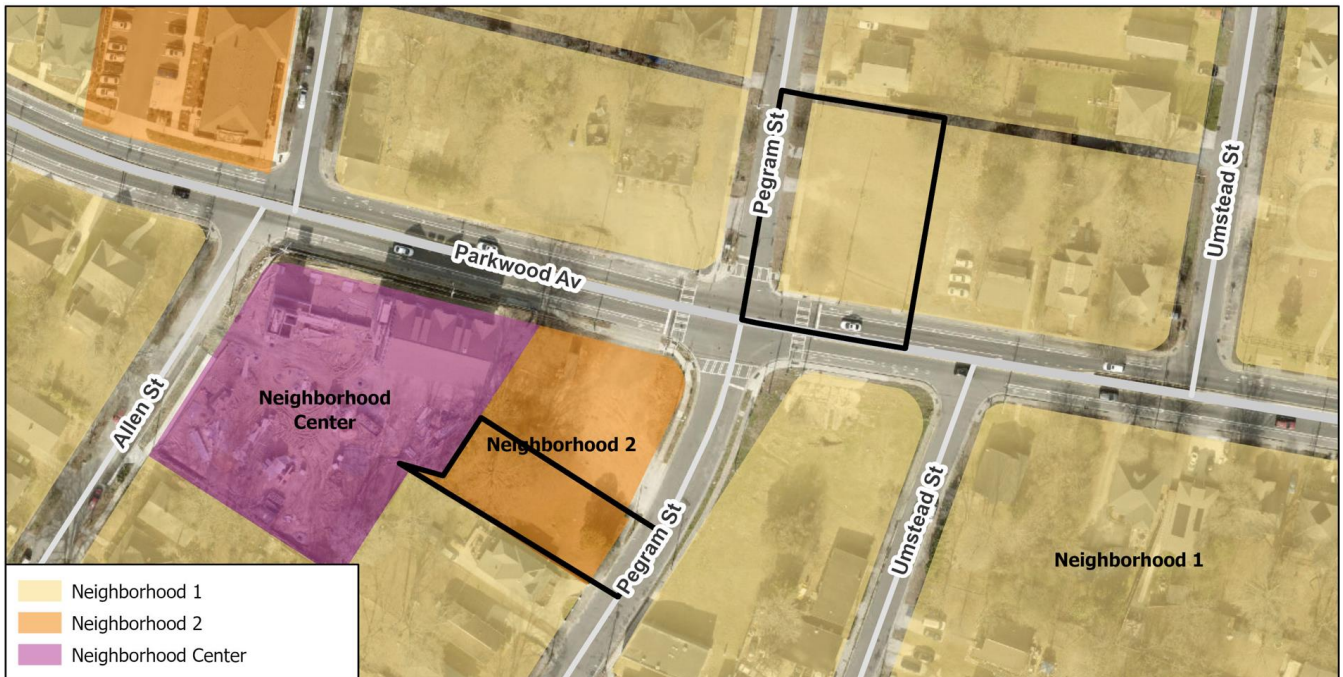
- West of PID 081-147-08 is a development for multi-family and commercial uses.

**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-156	Rezoned 0.57 acres from R-5 to UR-3(CD).	Approved
2020-005	Rezoned 0.92 acres from R-5 to NS.	Approved
2020-076	Rezoned 0.51 acres from B-1 to NS.	Approved

**Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1 and Neighborhood 2.

**TRANSPORTATION SUMMARY**

- The site is located adjacent to Pegram Street, a City-maintained major collector, south of Parkwood Avenue, a City-maintained major arterial. 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:**
  - CIP - Parkwood (North Davidson to The Plaza) Improvements:
    - Project ID: PMES181534
    - Location Description: North Davidson Street to The Plaza
    - Project Description: This project will install pavement markings to create a buffered bike lane on Parkwood Avenue from Belmont Avenue to The Plaza. Several new signals will be added with the project limits as well.
    - Project Type: Pedestrian and Bike
    - Project Phase: Complete
    - Anticipated Completion Date: Late 2021
    - PM: Chandler Crofts - ccrofts@CharlotteNC.gov
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 0 trips per day (the properties are vacant).  
Entitlement: 350 trips per day (based on CG uses and 4 dwelling units).  
Proposed Zoning: trip generation not provided for conventional petitions of this zoning district.

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - Existing school utilization is as follows:
    - Villa Heights Elementary at 88%
    - Eastway Middle at 105%
    - Garinger High at 100%.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary around parcel 08309109 via an existing 8-inch water distribution main located along Parkwood Ave. Charlotte Water has accessible water system infrastructure for the rezoning boundary around parcel 08114708 via an existing 8-inch water distribution main located along Pegram St. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary around parcel 08309109 via an existing 8-inch gravity sewer main located along Parkwood Ave. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary around parcel 08114708 via an existing 8-inch gravity sewer main located along Pegram St. 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.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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