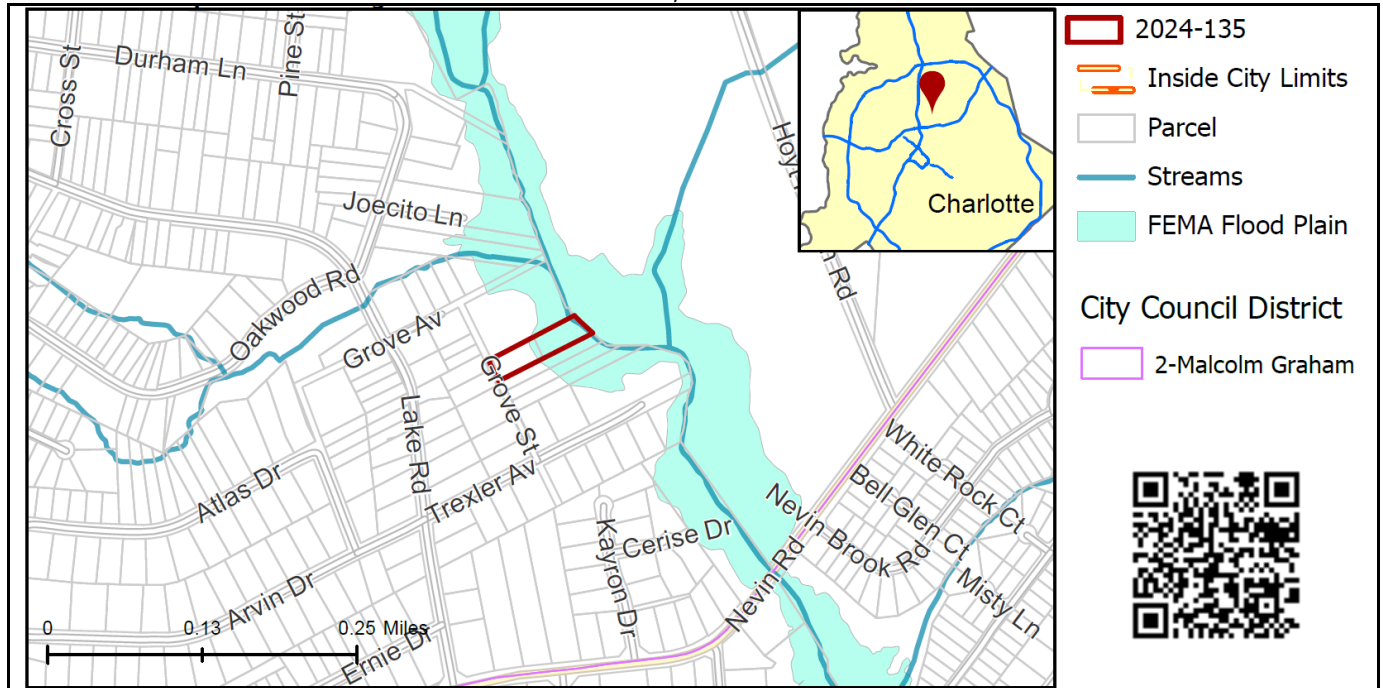


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 0.92 acres located on the east side of Grove Street, north of Trexler Avenue, and northwest of Nevin Road.



SUMMARY OF PETITION

The petition proposes to allow for any use permitted in the N1-C zoning district on a parcel that is currently undeveloped.

PROPERTY OWNER

El Flamingo Investments, LLC

PETITIONER

Harold Carrillo

AGENT/REPRESENTATIVE

Harold Carrillo

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 1 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family housing is the predominate land use.
- The Neighborhood 1 Place Type calls primarily for single-family detached and attached dwellings. Additionally, this Place Type recommends development of parks, religious institutions and neighborhood schools. The N1-C zoning district could facilitate these plan goals.

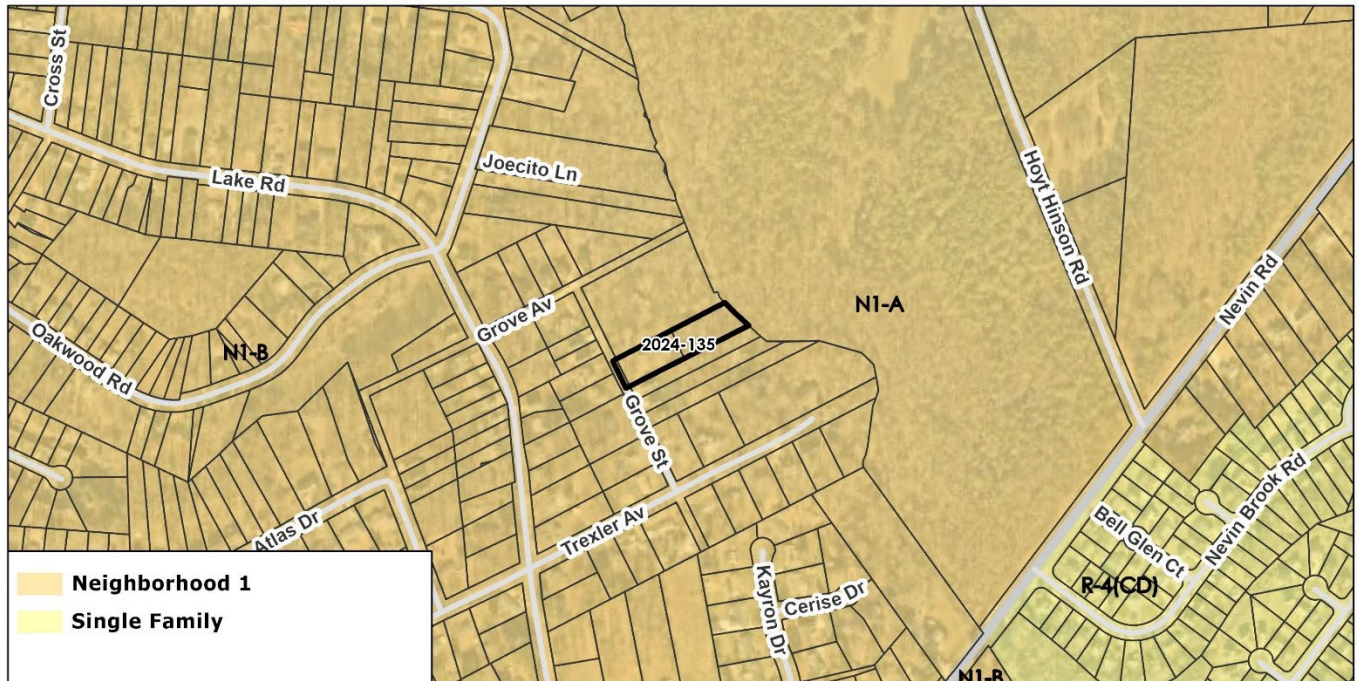
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the N1-C zoning district is consistent with the character of this area.

PLANNING STAFF REVIEW

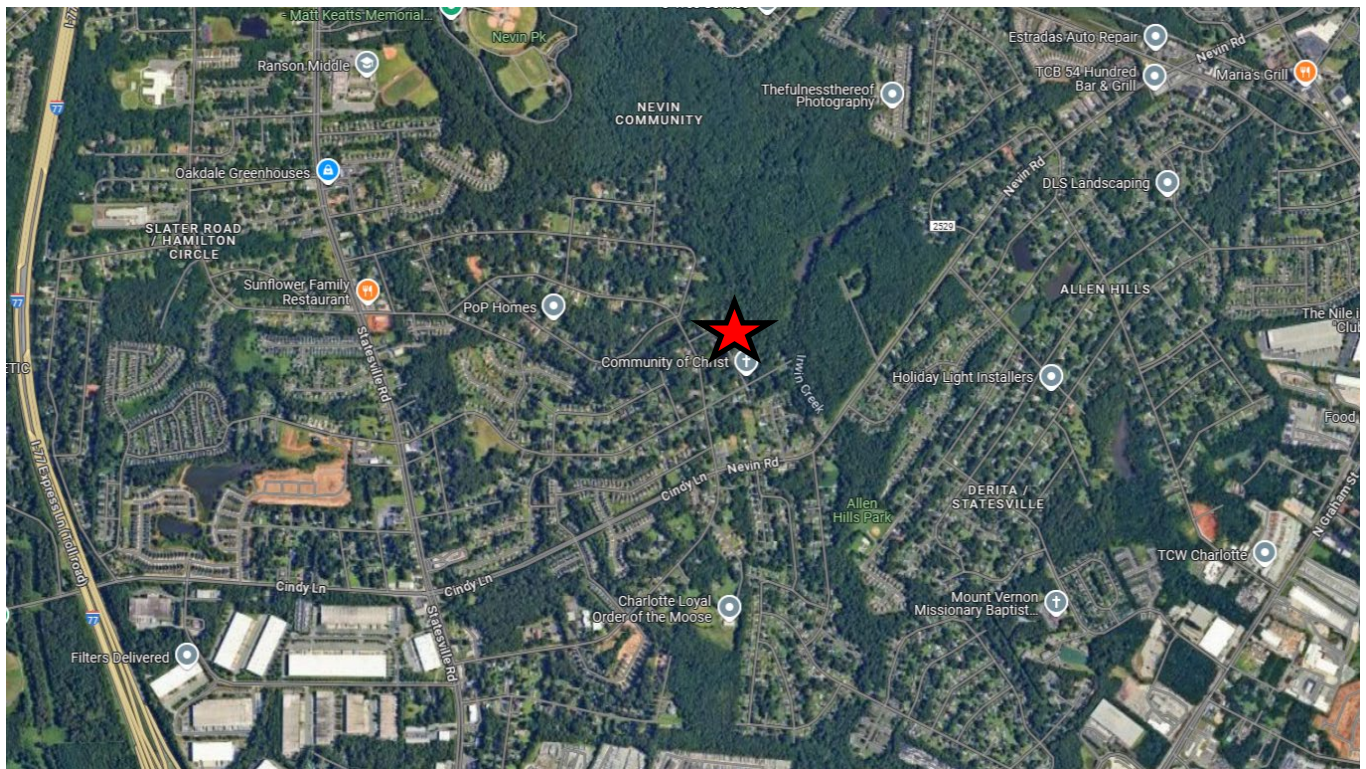
- **Proposed Request Details**

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

- **Existing Zoning**



- The site is currently zoned N1-A (neighborhood 1-A) and is vacant. To the north, south, and west are residential subdivisions. To the east is a nature preserve managed by Mecklenburg County Park and Recreation.



The site (indicated by red star above) is located on the east side of Grove Street, north of Trexler Avenue, and northwest of Nevin Road. The site is undeveloped and is surrounded by single-family residential development on three sides and a nature preserve to the east.



View of the site looking east from Grove Street. The site is currently vacant but was once the site of a single-family home.



View of new single-family residential development to the west along Lake Road.



View of the entrance to the Ribbonwalk Nature Preserve located to the east of the site.



View of a recent residential subdivision located off Cindy Lane, southwest of the site. This is typical of newer development in the area.

- **Rezoning History in Area**



- There has not been any rezoning activity in the area within the past 7 years.

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Grove Street, a City-maintained local street, north of Trexler Avenue, a City-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:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 dwelling unit).

Entitlement: 20 trips per day (based on 2 dwelling units).

Proposed Zoning: N1-C. 40 trips per day (based on 5 dwelling 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:** See advisory comments at www.rezoning.org
- **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.
 - Mountain Island Elementary is currently 128%
 - James Martin Middle is currently 65%
 - North Mecklenburg High is currently 107%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main along Grove St. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Grove St. See advisory comments at www.rezoning.org

- **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.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818