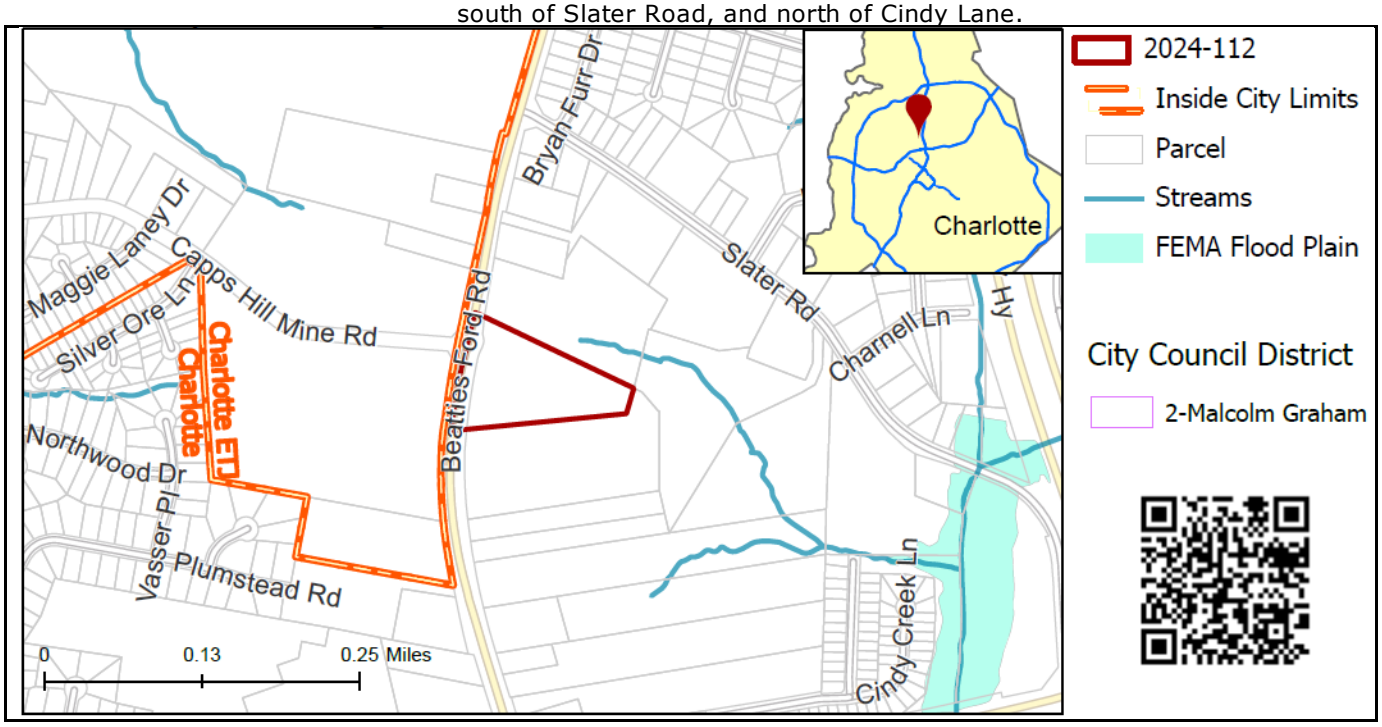
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2024-112
Post-Hearing Staff Analysis
August 5, 2025

REQUEST	Current Zoning: N1-B (Neighborhood 1-B) Proposed Zoning: N2-A (CD) (Neighborhood 2-A, Conditional)
LOCATION	Approximately 4.4 acres located on the east side of Beatties Ford Road, south of Slater Road, and north of Cindy Lane.



SUMMARY OF PETITION	The petition proposes a community of 40 multi-family attached residential dwellings on a site in the Beatties Ford Road corridor currently developed with one single family detached dwelling.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Aveline Old Point Comfort LLC Dreamkey Partners Bridget Grant, Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5.

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of an outstanding issue related to site and building design. <u>Plan Consistency</u> The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type. <u>Rationale for Recommendation</u> • The proposed multi-family attached dwellings would provide an additional housing option in an area identified by the *2040 Comprehensive Plan* as being in a housing gap. • The petition commits to providing a workforce housing program for 30% of all units, for a period of 30 years, at 80% area median income (AMI). • The site is within ¼ mile of a commercial node at Beatties Ford Road & Cindy Lane that includes retail, service, and institutional uses.

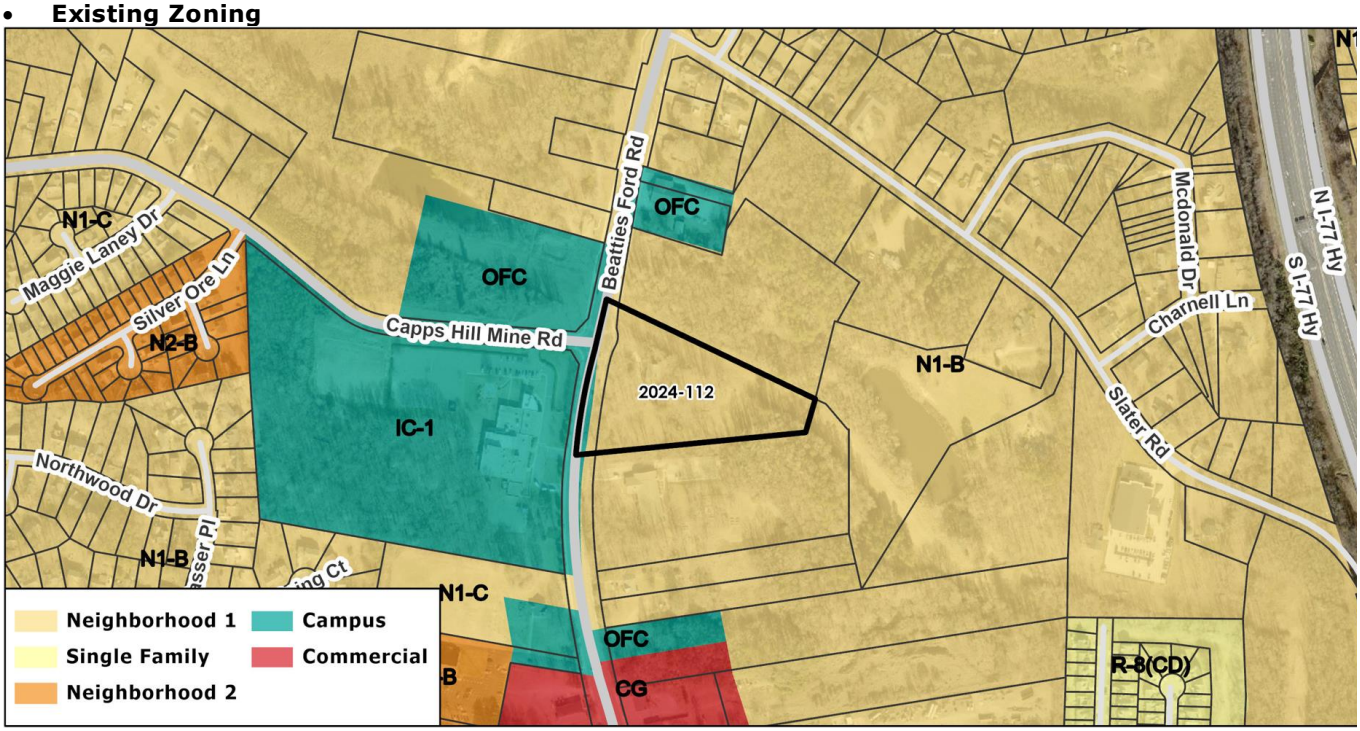
- The petition commits to completing the fourth leg of the signalized intersection at Beatties Ford Road and Capps Hill Mine Road. The traffic signal enables pedestrians and cyclists to safely cross Beatties Ford Road to access a recreation center, religious institutions, retail, and services on the west side of Beatties Ford Road.
- Bus stops for CATS Route 7 are located in close proximity to the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All
  - 5: Safe & Equitable Mobility

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

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Proposes a community of 40 multi-family attached residential dwellings.
  - Limits the number of units per building to six.
  - Commits to a workforce housing program for a minimum of 30% of the total number of units, for a period of 30 years, at 80% or less of the area median income (AMI).
  - Identifies a 10' Class C landscape yard along the northern, eastern, and southern property boundaries.
  - Locates the open space adjacent to Public Street B and tree save and stormwater detention areas at the eastern corner of the site.
  - Maintains the existing natural gas easement along the northern property boundary.
  - Provides access to the site by constructing the fourth leg of the intersection of Beatties Ford Road and Capps Hill Mine Road.
  - Provides a public street network with an east/west street and north/south street.
  - Separates the building and parking areas into two blocks, bisected by a north/south public street.
  - Commits to an 8' planting strip and 12' multi-use path along the site's Beatties Ford Road frontage.

- **Existing Zoning**



- The site and adjacent properties on the east side of Beatties Ford Road are zoned N1-B (Neighborhood 1-B). Other zoning districts in the vicinity include OFC (Office Flex Campus), IC-

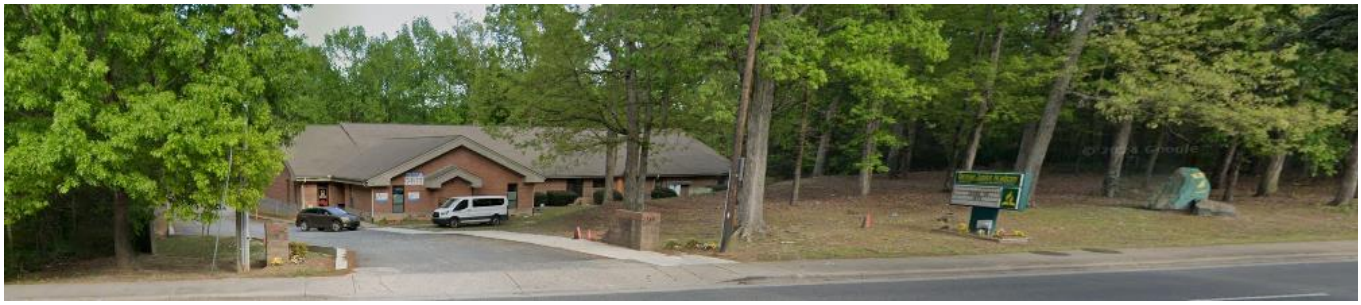
1(Institutional Campus-1), CG (General Commercial), N2-B (Neighborhood 2-B), and R-8(CD) (Single Family Residential, Conditional). i

The site, marked by a red star, is surrounded by a mix of uses including institutional, recreational, and single family detached residential.

Street view of the site as seen from the intersection of Beatties Ford Road & Capps Hill Mine Road.

Street view of commercial use and vacant, wooded land to the north of the site along Beatties Ford Road.

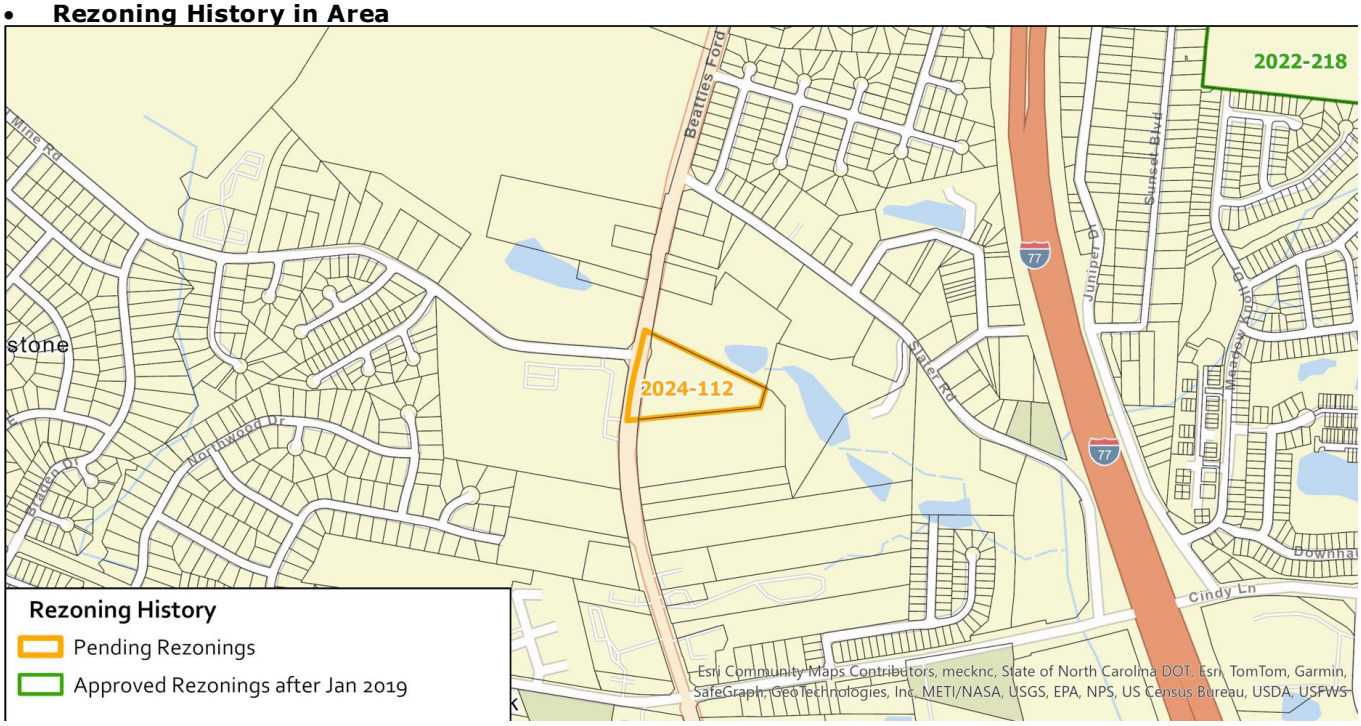
Street view of institutional use to the east of the site along Slater Road.



Street view of institutional use to the south of the site along Beatties Ford Road.

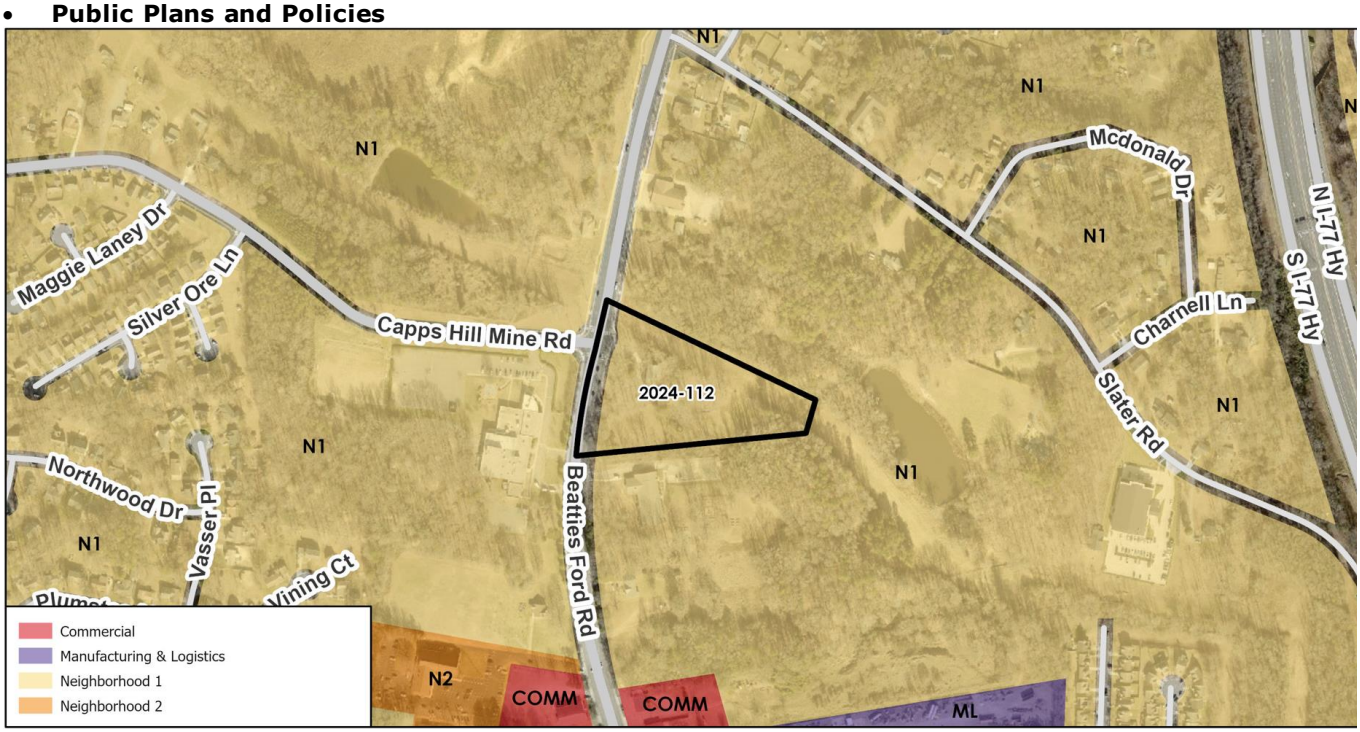
Street view of institutional use to the west of the site across Beatties Ford Road.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-218	Petition to rezone 15.93 acres to R-8MF(CD) (Multi-Family Residential, Conditional) to allow 90 multi-family attached dwellings.	Approved

- **Public Plans and Policies**



  - The *2040 Policy Map* (2022) recommends the Neighborhood 1 place type for the site.

- **TRANSPORTATION SUMMARY**
  - The site is located on Beatties Ford Road, a City-maintained major arterial, south of Slater Road, a City-maintained major collector. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional notes commit to dedicating right of way, adding conditional notes related to 4th leg geometry, and committing to upgrading the intersection. There are no further outstanding transportation issues.
  - **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 15 trips per day (based on one single family detached dwelling).
  Entitlement: 198 trips per day (based on 17 single family detached dwellings).
  Proposed Zoning: 254 trips per day (based on 40 multi-family attached dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 7 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Statesville Road Elementary at 85%

- Ranson Middle at 91%%
- West Charlotte High at 96%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Beatties Ford Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Beatties Ford Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** 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 outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO ZONING COMMITTEE

Site and Building Design

1. Revise site plan note referencing right-of-way conveyance for Public Street A to Public Street B. OUTSTANDING
2. ~~Clarify how the open space area will be accessed. It appears to be difficult for residents to reach.~~ ADDRESSED
3. ~~Add conditional note stating that units fronting Beatties Ford Road will have front doors facing the public street.~~ ADDRESSED
4. ~~Confirm that the petition is meeting minimum standards for fire access, aerial access, and turnaround.~~ ADDRESSED

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908