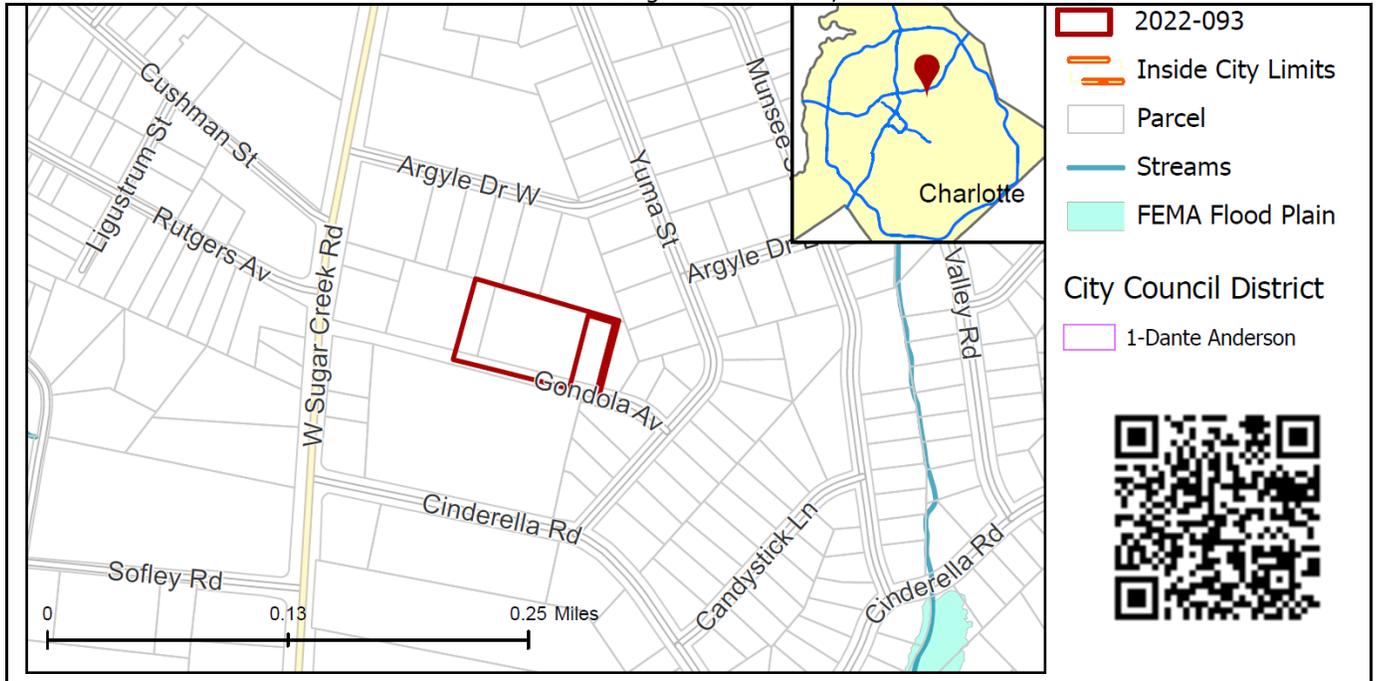


**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: UR-1(CD) (urban residential, conditional)

**LOCATION**

Approximately 1.56 acres located on the north side of Gondola Avenue, east of West Sugar Creek Road, and north of Cinderella Road.



**SUMMARY OF PETITION**

The petition proposes to allow the subdivision of the site into lots for 14 duplex or detached dwelling units in northeast Charlotte.

**PROPERTY OWNER**

ZCM B1, LLC

**PETITIONER**

ZCM B1, LLC

**AGENT/REPRESENTATIVE**

Brittany Lins and Collin Brown, Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 22

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The site is currently undeveloped located between commercial and multifamily uses to the west and south and single family detached residential to the east and north.
- The proposed development provides a transition between the higher intensity uses and the single family neighborhood.
- Limits the maximum number of units per building to two.
- Provides architectural standards related to exterior building materials, blank walls, garages and usable porches and stoops.
- Extends Gondola Av. to the western boundary of the site with an 8 ft planting strip and 6 ft sidewalk along the frontage.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities

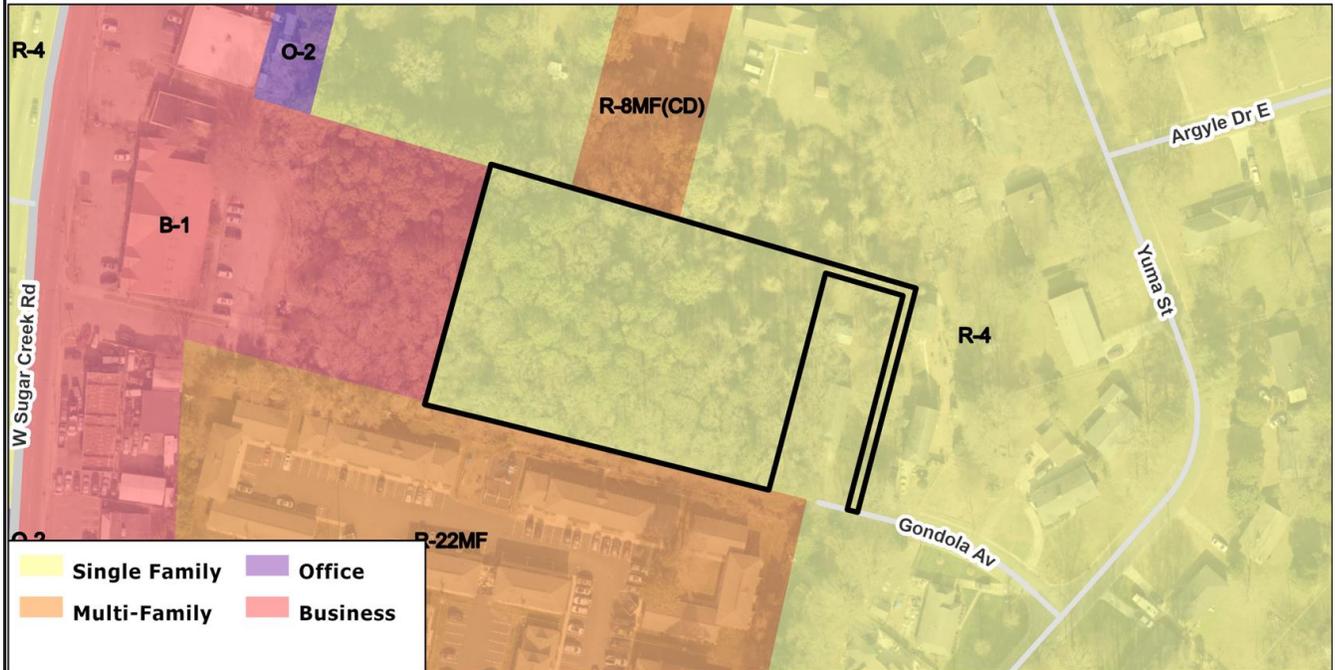
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

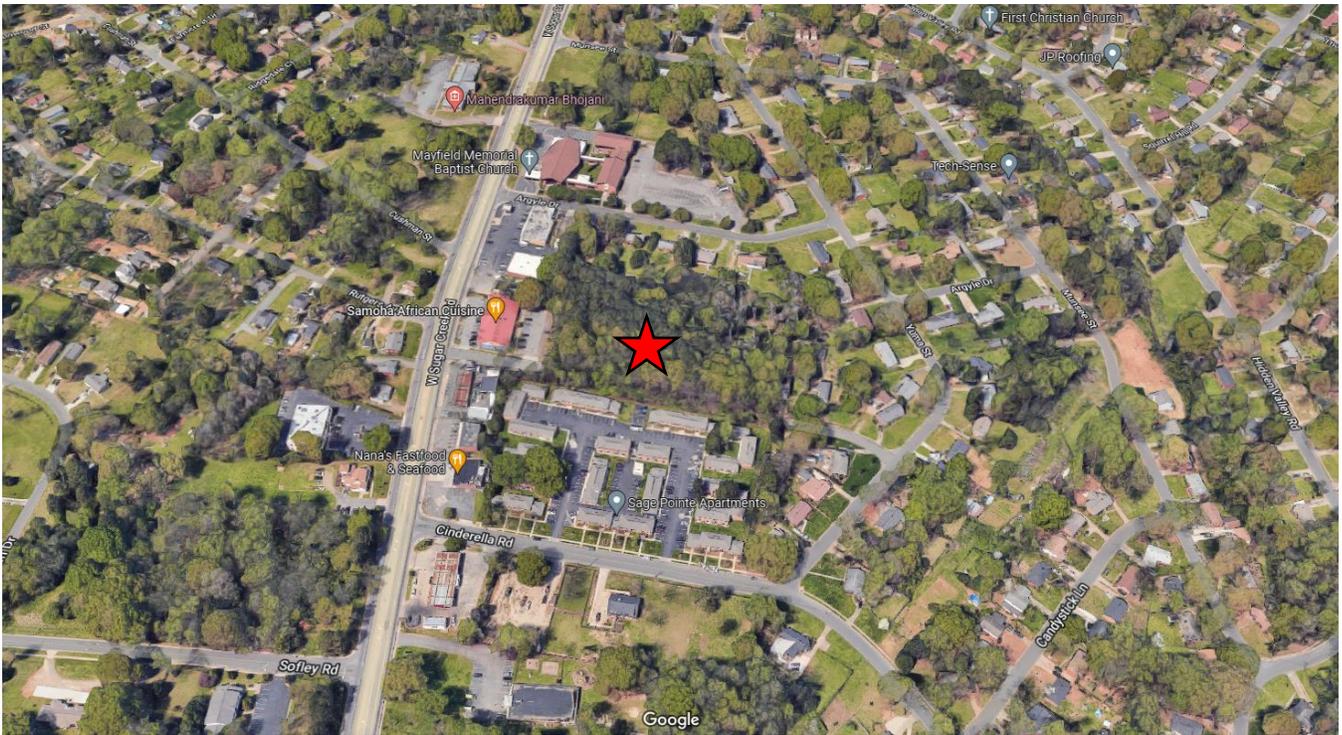
- Up to 14 lots along the extension of Gondola Av.
- Allows up to 14 duplex dwelling units or single family detached homes.
- Provides a 20 ft setback measured from the back of curb and a 20 ft garage setback behind the sidewalk.
- Commits to architectural standards related to exterior building materials, blank walls, garage setbacks, garage door treatments and usable porches, patios or stoops.
- Extends Gondola Av. to the western property line and constructs an 8 ft planting strip and 6 ft sidewalk on the northside of the Gondola Av. extension.
- Installs a temporary turnaround at the end of the street extension until future further extension of the street.
- Provides a 5 ft temporary sidewalk west of the site connecting to a sidewalk off W. Sugar Creek Rd. if the adjacent property owner agrees.
- Contributes \$5,000 to the Hidden Valley Community Association.
- Contributes \$10,000 to CDOT toward a future traffic signal at the intersection of Cinderella Rd and W. Sugar Creek Rd.

• **Existing Zoning**



- Provide zoning overview for this site and immediate area.

Existing Zoning	Translated Zoning	Recommended Place Type
R-4 (single family residential)	N1-B (neighborhood 1, B)	Neighborhood 1



The site, indicated by the red star above, is located in an area with a mix of uses. There are commercial and institutional uses along W. Sugar Creek Rd., multifamily residential to the south, and single family residential uses to the north and east.



The site is undeveloped.



North of the site, along Argyle Dr. are single family homes.



East of the site, along Gondola Av. are single family homes.

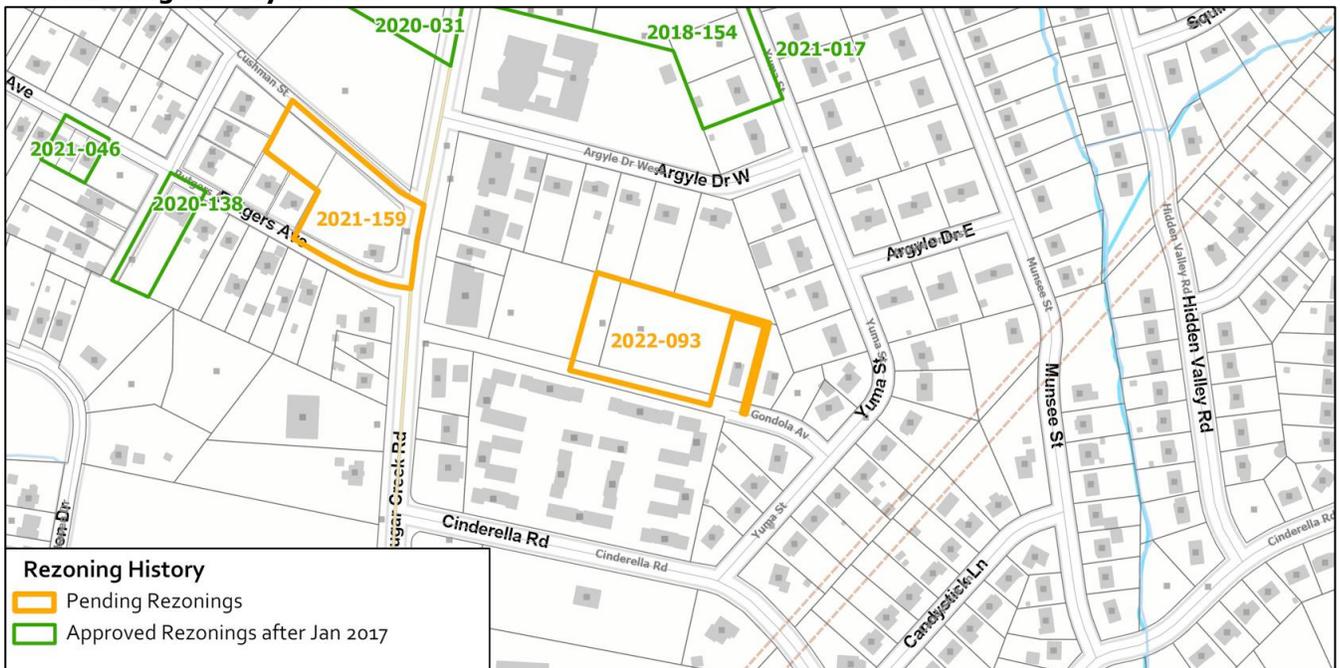


South of the site is multi-family residential development.



West of the site, along W. Sugar Creek Rd. are commercial uses. On the right side of this image is the sidewalk that the petitioner would connect to in the event the property owner west of the site agrees.

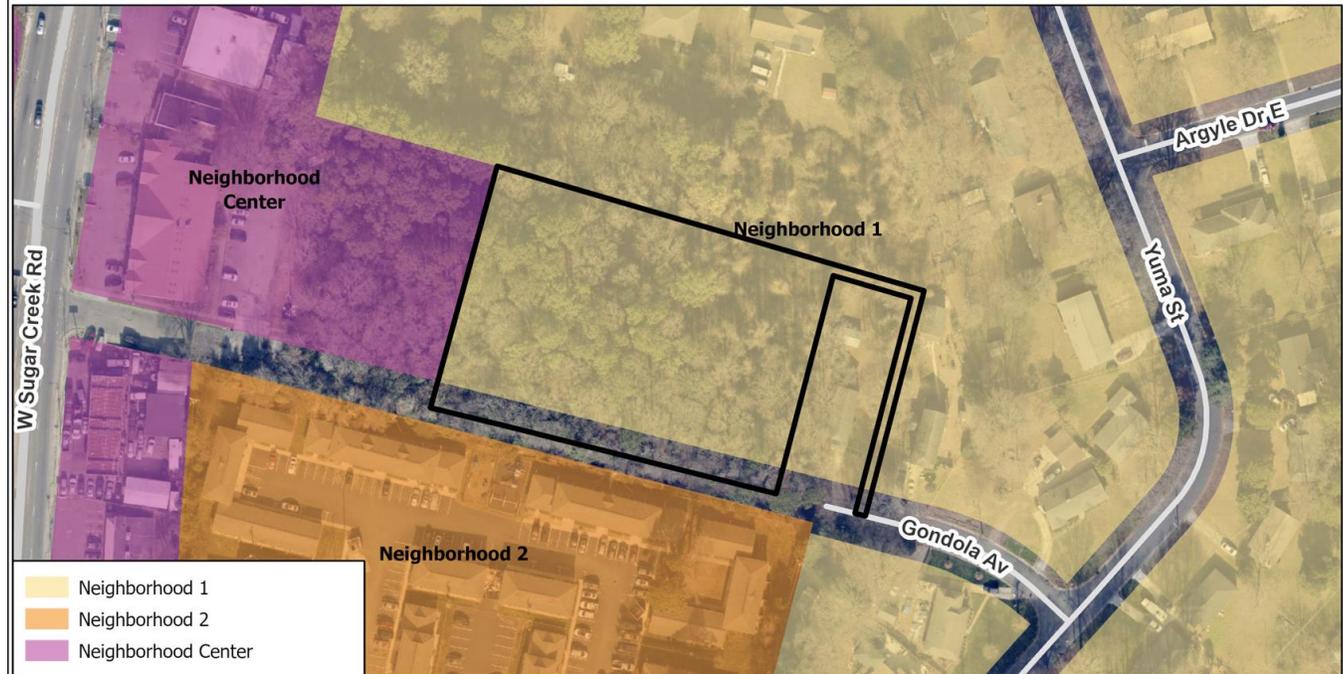
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-154	4.48 acres north of the site, along Munsee St. to UR-2(CD) and MUDD-O to allow multi-family and single family attached residential.	Approved

2020-031	3.11 acres north of the site, along Sugar Creek Rd to from INST(CD) to INST to allow institutional uses.	Approved
2020-138	0.472 acre west of the site, on Rutgers Av. from R-4 to UR-2(CD) to allow two duplex units on the site.	Approved
2021-017	4.48 acres north of site (same site as 2018-154) to UR-2(CD) to allow multifamily and single family attached residential.	Approved
2021-046	0.26 acres west of the site along Rutgers Av. from R-4 to UR-1(CD) to allow up to 3 single family detached homes.	Approved
2021-159	1.25 acres west of the site at the corner of Sugar Creek Rd. and Rutgers Av. from R-4 to UR-2(CD) proposing up to 3 buildings with 5 units each for a total of 15 dwelling units.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type.

• **TRANSPORTATION SUMMARY**

- The site located is located on the north side of Gondola Avenue, a city-maintained local street west of Yuma Street, a city-maintained local street east of West Sugar Creek, a state maintained major throughfare. A Traffic Impact Study (TIS) is not needed for this site. Petitioner provided clarification on the temporary turnaround, committed to trying to make the sidewalk connection to existing sidewalk towards W Sugar Creek Road, and financial contributions towards signal improvements along West Sugar Creek Road and Hidden Valley Community Association. All outstanding CDOT comments have been addressed.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issues, Note 3 and Technical Revisions 4 & 5 Addressed.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 80 trips per day (based on 6 dwelling units).

Proposed Zoning: 170 trips per day (based on 14 attached dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 1 student, while development allowed with the proposed zoning may produce 2 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 1 student.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Hidden Valley Elementary from 138% to 139%
    - Martin Luther King Jr. Middle at 101%
    - Julius L. Chambers High at 137%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Gondola Av. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer mains located along Gondola Av. 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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Site and Building Design

1. ~~Provide a note related to trash and recycling station.~~ Addressed.
2. ~~Indicate where the trash/recycle station will be located in the event the turnaround is removed and a duplex is built at the location.~~ Addressed, the petitioner will coordinate with Solid Waste.

##### Transportation

3. ~~Due to reverse frontage, use 2' standard curb (CLDS 10.17A) instead of the proposed 2' valley curb and gutter on side of Gondola Avenue opposite the dwellings.~~ Addressed

#### REQUESTED TECHNICAL REVISIONS

##### Transportation

4. ~~Add "OR CAN BE CONSTRUCTED WITHIN EXISTING RIGHT-OF-WAY."~~ to site plan label and conditional note for the proposed sidewalk extension to the west. Addressed.
5. ~~Add a note to clarify the intent for the temporary turnaround. Is the intent to remove it once street connection is made and replace with additional townhomes?~~ Addressed.

##### Site and Building Design

6. ~~Either remove outline of garages or provide a note that states the number of units that will include both driveway and garage parking.~~ Addressed
7. ~~Amend the note related to porches and stoops to provide a minimum depth, 2 ft minimum typical for stoops and 6 ft minimum typical for porches.~~ Addressed.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** John Kinley (704) 336-8311