

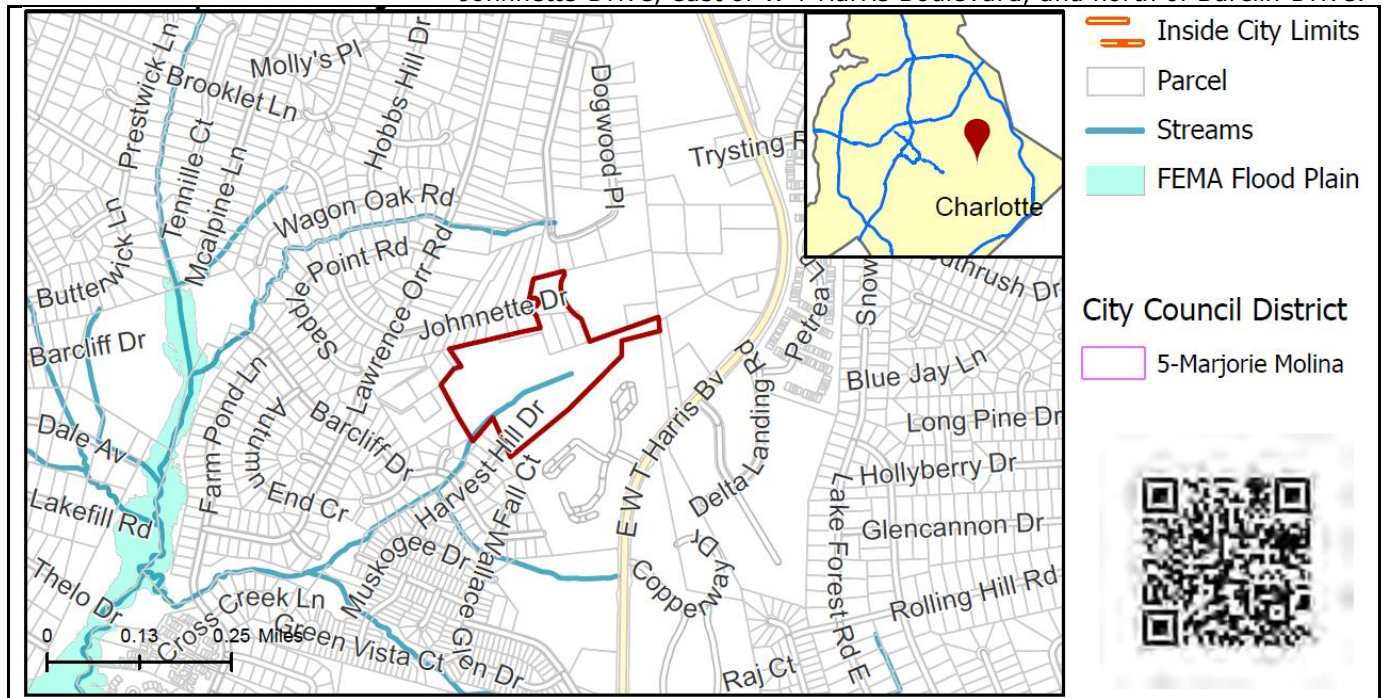
**March 4, 2025**

**REQUEST**

Current Zoning: MX-1(INNOV) (Mixed-Use District, Innovative), N1-A (Neighborhood 1-A), and IC-1 (Institutional Campus-1)  
Proposed Zoning: MX-1(INNOV) SPA (Mixed-Use District, Innovative, Site Plan Amendment) and N1-D(CD) (Neighborhood 1-D, Conditional)

**LOCATION**

Approximately 19.58 acres located west of Lawrence Orr Road, south of Johnnette Drive, east of W T Harris Boulevard, and north of Barcliff Drive.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant site with up to 96 single family detached and/or single family attached dwellings.

**PROPERTY OWNER**

TDC Farm Pond LLC

**PETITIONER**

The Drakeford Company

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 7.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of an outstanding issue related to the environment.

Plan Consistency

This petition is both **consistent** and **inconsistent** with the *2040 Policy Map*. The policy map recommends Neighborhood 1 and Campus place types for the site. The petition is consistent with the policy map for the portion of the site proposed for N1-D(CD) and within the Neighborhood 1 place type. The petition is inconsistent with the *Policy Map* for the portion of site proposed for N1-D(CD) and within the Campus place type. The petition is also inconsistent for the portion of the site proposed for MX-1 (INNOV) SPA and within the Neighborhood 1 place type.

Rationale for Recommendation

- The petition proposes to maintain the key elements of a previously approved plan while allowing for more units on additional acreage.
- A portion of the site lies within a housing gap. The petition proposes a mix of single-family attached and single-family detached dwellings, which will broaden the housing options in this area of the city.
- Upon sale of a city owned property, the petition commits to providing two affordable units in the first phase of the development.
- The proposed moderate density residential would provide an appropriate transition from the multifamily residential and institutional uses to the east of the site and single-family detached residential to the west.
- Planning staff requests that the properties at the end of Johnnette Drive be limited to single-family detached and/or duplex only. Johnnette Drive is as narrow as 17' in places and can only support limited new development.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

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

**PLANNING STAFF REVIEW**

- **Background**

- Petition 2021-280 rezoned the majority of the subject site to allow 35 single-family detached dwellings and 28 multi-family attached dwellings. The current petition would amend the approved plan while including additional parcels and increasing the number of dwelling units.

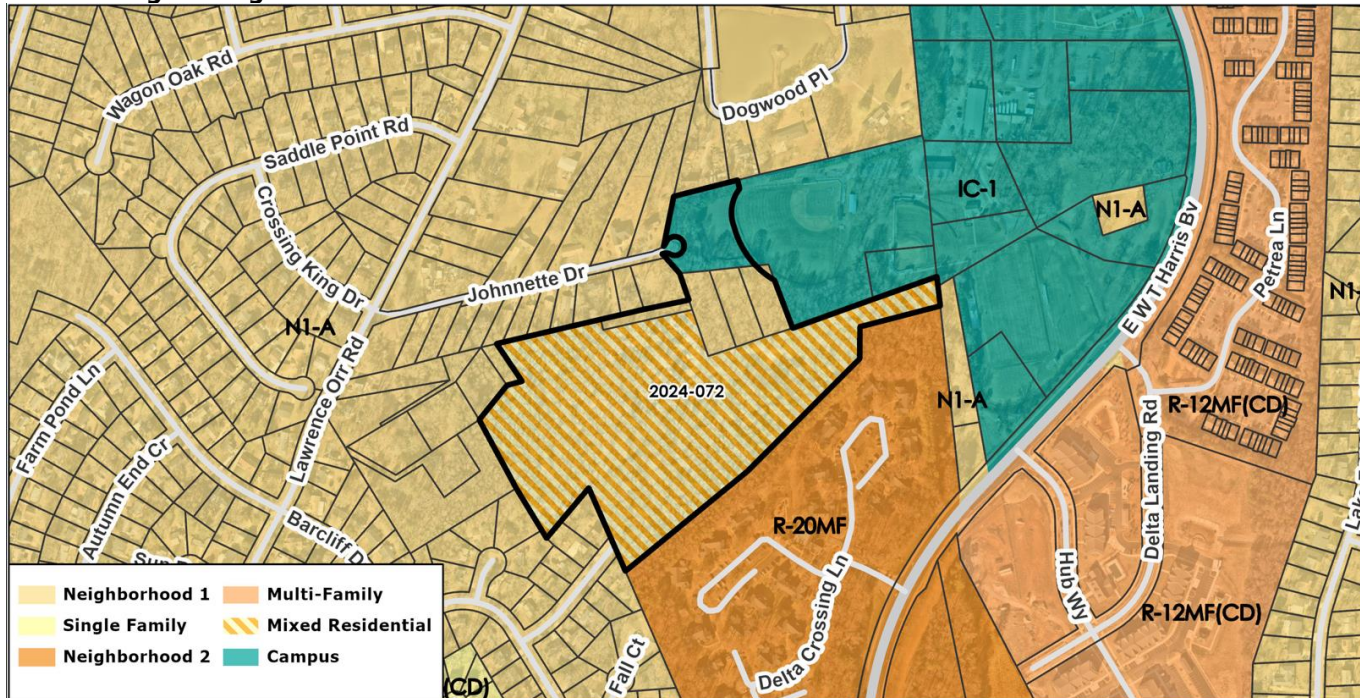
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

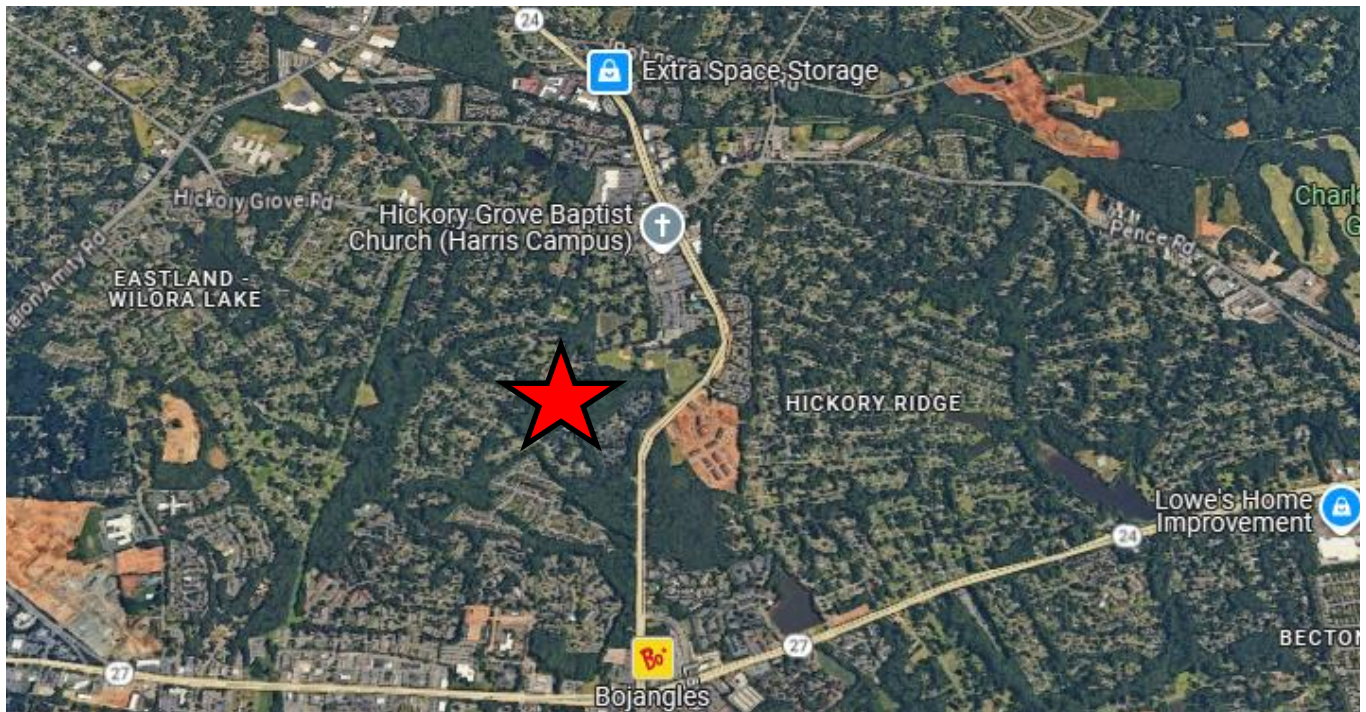
- Maintains the general development pattern of the previously approved plan.
- Establishes a network of public streets extending off Harvest Hill Drive to provide access to the new proposed lots.
- Allows for a total of 96 dwelling units, including 68 single-family detached and/or attached dwelling units in the MX-1 portion of the site and 28 single-family detached and/or attached dwelling units in the N1-D portion of the site.
- Includes six lots proposed at the end of the Johnnette Drive cul-de-sac. *These lots are limited to single-family detached or duplex buildings.*
- In the event that the petitioner is able to acquire parcel 10322116 at 6048 Johnnette Drive, the petitioner commits to providing two affordable residences in the first phase of development along Harvest Spring Drive.
- Requests the innovative provisions of the MX-1 zoning district to allow for 20' front setbacks and rear yards and 5' side yards.
- Commits to architectural standards for single-family attached units including porches and stoops as predominant features and garage doors recessed from the front wall plane.
- Commits to enhanced plantings along proposed stormwater management areas abutting existing residential lots and public streets.



- **Existing Zoning**



- The site is surrounded by a mix of zoning districts including N1-A to the north and west, IC-1 to the east, and R-20MF to the south.



The site, marked by a red star, is surrounded by a mix of uses including single-family residential, multifamily residential, and institutional.





Street view of the site as seen from the dead end of Harvest Hill Drive.



Street view of single-family detached residential to the north of the site along Johnnette Drive.



Street view of institutional recreational use to the northwest of the site along East WT Harris Boulevard.



Street view of multifamily residential to the east of the site.



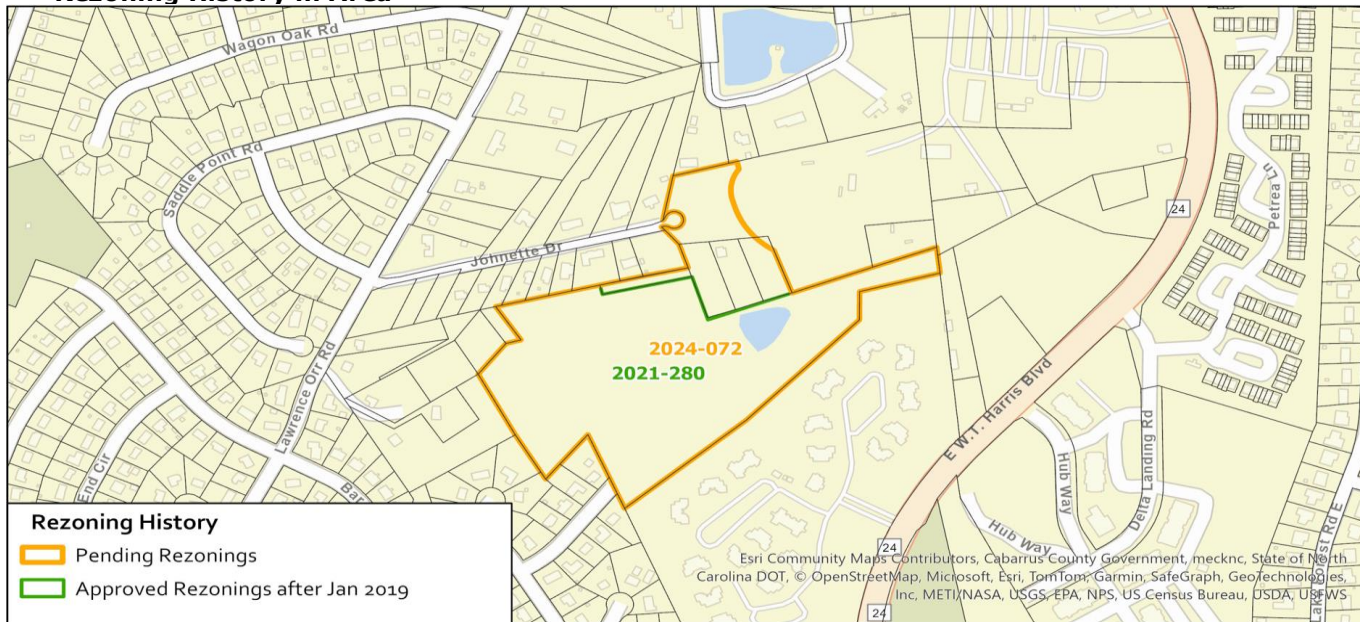
Street view of single-family detached residential to the south of the site along Harvest Hill Drive.





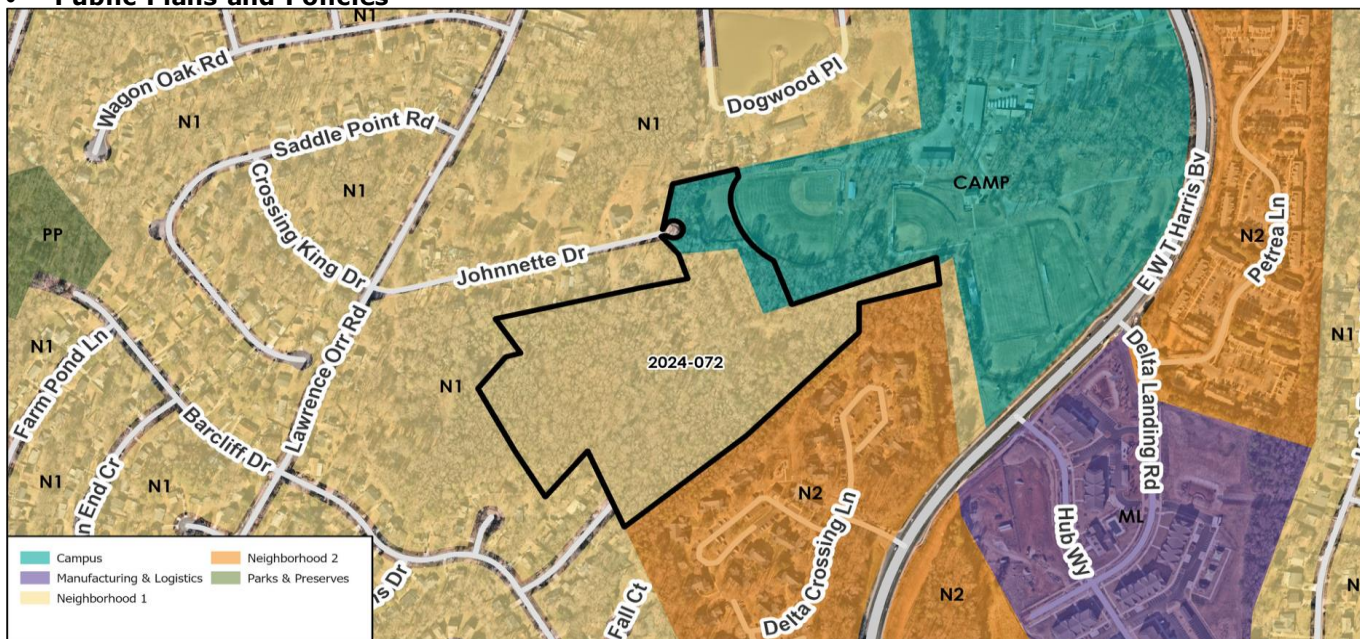
Street view of single-family detached residential to the west of the site along Lawrence Orr Road.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-280	Petition to rezone 15.3 acres to MX-1 INNOV to allow 35 single family detached dwellings and 28 multi-family dwellings.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the majority of the site and Campus place type for the portion of the site at the end of Johnnette Drive.

### • **TRANSPORTATION SUMMARY**

- The site is located east and south of Johnette Drive a City-maintained, local 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. All outstanding CDOT comments have been addressed.
- **Active Projects:**
- N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 627 trips per day (based on 43 single-family detached dwellings and 28 multi-family attached dwellings).
  - Proposed Zoning: 972 trips per day (based on 96 single-family detached dwellings).

### **DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The proposed zoning may produce 48 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Lawrence Orr Elementary from 87% to 91%
    - Cochrane Middle from 105% to 106%
    - Garinger High at 100%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Harvest Hill Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the rezoning boundary as well as along Johnette Dr. 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.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 4.

### **OUTSTANDING ISSUES AFTER PUBLIC HEARING**

#### Site and Building Design

1. ~~Provide a conditional note stating that the proposed lots on Johnette Drive will be limited to single-family detached and/or duplex dwellings.~~ **ADDRESSED**
2. ~~Revise conditional note V.2 to state "Two units for affordable home ownership to be provided along Harvest Spring Dr. Affordable units must reflect the design and character of the units constructed within the development. Affordable units to be substantially complete before the first certificate of occupancy is issued for the development."~~ **ADDRESSED**

#### Transportation

3. ~~Revise conditional note IV-3 to include Harvest Stream Drive. All internal new roads and road extensions shown on the site plan should be listed.~~ **ADDRESSED**

Environment

4. Provide a tree survey identifying all city trees 8" DBH or greater and all planted city trees, all existing heritage trees, and any existing areas of the site used for credit toward meeting previously approved tree save or green area requirements. **OUTSTANDING**
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908