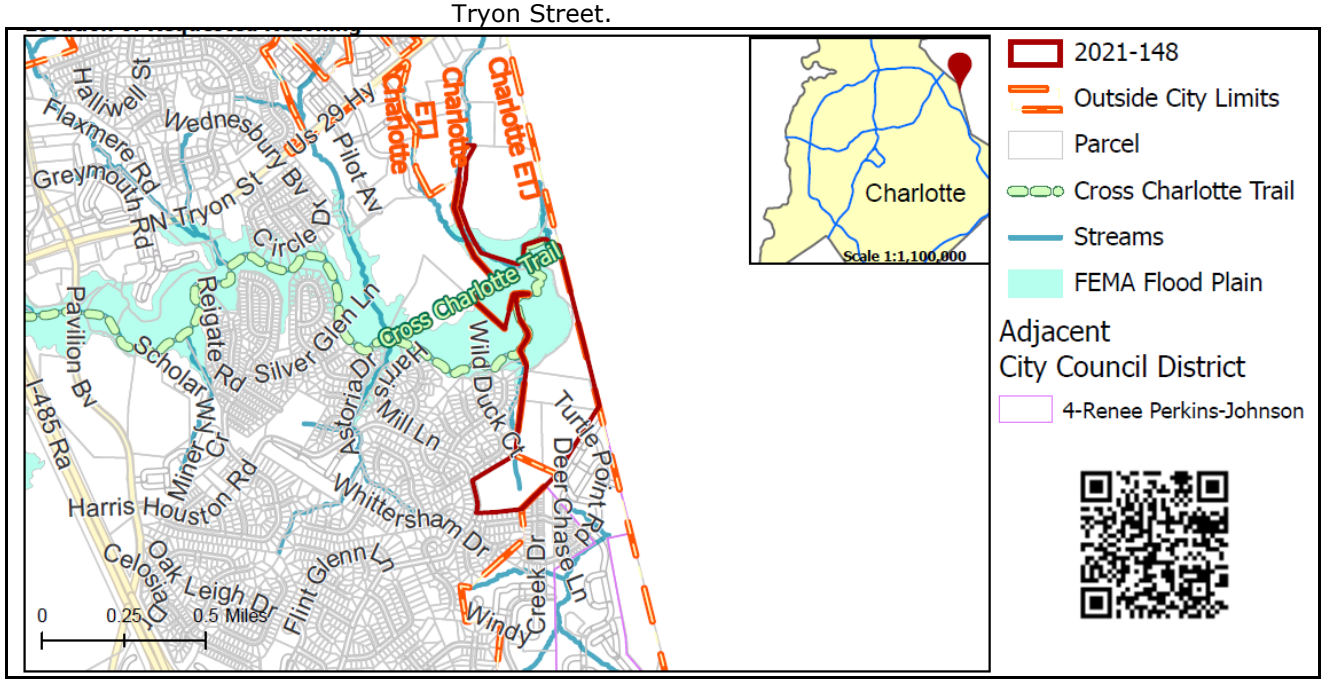
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-148
Final Staff Analysis
January 18, 2022

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: R-4 (single family residential)
LOCATION	Approximately 114.46 acres located on the east side of Harris Houston Road, north of University City Boulevard, and south of North Tryon Street.



SUMMARY OF PETITION	The petition proposes to allow all uses in the R-4 (single family residential) zoning district on parcels that are currently vacant.
PROPERTY OWNER	Charlotte Motor Speedway, LLC
PETITIONER	K Sade Ventures, LLC
AGENT/REPRESENTATIVE	Ty Shaffer
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northeast District Plan* (1996) recommendation of single family uses up to four dwelling units per acre and single family/multi-family/office uses up to 8 dwelling units per acre. The petition is **inconsistent** with the *Northeast District Plan* (1996) recommendation of greenway uses on a portion of the site.

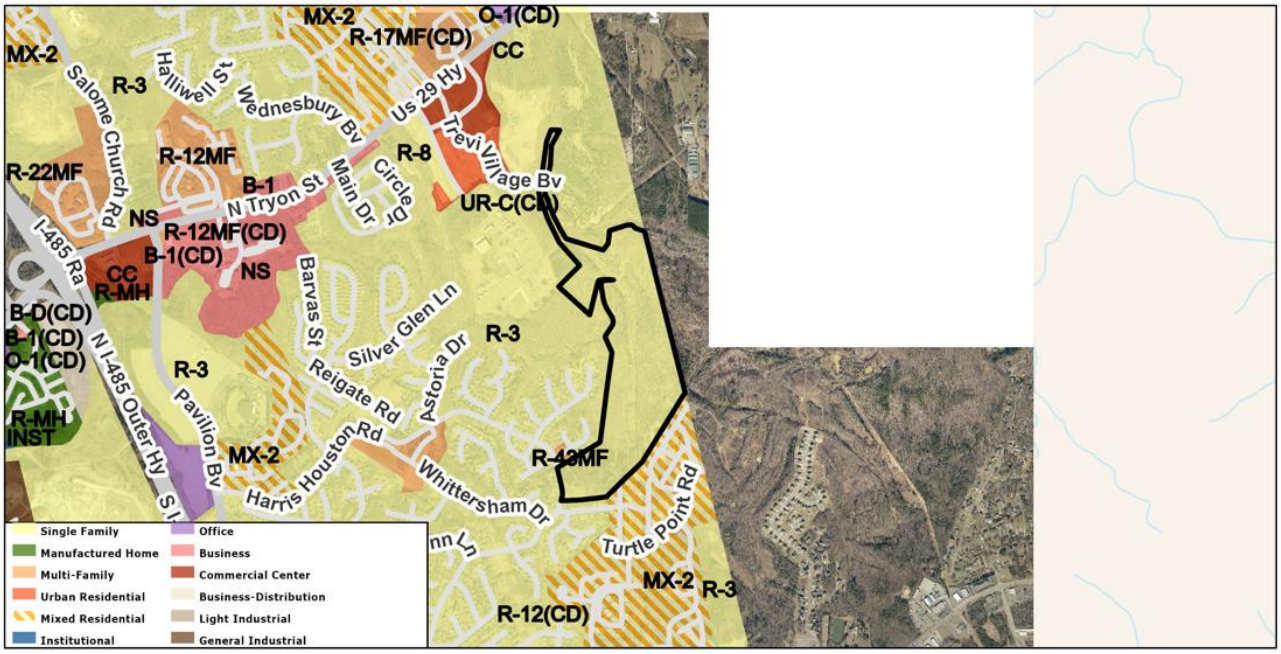
Rationale for Recommendation

- This rezoning would allow for a slight increase in density in the area while still being contextually appropriate for the adjacent single family uses zoned R-3.
- The rezoning request is consistent with the single family land use recommendation for this area.
- The site is located approximately one mile from amenities along University City Boulevard.

	The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996) from greenway uses for a portion of this site to single family residential uses.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.
  - Allows all uses in the R-4 (single family residential) zoning district.
- **Existing Zoning and Land Use**



- The site is currently zoned R-3 and is in an area with single family residential, multi-family residential, agriculture, and open space uses. A number of parcels in this area are currently vacant.



- The subject site is denoted with a red star.



- A majority of the parcels north of the site are vacant.



- The site's eastern boundary is along the Cabarrus County line and many of the parcels in this area are vacant with some dispersed residential uses.

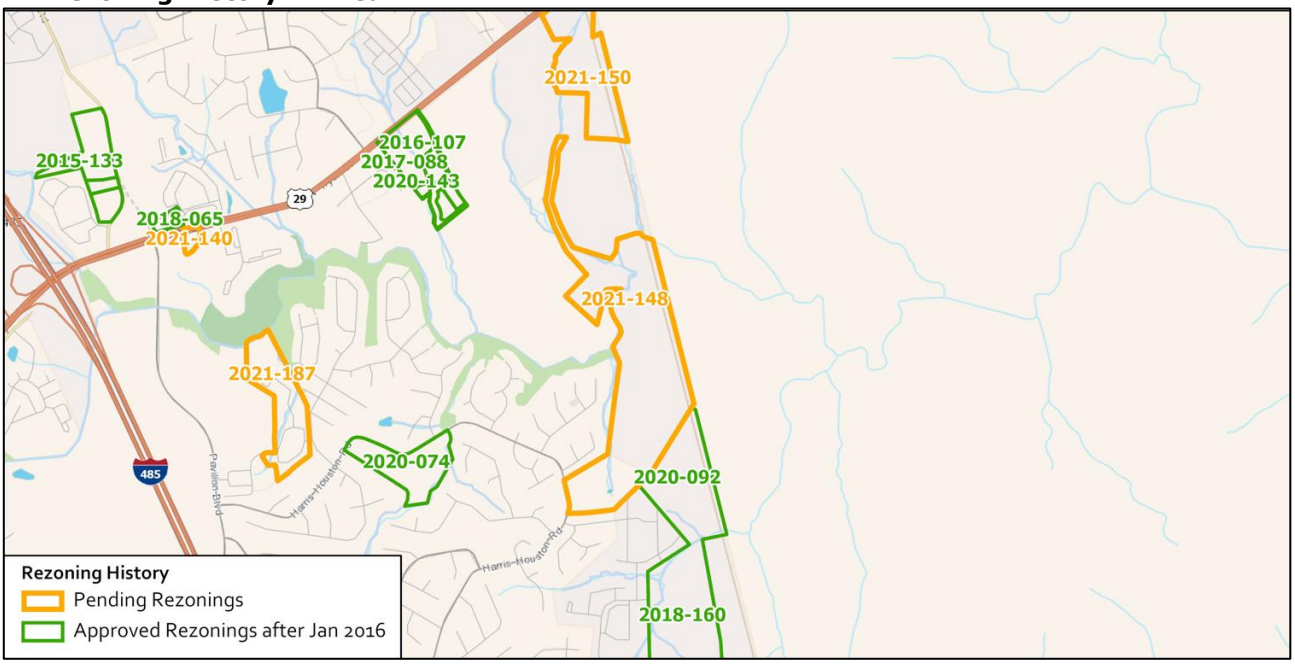


- South of the site are single family residential uses.



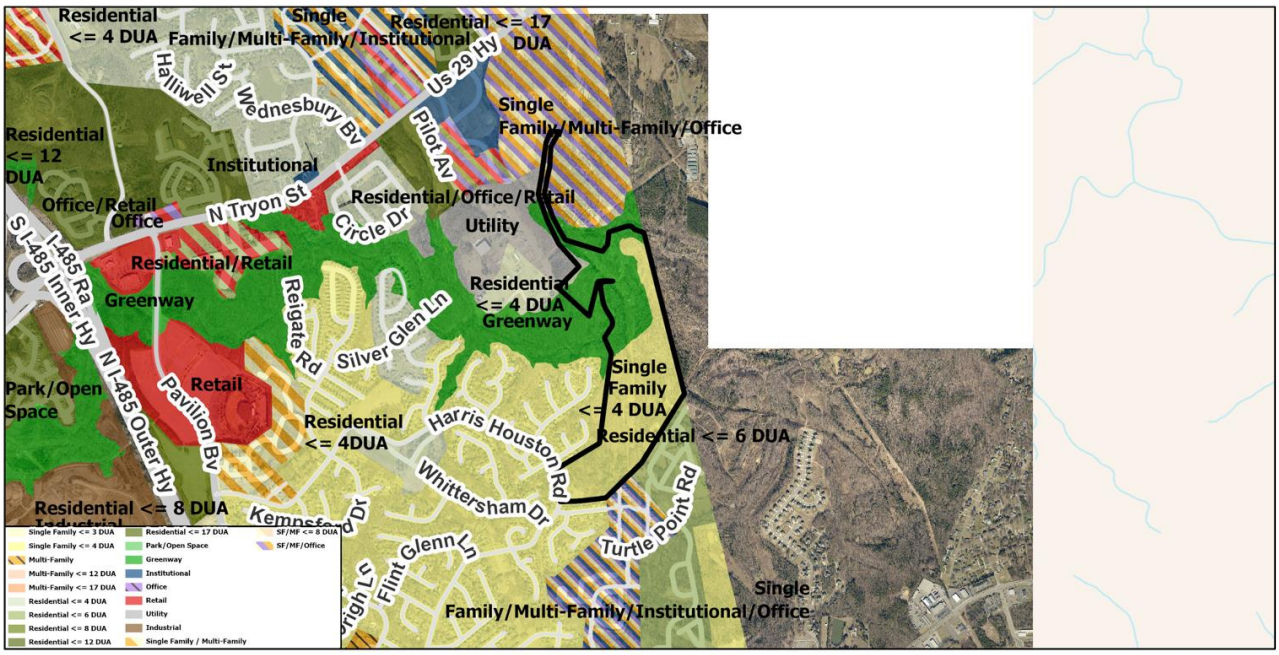
- West of the site are single family residential uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-133	Rezoned 20.6 acres from R-3 & R-22MF to R-12MF(CD).	Approved
2016-107	Rezoned 15.86 acres from CC & UR-C(CD) to UR-C(CD) & UR-C(CD) SPA.	Approved
2017-088	Rezoned 23.3 acres from CC & UR-C(CD) to UR-C(CD) & UR-C(CD)SPA.	Approved
2018-065	Rezoned 2.63 acres from NS to NS SPA.	Approved
2018-160	Rezoned 93.86 acres from R-3 to MX-1.	Approved
2020-074	Rezoned 21.08 acres from R-3 to R-8MF(CD).	Approved
2020-092	Rezoned 90.31 acres from MX-1 to MX-2.	Approved
2020-143	Rezoned 21.34 acres from UR-C(CD) to R-8.	Approved
2021-140	Rezoning 1.69 acres from NS to B-2(CD).	Pending
2021-150	Rezoning 37.14 from R-3 to R-12MF(CD).	Pending
2021-187	Rezoning 27.3 acres from MX-2(CD) to R-3.	Pending

- **Public Plans and Policies**



- The *Northeast District Plan* (1996) recommends single family uses up to four dwelling units per acre, single family/multi-family/office uses up to 8 dwelling units per acre, and greenway uses on this site.

- **TRANSPORTATION SUMMARY**
  - The site is located adjacent to Harris Houston Road, a City-maintained major collector south of Hunters Trace Court, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. The 114-acre site is proposing 457 dwelling units under this conventional rezoning petition. Since a portion of this site is located in the ETJ, coordination with NCDOT may be required. CDOT will coordinate site access and streetscape improvement requirements during permitting
- **Active Projects:**
  - XCLT Segment 12 (Pavilion Blvd. to Cabarrus County)
    - Status: Planning
    - Scope: Construct XCLT multi-use path in 2 phases
      - Phase 1: Pavilion Blvd. to Kempsford Dr.
      - Phase 2: Kempsford Dr. to Cabarrus County
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 0 trips per day (parcels are currently vacant).
  Entitlement: 3235 trips per day (based on 343 dwelling units).
  Proposed Zoning: 4210 trips per day (based on 457 dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 192 students, while the development allowed under the proposed zoning may produce 256 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 64 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Stoney Creek Elementary from 110% to 123%
    - James Martin Middle from 65% to 70%
    - Julius L. Chambers High from 126% to 133%.
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **Erosion Control:** 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:** See advisory comments at www.rezoning.org
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902

Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-148

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	**Goal 1: 10- Minute Neighborhoods** All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	N/A
	**Goal 2: Neighborhood Diversity & Inclusion** Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	**Goal 3: Housing Access for All** Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	X
	**Goal 4: Trail & Transit Oriented Development (2-TOD)** Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	**Goal 5: Safe & Equitable Mobility** Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.	**N/A**
	**Goal 6: Healthy, Safe & Active Communities** All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.	**N/A**
	**Goal 7: Integrated Natural & Built Environments** Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.	**N/A**
	**Goal 8: Diverse & Resilient Economic Opportunity** Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.	**N/A**
	**Goal 9: Retain Our Identity & Charm** Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.	**N/A**
	**Goal 10: Fiscally Responsible** Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth	**N/A**