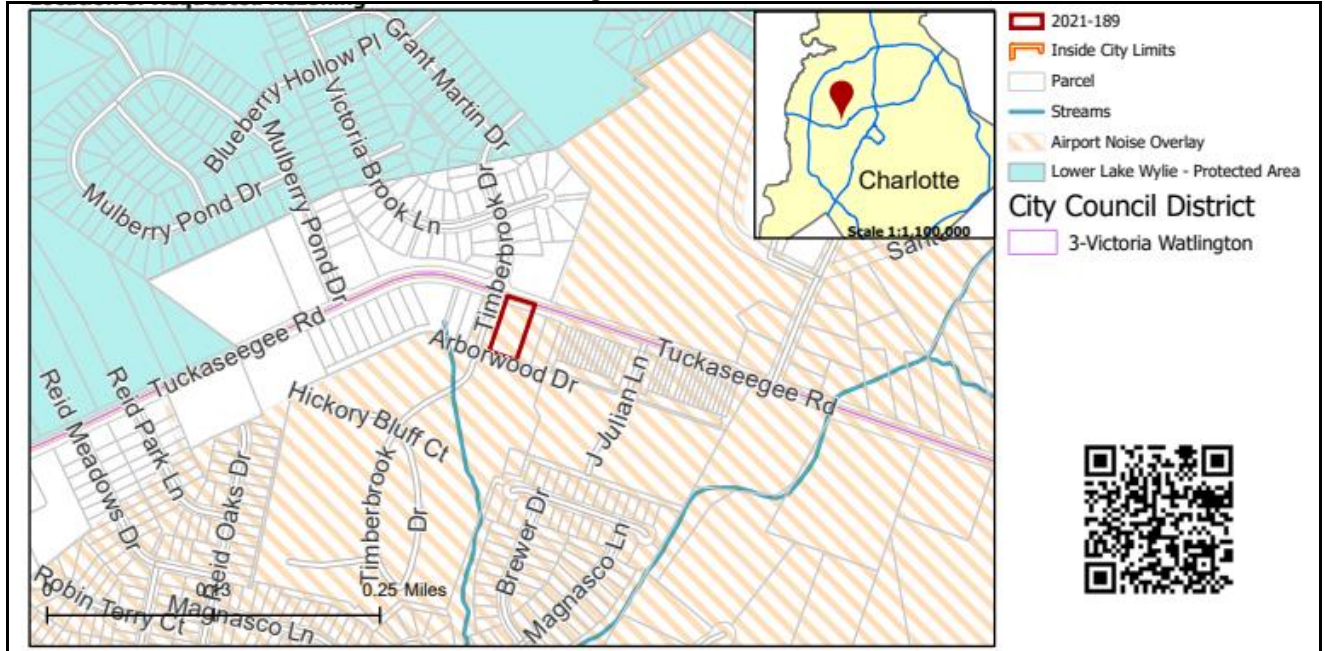


REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-22MF (multi-family residential)

LOCATION

Approximately 0.52 acres located at the southeast intersection of Tuckaseegee Road and Timberbrook Drive, north of Interstate 85.



SUMMARY OF PETITION

The petition proposes to allow all uses in the R-22MF zoning district on a parcel that is currently vacant.

PROPERTY OWNER

Bentley Pham and Athena Nguyen

PETITIONER

Bentley Pham

AGENT/REPRESENTATIVE

Bentley Pham

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northwest District Plan* (1991) recommendation for multi-family uses on the site.

Rationale for Recommendation

- The site is a corner lot along a major thoroughfare, making it an ideal location for an increase in allowable density on the currently vacant lot.
- There are numerous multi-family developments near the site; and the rezoning of this vacant site from R-4 is in alignment with the area's multi-family development along the south side of Tuckaseegee Road.
- This petition is consistent with the proposed land use for the area.

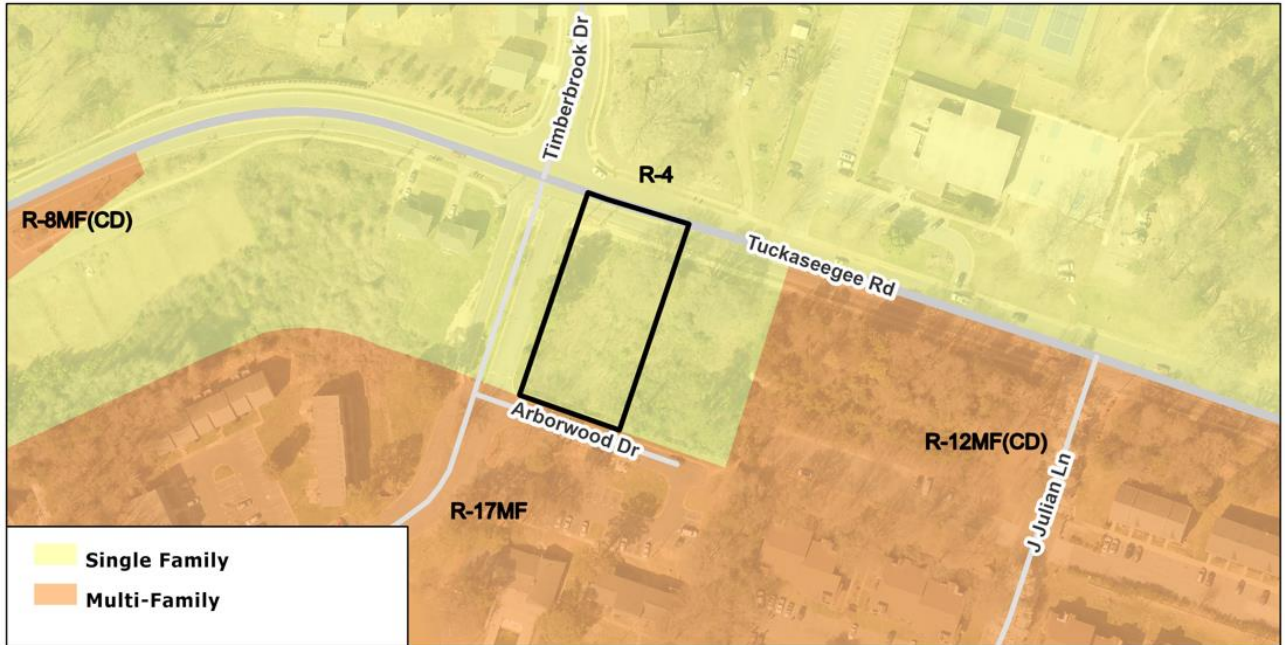
PLANNING STAFF REVIEW

- **Proposed Request Details**

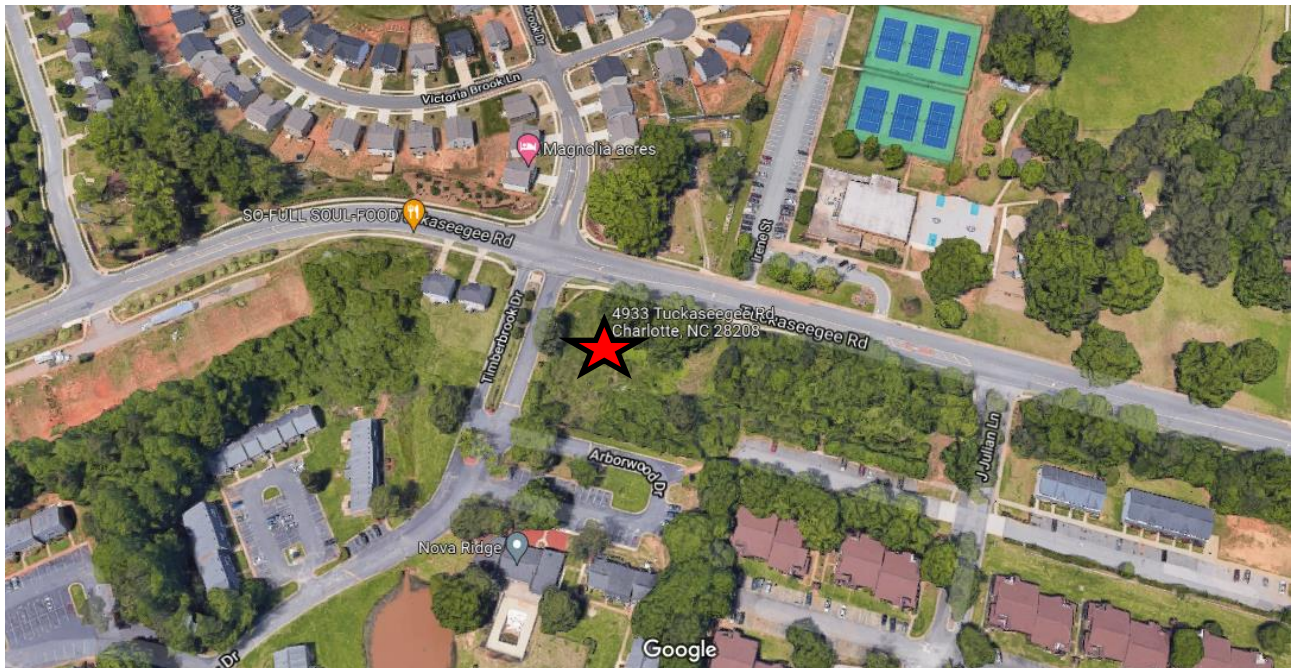
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses in the R-22MF zoning district.

- **Existing Zoning and Land Use**



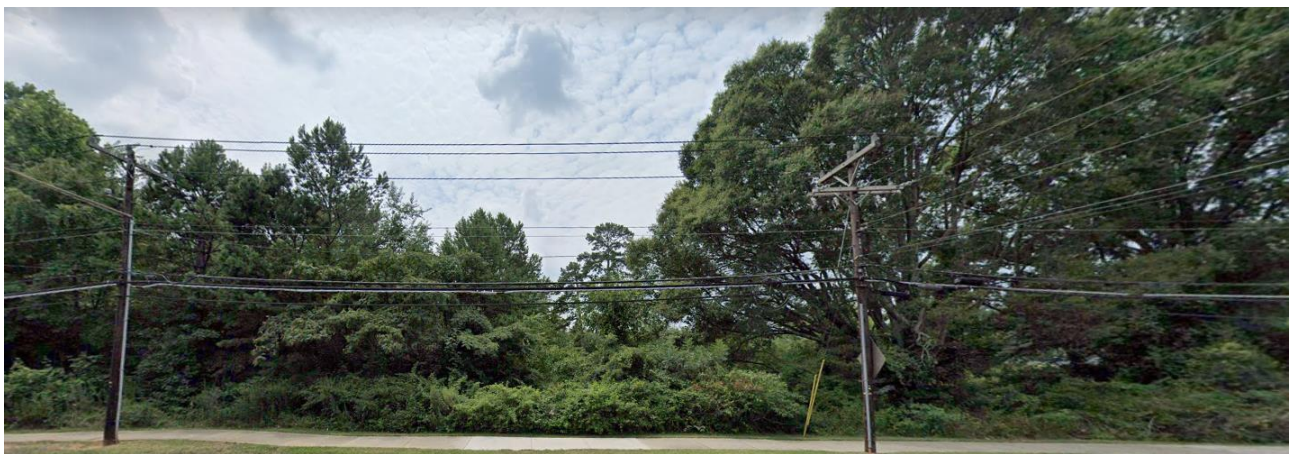
- The site is currently zoned R-4 and is in an area with multi-family development, open space and recreation uses, and single family land uses. The parcels to the east of the site are currently vacant.



- The subject site is denoted with a red star.



- North of the site are single family homes.



- The parcels east of the site are vacant.



- South of the site is a multi-family development.



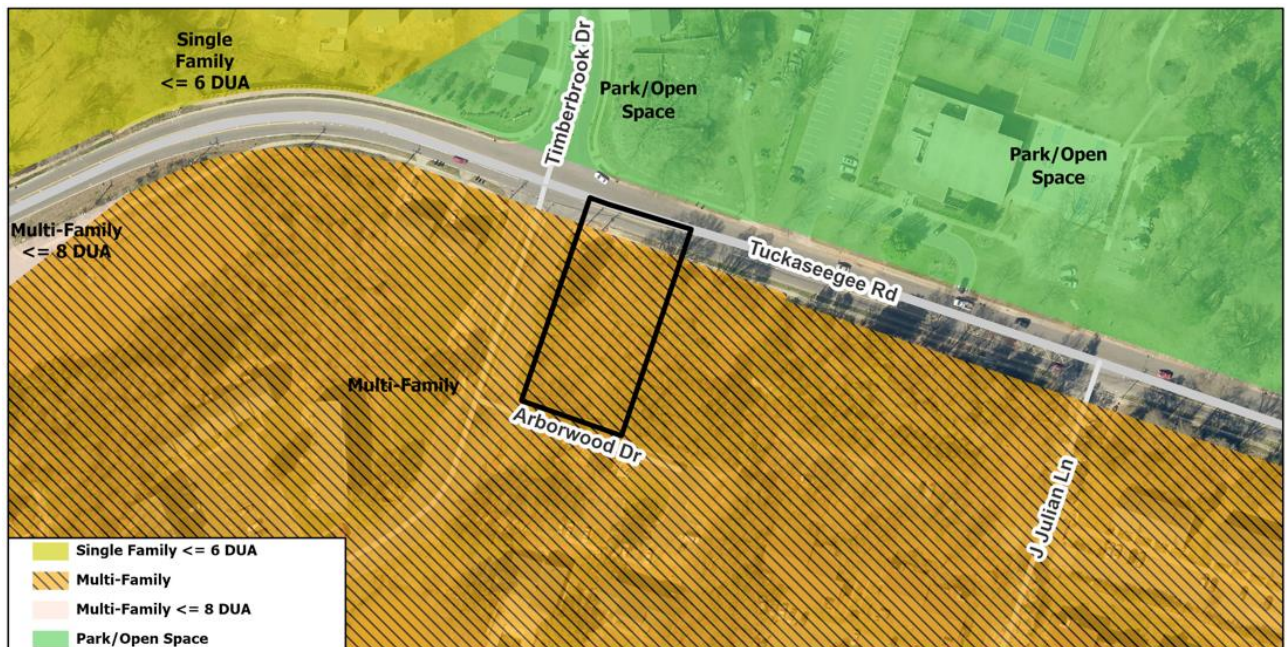
- West of the site are two single family homes.

• Rezoning History in Area



- There have been no recent rezonings in the area.

• Public Plans and Policies



- The *Northwest District Plan* (1991) recommends multi-family uses on the site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tuckaseegee Road, a City-maintained minor thoroughfare and Timberbrook Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
 - There are no active projects near this site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (site is vacant).
 - Entitlement: 20 trips per day (based on 2 dwelling units).
 - Proposed Zoning: 60 trips per day (based on 11 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:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 1 student, while the development allowed under the proposed zoning may produce 4 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 3 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Westerly Hills Elementary at 100%
 - Wilson Stem Academy at 90%
 - Harding University High at 129%.
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **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:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** 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 Petition 2021-189

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 (anticipated early 2022) and when the **Policy Map** is adopted (anticipated March 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.	X
	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.	X
	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

	<p>Goal 5: Safe & Equitable Mobility</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>×</p>
	<p>Goal 10: Fiscally Responsible</p> <p>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</p>	<p>×</p>