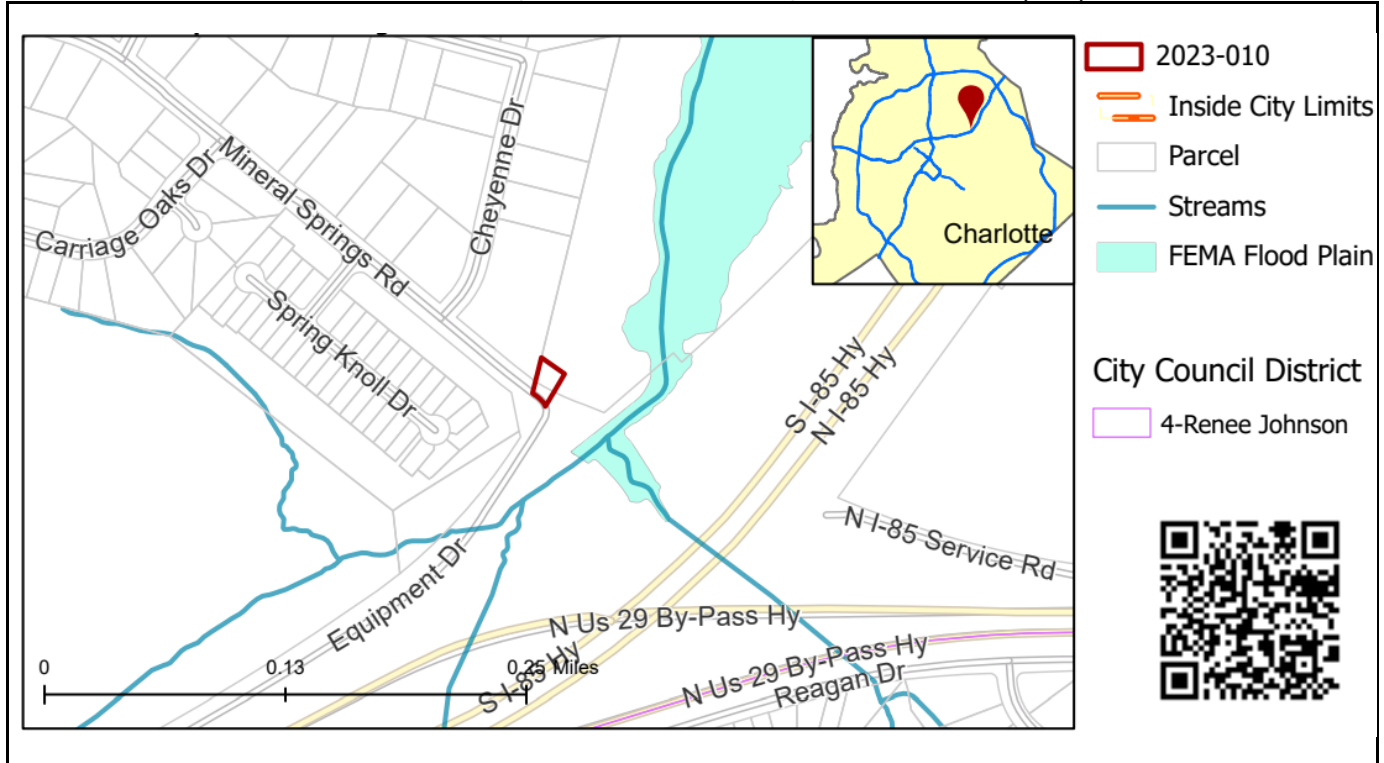


**REQUEST**

Current Zoning: R-12MF(CD) (multi-family residential, conditional)  
Proposed Zoning: N1-C (neighborhood 1)

**LOCATION**

Approximately 0.094 acres located on the north side of Mineral Springs Road, west of Interstate 85, south of University City Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow all uses that are both permitted by right or under prescribed conditions in the N1-C (Neighborhood 1) zoning district.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

City of Charlotte

**AGENT/REPRESENTATIVE**

Joseph Wilson

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 2.

Rationale for Recommendation

- The petition is appropriate and compatible because the N1-C district is more restrictive in regard to permitted uses.
- The Neighborhood 1 Place Type recommends neighborhoods with a variety of housing types, where single-family housing is still the predominant use.
- The N1-C district allows for the development of single-family, duplex, and triplex dwellings on all lots, as well as public infrastructure uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 10: Fiscally Responsible

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

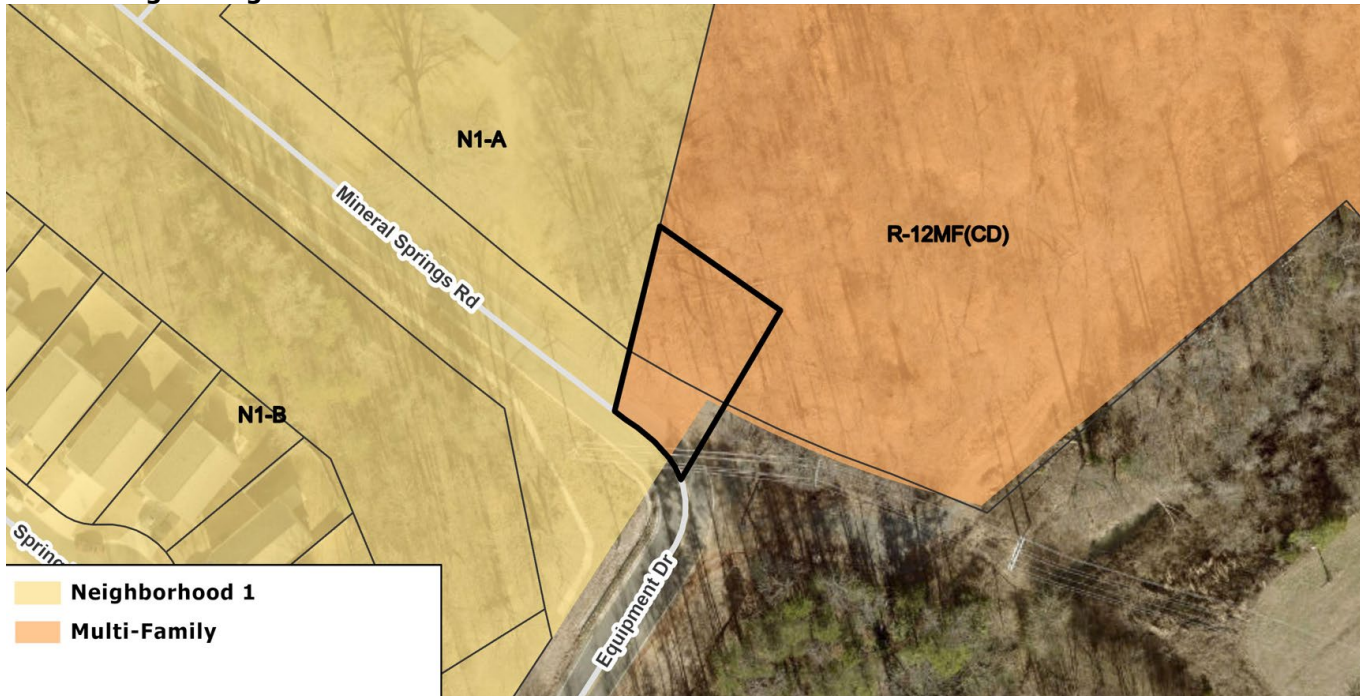
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

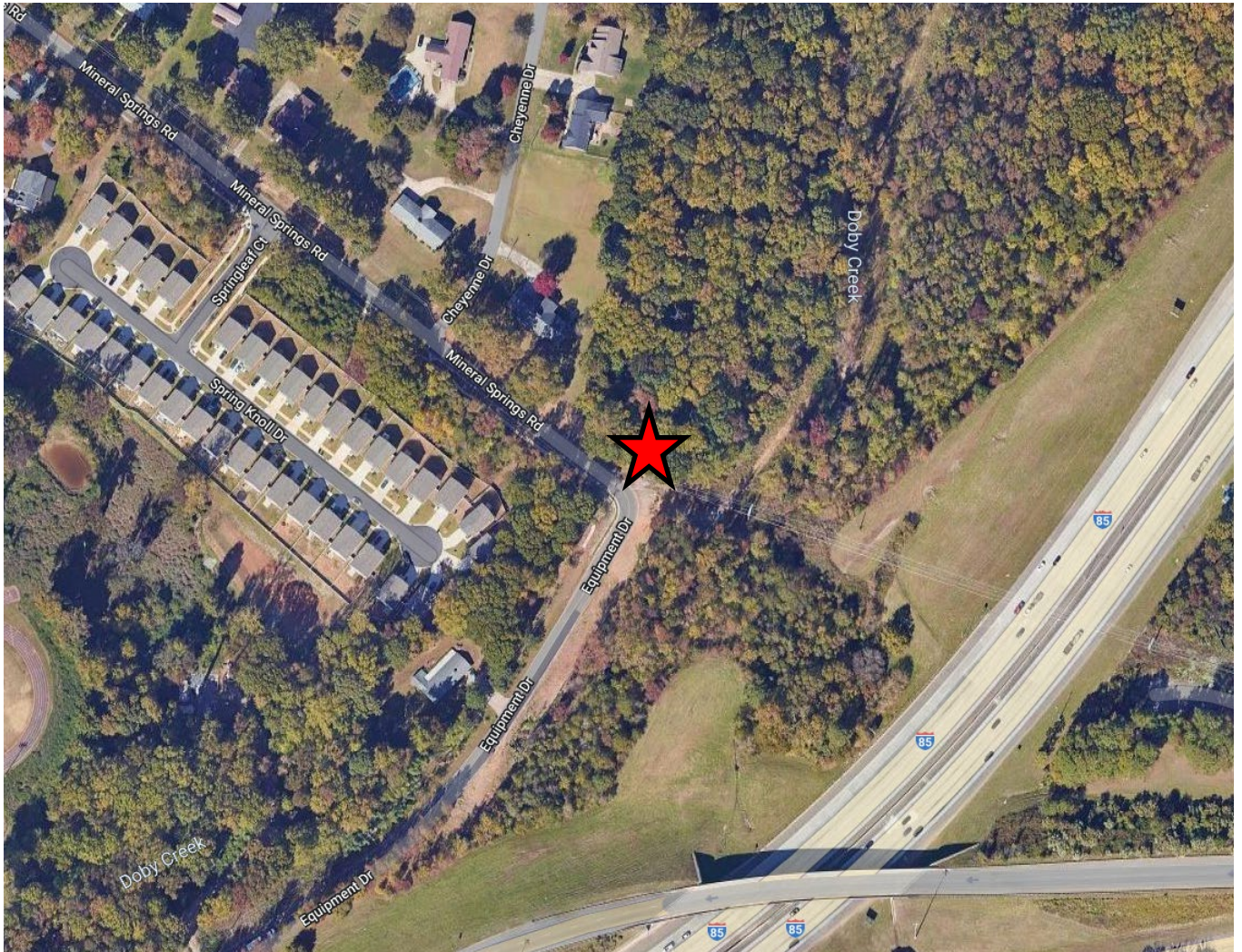
This is a conventional rezoning petition with no associated site plan.

- The petition proposes to allow all uses that are both permitted by right or under prescribed conditions in the N1-C (Neighborhood 1) zoning district.

- **Existing Zoning**



- The site is currently zones R-12-MF (CD), with N1-A and N1-B located to the West.



The site is located near single-family uses to the west, and Interstate 85 to the east.



The site is currently vacant with trees.



North of the site are outspread single family homes.



West of the site are additional outspread single-family homes.

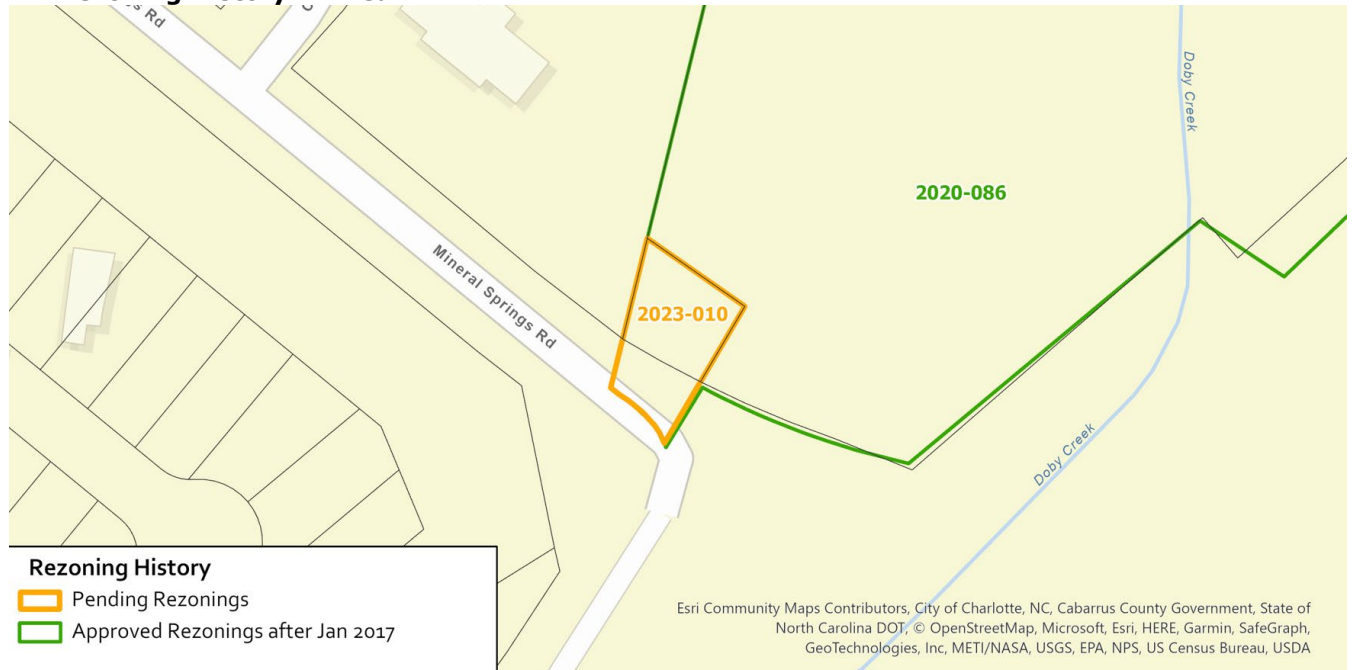


South of the site is a neighborhood of single-family residential homes.



East of the site is a vacant area with trees and interstate 85 behind them.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-086	71.94 acres; from RE-2 (research) and RE-2 (CD) (research, conditional)	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 2 Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Mineral Springs Road, a State-maintained major collector, and south of Cheyenne Drive, a City-maintained local street. The petition is located in a northside wedge outside of Route 4, within the University Research Park Area Plan.

• **Active Projects:**

- Northside Church ROC Training Facility
  - Commercial project constructing an addition to a church facility located at 333 Jeremiah Boulevard.
  - The project is in the planning phase.
- Town University Oaks
  - Commercial project constructing 450 multifamily units located at the intersection of University City Boulevard and Neal Road.
  - The project is currently in planning for early grading.
- Elan University City Apartments
  - Subdivision project constructing 338 multifamily units located at the intersection of University City Boulevard and Neal Road.
  - The project is currently under construction.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on R-12 MF (CD)).

Entitlement: 10 trips per day (based on R-12 MF (CD)).

Proposed Zoning: 10 trips per day (based on N1-C).

**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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Not applicable
  - **Charlotte Water:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **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 comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163