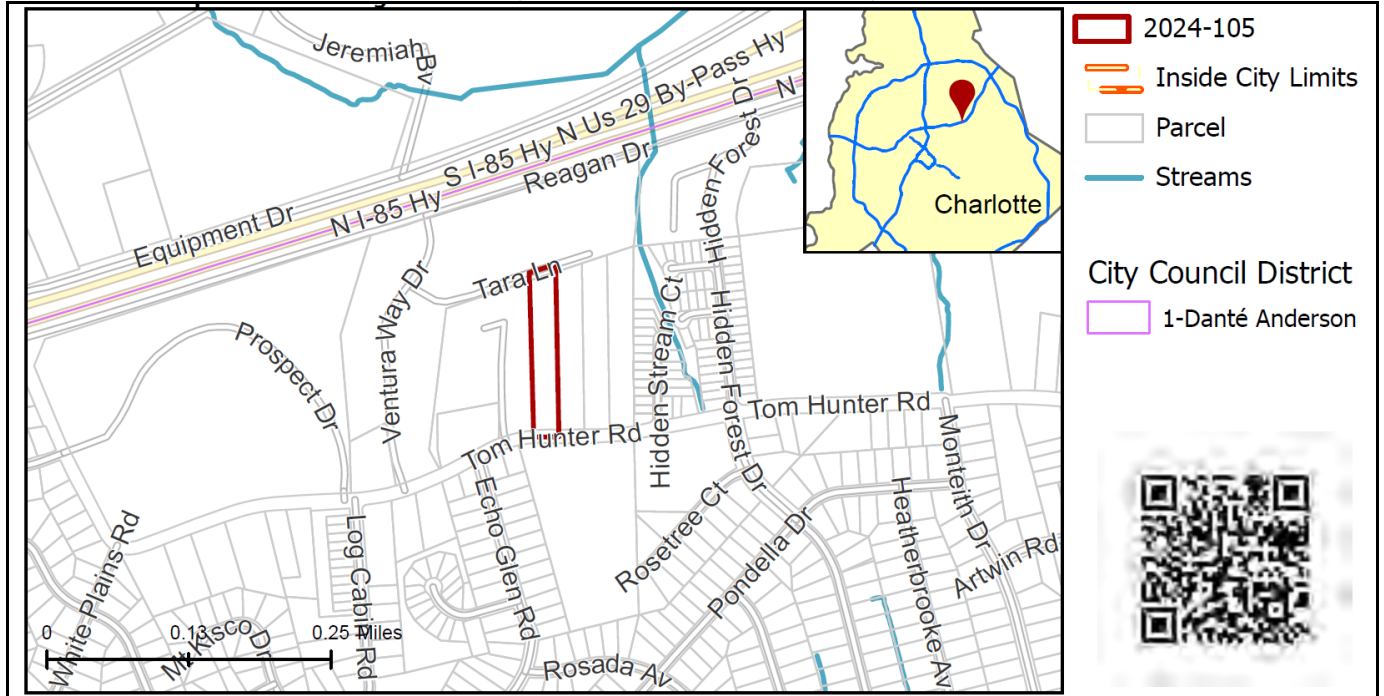


**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B)  
Proposed Zoning: N1-F(CD) (Neighborhood 1-F, conditional)

**LOCATION**

Approximately 1.99 acres located along the north side of Tom Hunter Road, west of Hidden Forest Drive, and south of I-85.



**SUMMARY OF PETITION**

The petition proposes to allow a multi-dwelling development on a parcel currently developed with one single family detached home.

**PROPERTY OWNER**

Jeremy Zheng

**PETITIONER**

Angelo Tillman

**AGENT/REPRESENTATIVE**

Angelo Tillman and Dmitry Shklovsky

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

Rationale for Recommendation

- The Hidden Valley neighborhood hosts large swaths of single family neighborhoods as well as multi-family developments, both of which are serviced by retail and employment areas along West Sugar Creek Road and North Tryon Street.
- The rezoning proposes two quadrplex buildings as a multi-dwelling development. Such a residential product type serves as a transition between the established multi-family apartment complexes to the north and west of the site and the single family detached homes to the east.
- The petition is mindful of existing building forms in the area and commits to a lower maximum building height than the zoning district allows and

incorporates preferred architectural standards that help blend single family home characteristics into residential products that are denser than what exists east of the site.

- Densifying residential areas should be adequately supported by multi-modal transit options. Future residents at this site may access public transit via bus stop 32455 which is located just across the street along the frontage of Tom Hunter Park.
- The vast majority of the site will not be developed with impervious surfaces, consequently preserving significant green space and tree canopy on the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

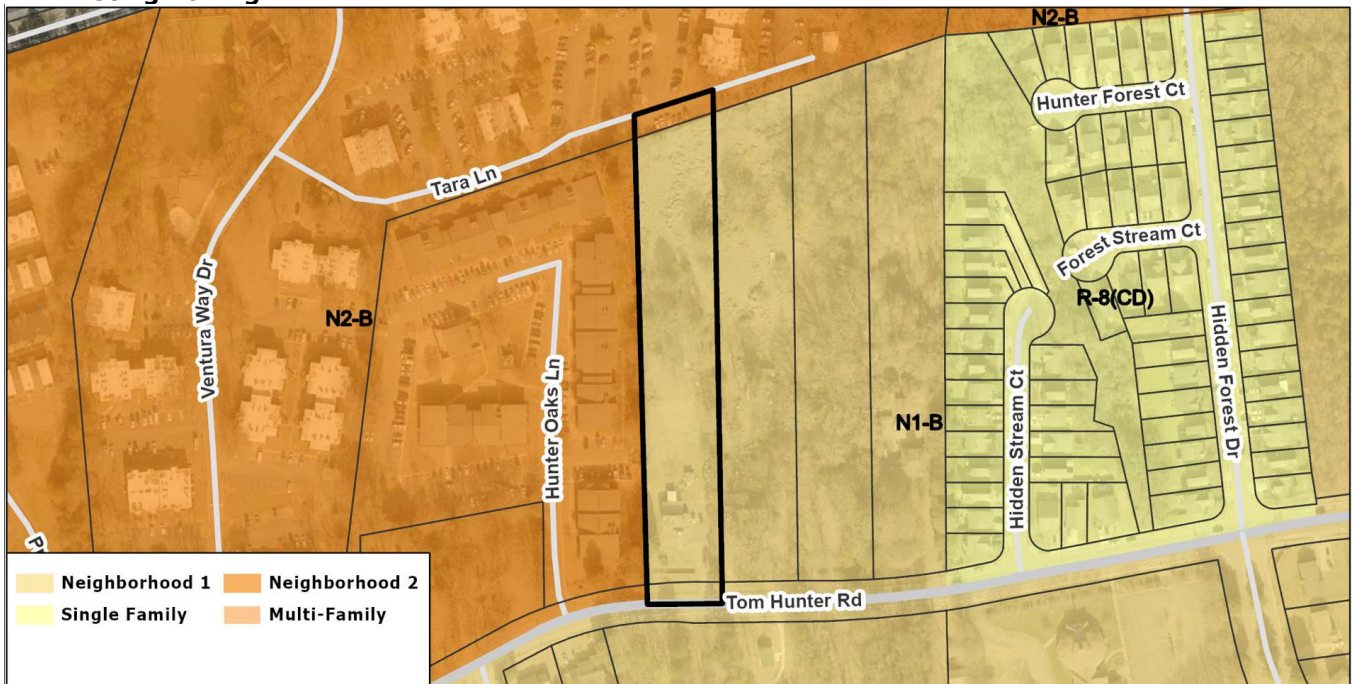
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

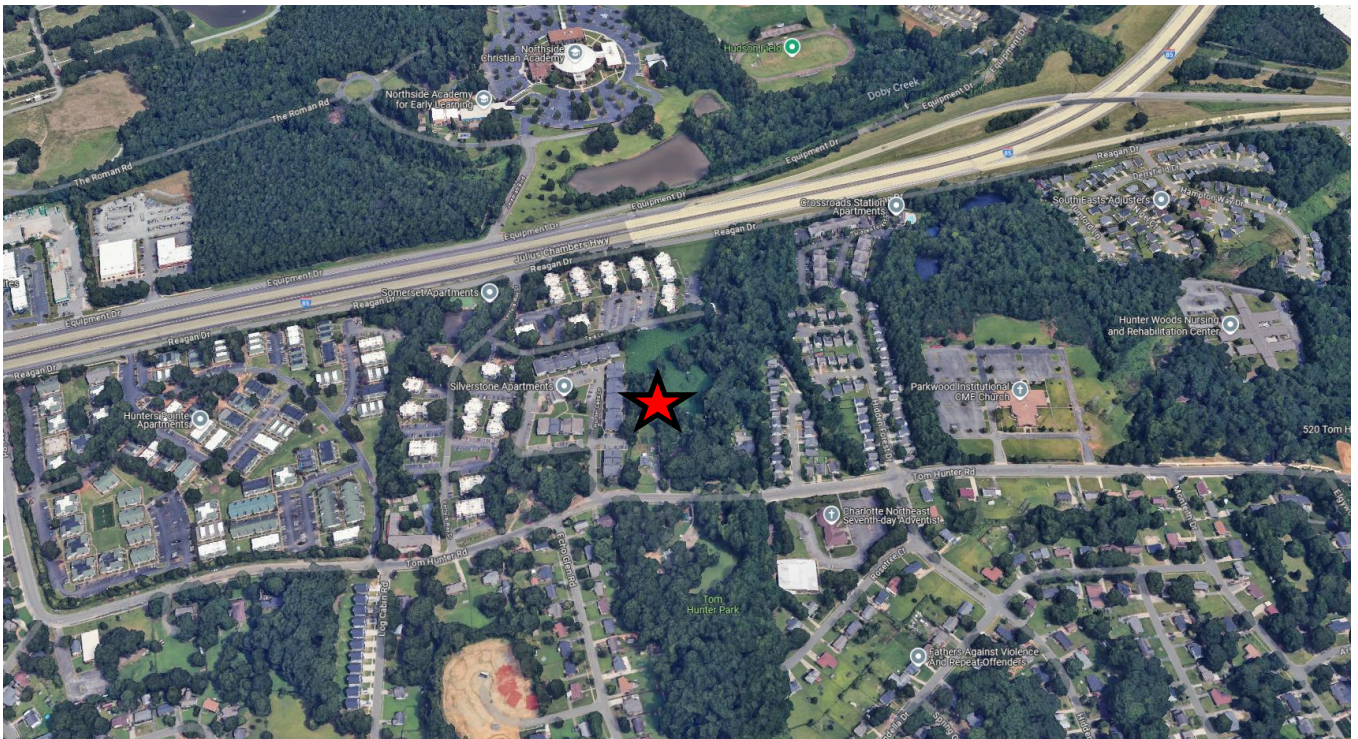
The site plan accompanying this petition contains the following provisions:

- Proposes a multi-dwelling development with two buildings, each containing four units.
- Commits to a maximum building height of 40’.
- Provides a 10’ storm drainage access easement and 10’ Class C Landscape Yard along the eastern boundary.
- Commits to a 35’ rear setback.
- Limits freestanding lighting fixtures to no more than 21’ in height, and they will be fully capped and shielded.
- Exceeds the ordinance required tree save area of 15% and proposes a tree save area of 22,468 square feet.
- Exceeds the ordinance required minimum open space area of 250 square feet per unit and proposes 285 square feet per unit. *Common open space areas shall be amenitized.*
- Site access is via a private street from Tom Hunter Road that will run along the site’s eastern boundary. The units in the building that has frontage along Tom Hunter Road will be rear-loaded along an alley, and the other four units will be front-loaded along the same alley.

• **Existing Zoning**



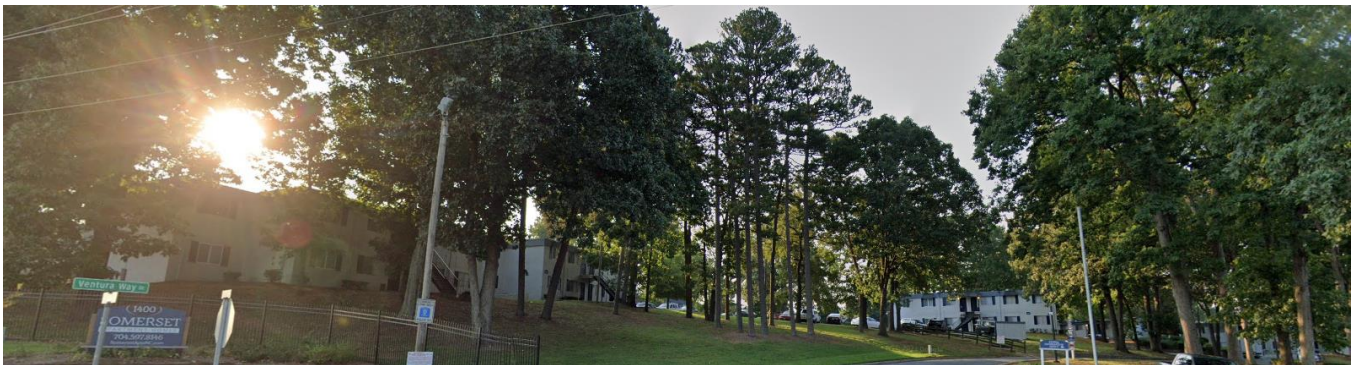
- The site is currently zoned N1-B and is in an area with N1-B, N2-B, and R-8(CD) zoning.



- The subject site is denoted with a red star and is in an area with single family residential, multi-family residential, and institutional uses with commercial areas located further east and west of the site.



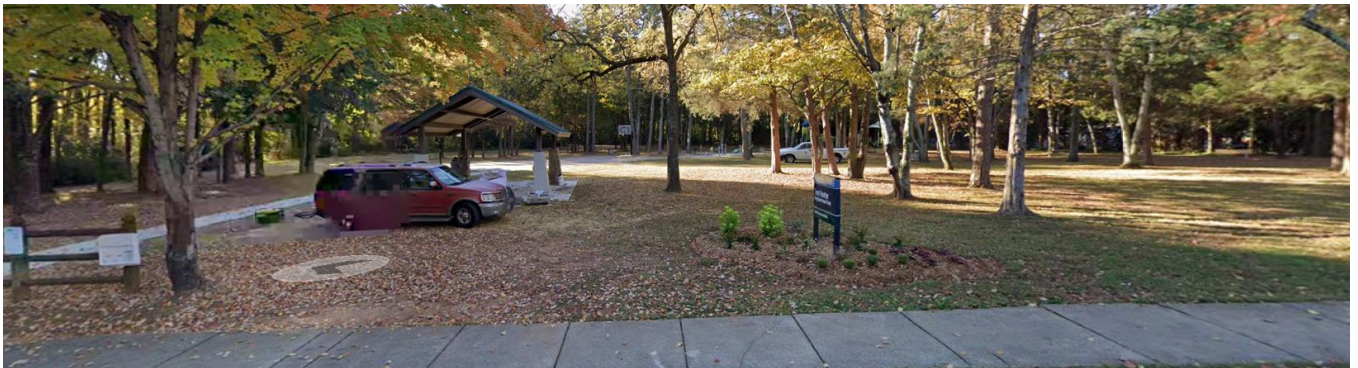
- The rezoning site is currently developed with a single family home.



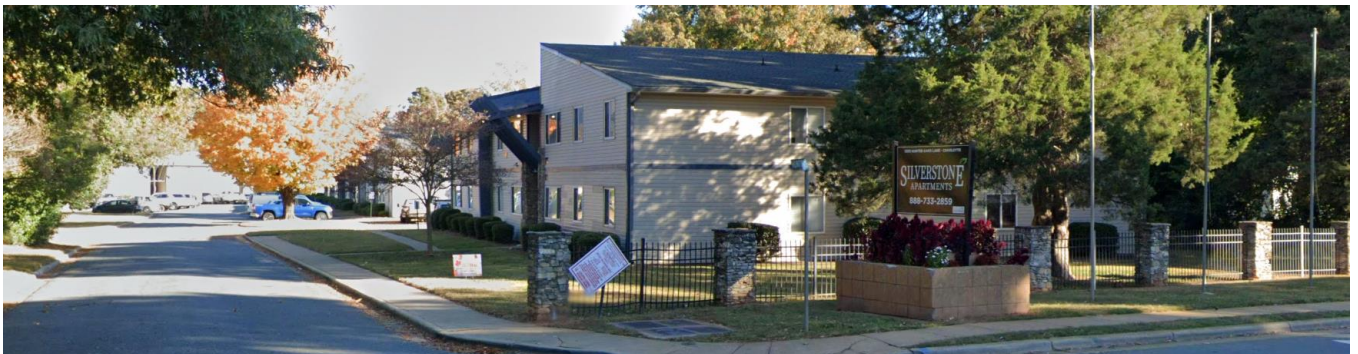
- North of the site is an apartment community.



- East of the site are single family homes.



- South of the site is Tom Hunter Park.



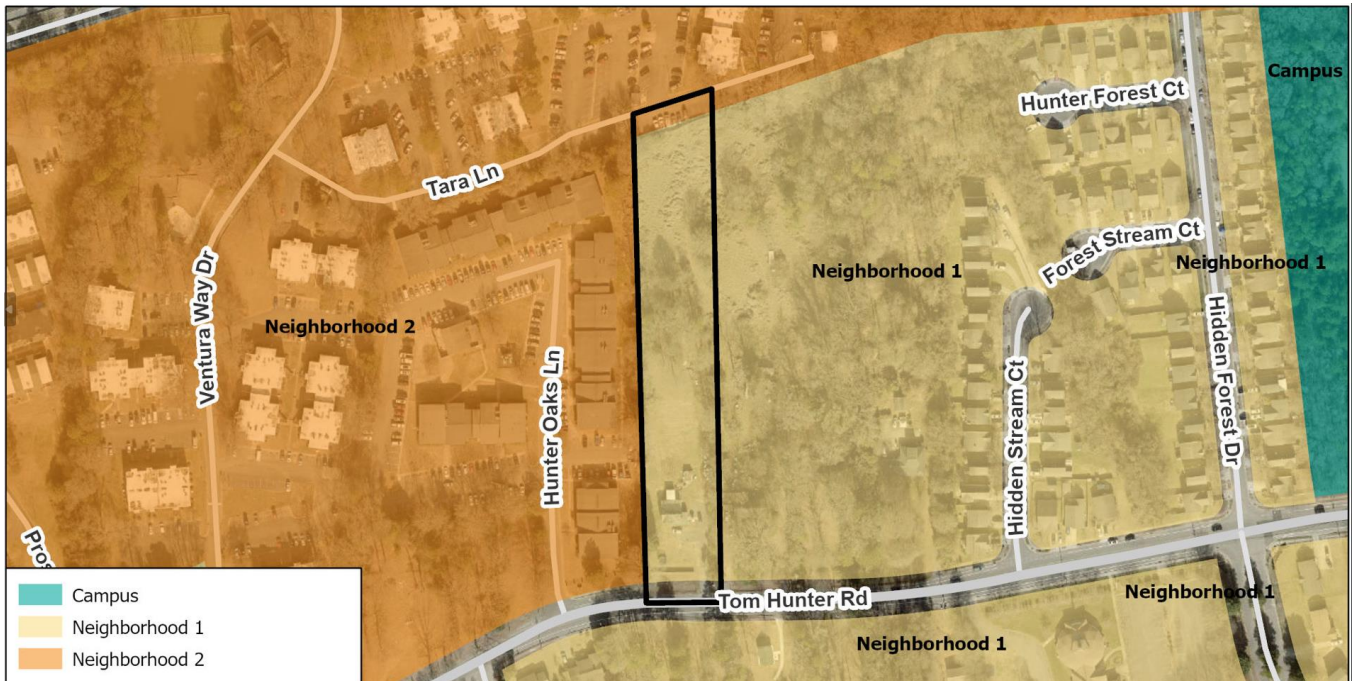
- West of the site is an apartment community.

• **Rezoning History in Area**



- There have been no recent rezonings in the area.

• **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained, 2+ Avenue, Tom Hunter Road. 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.

- **Active Projects:**

- There are no active projects near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 15 trips per day (based on one existing single family detached unit).

Entitlement: 66 trips per day (based on 7 single family detached units).

Proposed Zoning: 58 trips per day (based on 8 single family attached units).

## 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing and produced zoning may add one student to the area.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Newell Elementary from at 85%
    - Martin Luther King Jr. Middle at 100%
    - Julius L Chambers High at 137%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Tom Hunter Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tom Hunter 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.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

### Transportation

~~1. Label and dimension curb and gutter from the centerline. Revise the site plan and conditional notes to commit to constructing bicycle facilities by locating the curb and gutter 24' from roadway centerline.~~

**Addressed**

~~2. Adjust the Proposed ROW to 42.5 feet, which places the ROW at the back of the proposed sidewalk.~~

**Addressed**

~~3. Revise site plan and conditional note(s) to commit to providing cross access to adjacent parcels per UDO chapter 31-2. Add a label to the site plan calling out cross access location.~~ **Addressed**

### Site and Building Design

~~4. Clearly label internal sidewalks connecting units to the internal private street and Tom Hunter Road.~~

~~5. Provide notes on if and how common open space areas might be amenitized.~~ **Addressed**

## REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

### Site and Building Design

~~6. Confirm in the conditional notes on which portions of the rezoning boundary the landscape yard is proposed.~~ **Addressed**

~~7. Modify the data development table so that the rear yard reads as "rear setback" and clarify that the rear setback required is 20' and what is being proposed is 35'. Clarify in the data development table that the maximum building height allowed is 48' but 40' is being proposed, and remove reference to~~

- 
- number of stories of the proposed building. Remove in the data development table references to the number of bedrooms and the design of the garages. **Addressed**
- ~~8. The "site data" section is redundant and can be removed. **Addressed**~~
- ~~9. Move the urban design standards notes to the architectural standards section. Note six of the urban design standards regarding unit count can be removed as the plan commits to four units per building. **Addressed**~~

Transportation

- ~~10. Combine the transportation notes into one section. **Addressed**~~

Land Use

- ~~11. Modify wording under the permitted uses to remove references to "single family attached" to be consistent with the UDO. The wording should read as eight attached units within a multi-dwelling development. **Addressed**~~

**REQUESTED TECHNICAL REVISIONS AFTER PUBLIC HEARING**

Transportation

- ~~12. Update the ROW dimension label on the site plan to 24' from the back of sidewalk. **Addressed**~~

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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