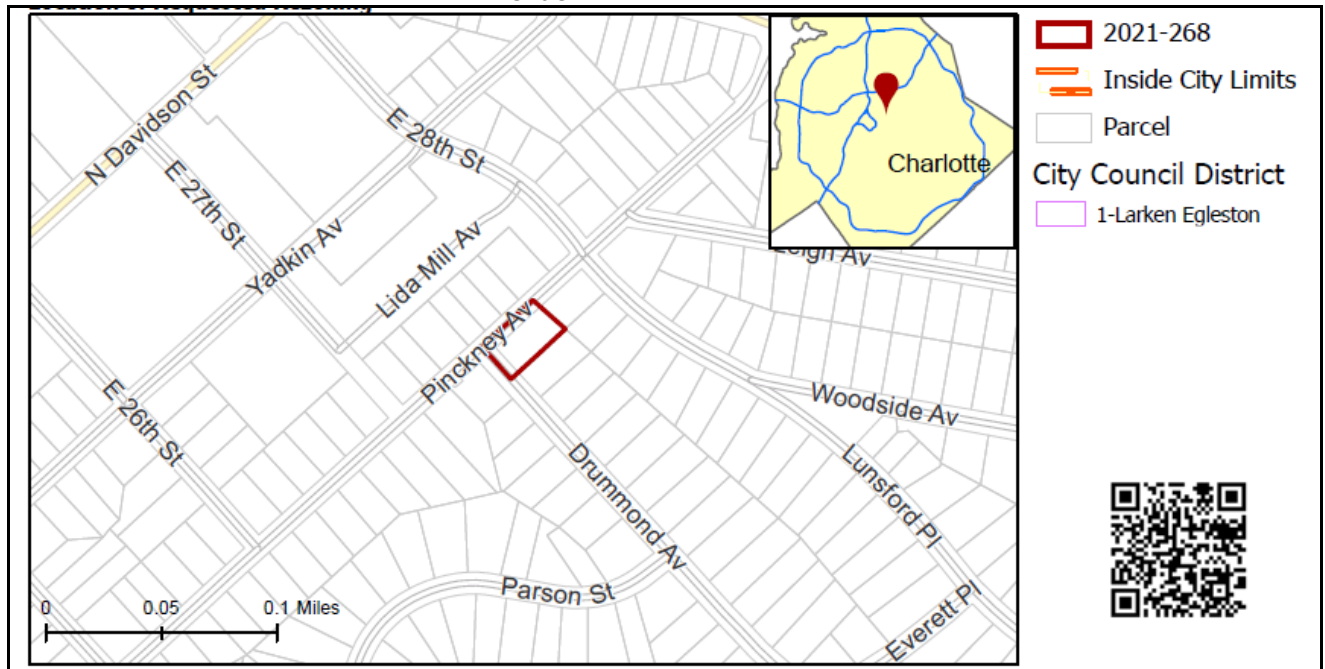


**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: R-8 (single family residential)

**LOCATION**

Approximately 0.25 acres located at the southeast intersection of Drummond Avenue and Pinckney Avenue, south of Matheson Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the R-8, single family residential, zoning district on a parcel that is currently vacant.

**PROPERTY OWNER**

THR Holdings, LLC

**PETITIONER**

THR Holdings, LLC

**AGENT/REPRESENTATIVE**

David Murray

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Central District Plan* (1993) recommendation for single family land uses, but **inconsistent** with the plan's density recommendation for up to four dwelling units per acre (DUA).

Rationale for Recommendation

- This parcel is a corner lot along the intersection of Drummond Avenue and Pinckney Avenue, making it an appropriate location for a slight increase in allowable density.
- This rezoning would allow for the site to be subdivided into two lots to build out a maximum in two single family homes, a modest increase in the existing allowable density which limits the site to one single family home.
- This petition is consistent with the area plan's recommendation for single family land uses and promotes diverse housing options.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan* (1993) from single family uses up to four DUA to single family uses up to eight DUA for the site.

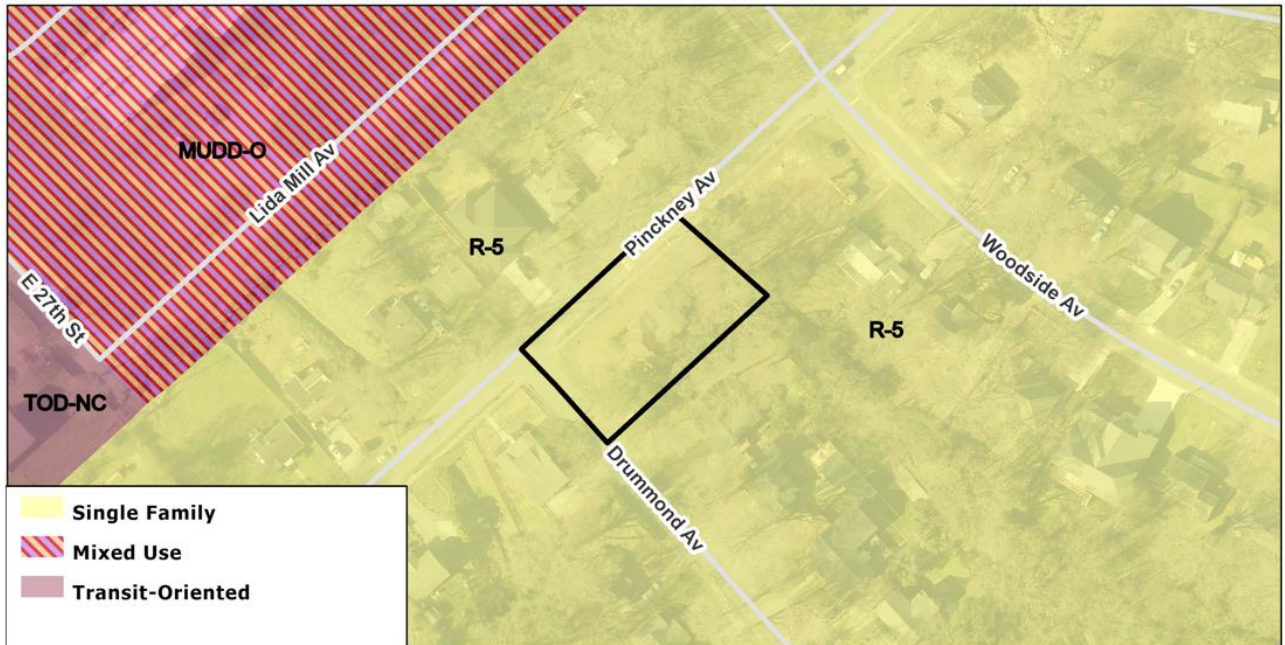
### PLANNING STAFF REVIEW

- **Proposed Request Details**

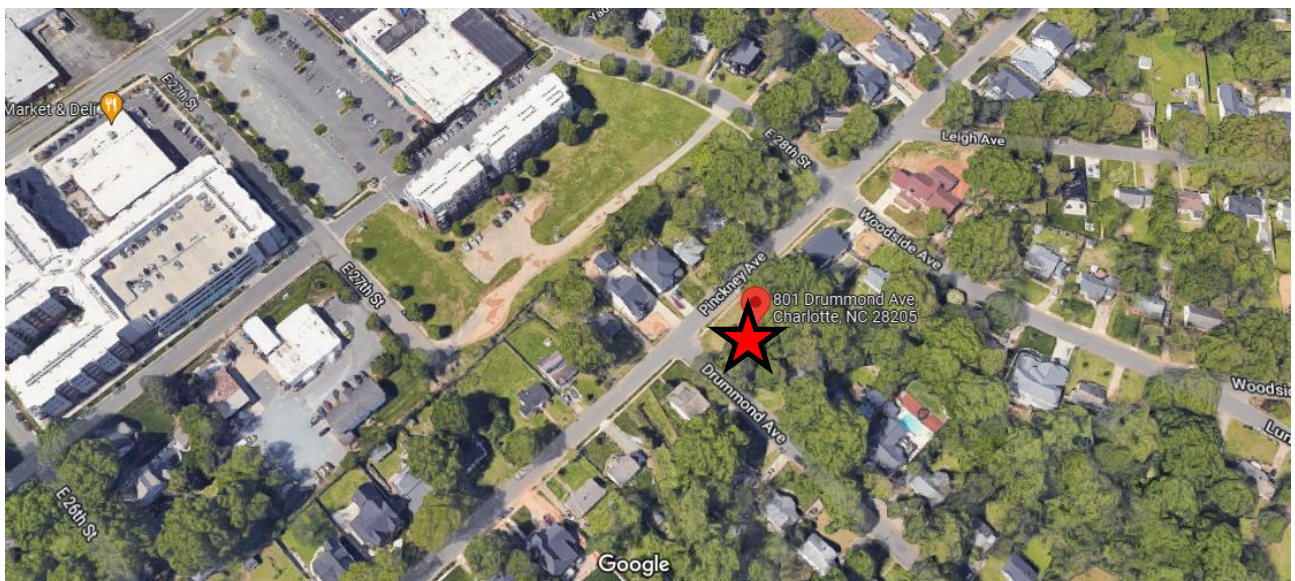
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses in the R-8, single family residential, zoning district.

- **Existing Zoning and Land Use**



- The site is currently zoned R-5 and is in an area with single family residential uses and mixed uses northwest of the site.



- The subject site is denoted with a red star.





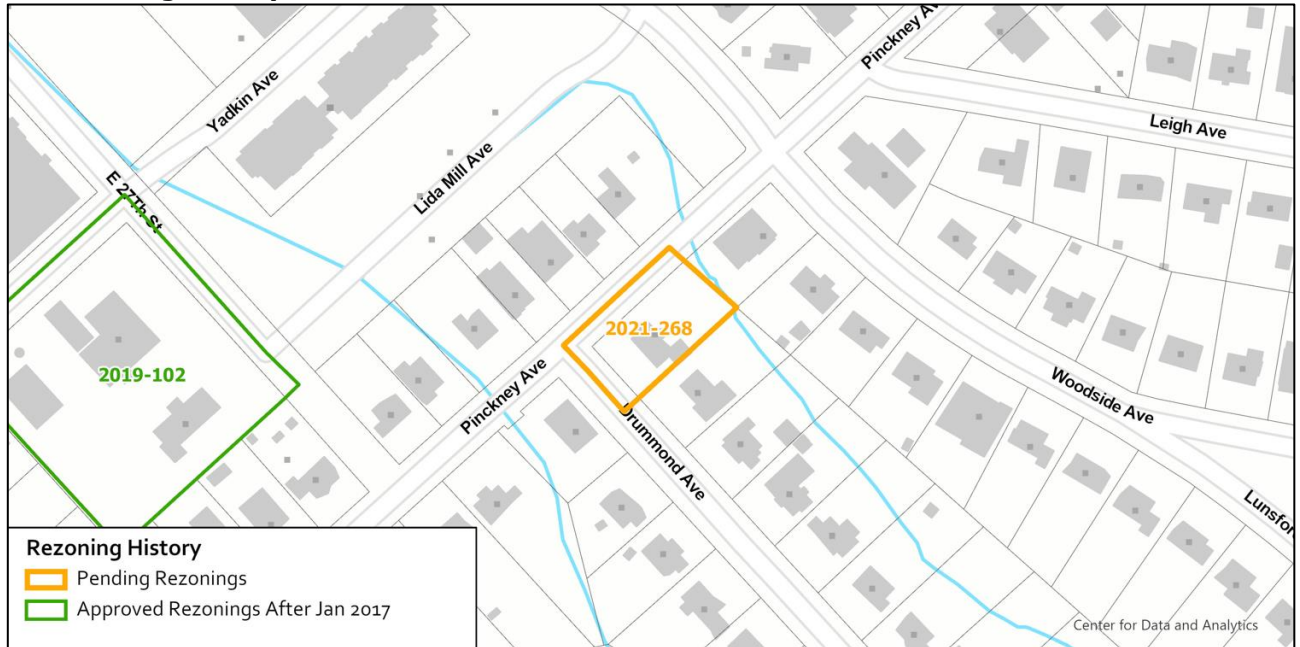
- The site is surrounded on all sides by single family homes.



- Just northwest of the site past the single family homes that are directly adjacent, are multi-family residential developments as well as retail uses.

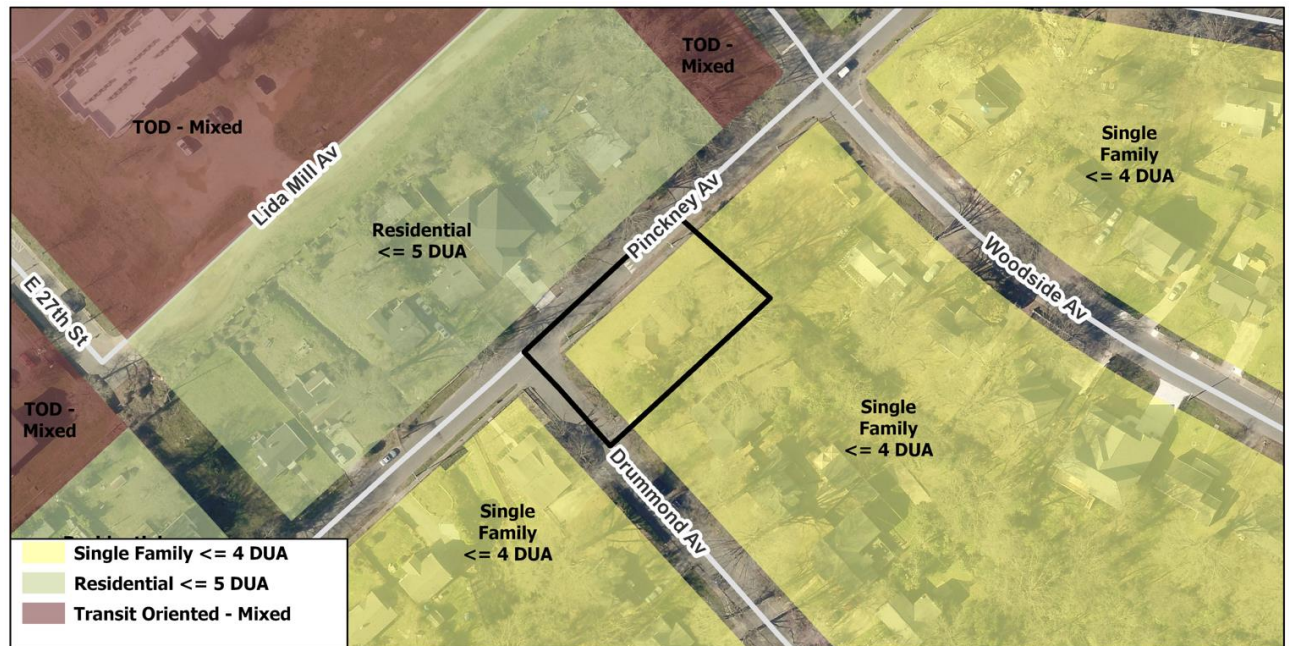


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned 1,7771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved

- Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family land uses up to 4 DUA for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Pinckney Avenue, a City-maintained minor collector and Dummond Avenue, a City-maintained minor collector. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
  - Davidson St and Jordan Place Intersection Project
    - This project will improve accessibility for pedestrian, bicycle, and vehicular connections to the 25<sup>th</sup> Street light rail station as well as to the Davidson to Matheson XCLT Project on Brevard Street.
    - Design Phase
    - Project Manager: Stephen Tosco
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on lot being vacant).
    - Entitlement: 10 trips per day (based on 1 dwelling).
  - Proposed Zoning: 20 trips per day (based on 2 dwellings).

**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:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 1 student. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Villa Heights Elementary at 75%.
    - Eastway Middle from at 117%.
    - Garinger High from at 117%.
- **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**





**Planner:** Holly Cramer (704) 353-1902







## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-268

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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.	✓
	<b>Goal 3: Housing Access for All</b> 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
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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><b>Goal 5: Safe &amp; Equitable Mobility</b></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><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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><b>Goal 7: Integrated Natural &amp; Built Environments</b></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><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>Goal 9: Retain Our Identity &amp; Charm</b></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><b>Goal 10: Fiscally Responsible</b></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>N/A</p>