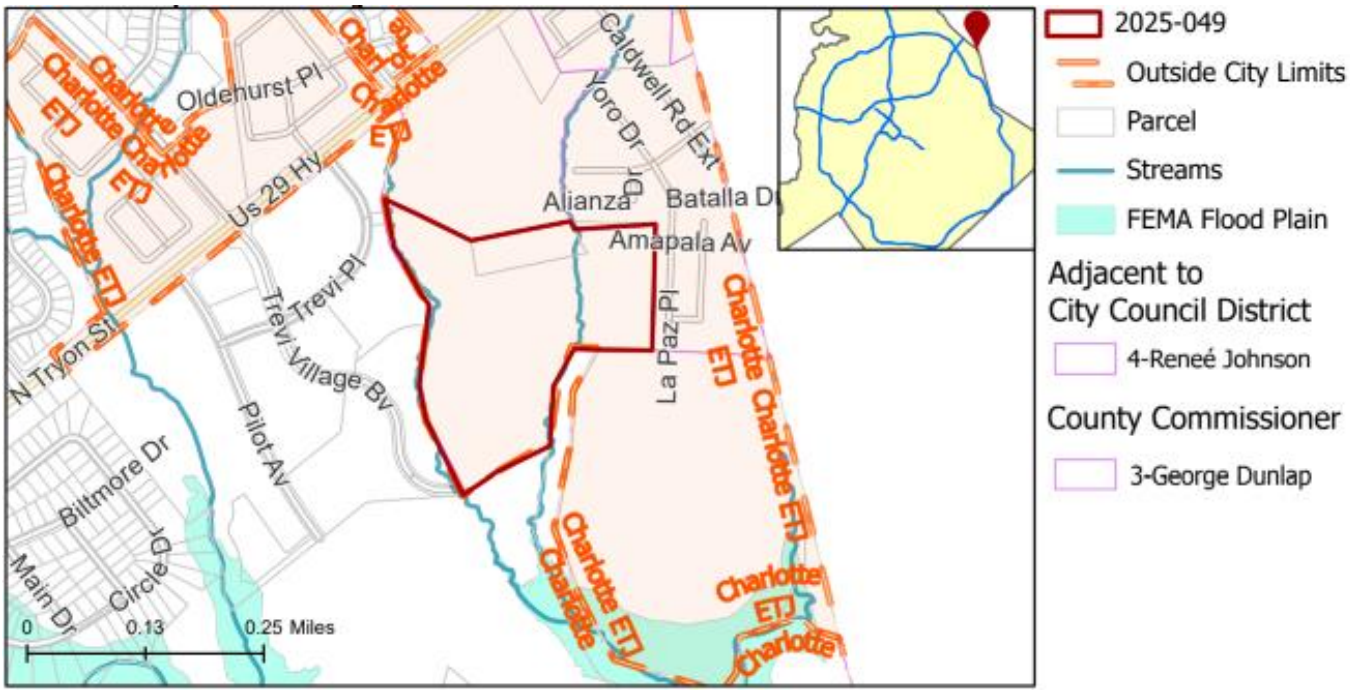
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2025-049
Post-Hearing Staff Analysis
September 3, 2025

REQUEST	Current Zoning: N1-A (Neighborhood 1-A) Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)
LOCATION	Approximately 32.35 acres located east of Trevi Village Boulevard, south of North Tryon Street, and west of Hudspeth Road.



SUMMARY OF PETITION	The petition proposes the development of up to 190 multi-family attached dwelling units. The site is currently developed with 2 single-family houses.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Peggy Love Taylor High Street District Development, Inc. 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: 0

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of an outstanding issue related to site design. <u>Plan Consistency</u> The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type. <u>Rationale for Recommendation</u> • Located in the northeastern portion of the county near the Cabarrus County line, this petition is situated among a range of multi-family and single family entitlements at varying stages of development with small pockets of commercial located to the east and west along North Tryon Street.

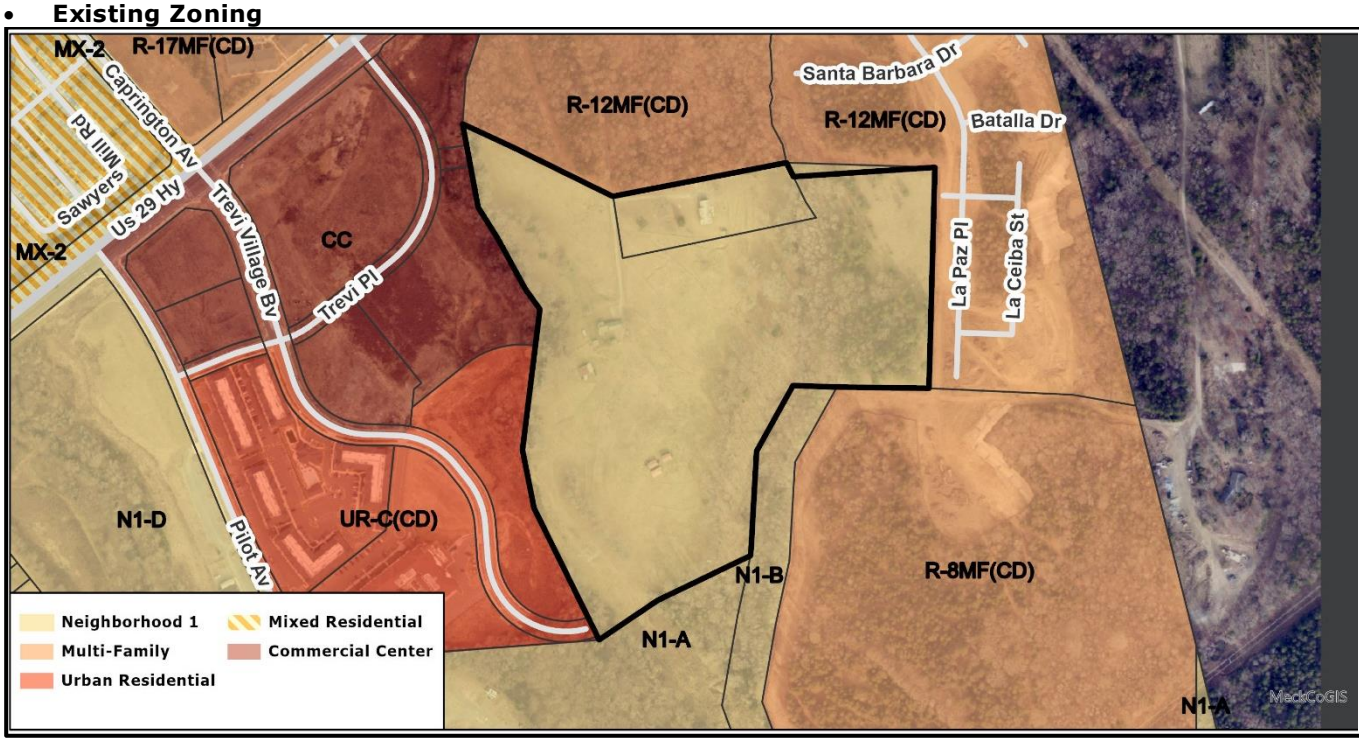
- The site is adjacent to Neighborhood 2 Place Type areas that are developed as multi-family housing. They share a similar development pattern and street connectivity to what is being proposed in this petition.
- The site provides a minimum of one acre for a public park.
- The site is located south of a major thoroughfare and provides a new public street network and connectivity to adjacent developments.
- The proposed site is adjacent to commercial place types potentially allowing for access to goods and services.
- The plan commits to a minimum of 50% of buildings containing 4 or fewer units, aligning with Neighborhood 1 building forms.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

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:
  - Allows up to 190 multi-family attached dwelling units which may include a combination of duplex, triplex, quadraplex and/or multi-family attached dwelling units.
  - Limits the total number of principal buildings to 60.
  - A minimum of 50% of the residential buildings within the multi-dwelling development will contain 4 or less dwelling units. No residential building may contain more than 6 dwelling units, and such buildings are limited to no more than 10% of all residential buildings. Residential buildings fronting public or private network required streets are limited to 5 or less dwelling units.
  - Access to the site will be from the extensions of existing and proposed public streets which stub to the site. These include the extension of Trevi Village Boulevard to the west per rezoning petition 2021-158, the extension of Amapala Avenue to the east per rezoning petition 2021-150, and the extension of a future street to the north per rezoning petition 2022-199.
  - Provides sidewalks to connect all residential entrances to sidewalks along abutting streets. For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.
  - Pedestrian ramps will be provided at street intersections in coordination with CDOT.
  - Dedicates and conveys a minimum of one acre of the land on the corner of Road C and Road E to Mecklenburg County for a public park.
  - All dwelling units will have garages. Residential buildings with front loaded garages will include a minimum 20-foot long parking pad.
  - Common open space areas will contain seating options that include a minimum of one bench per 4,000 square feet of common open space and enhanced plantings to include a minimum of 18 trees per one acre of common open space.
  - Provides enhanced architectural design guidelines.

- **Existing Zoning**



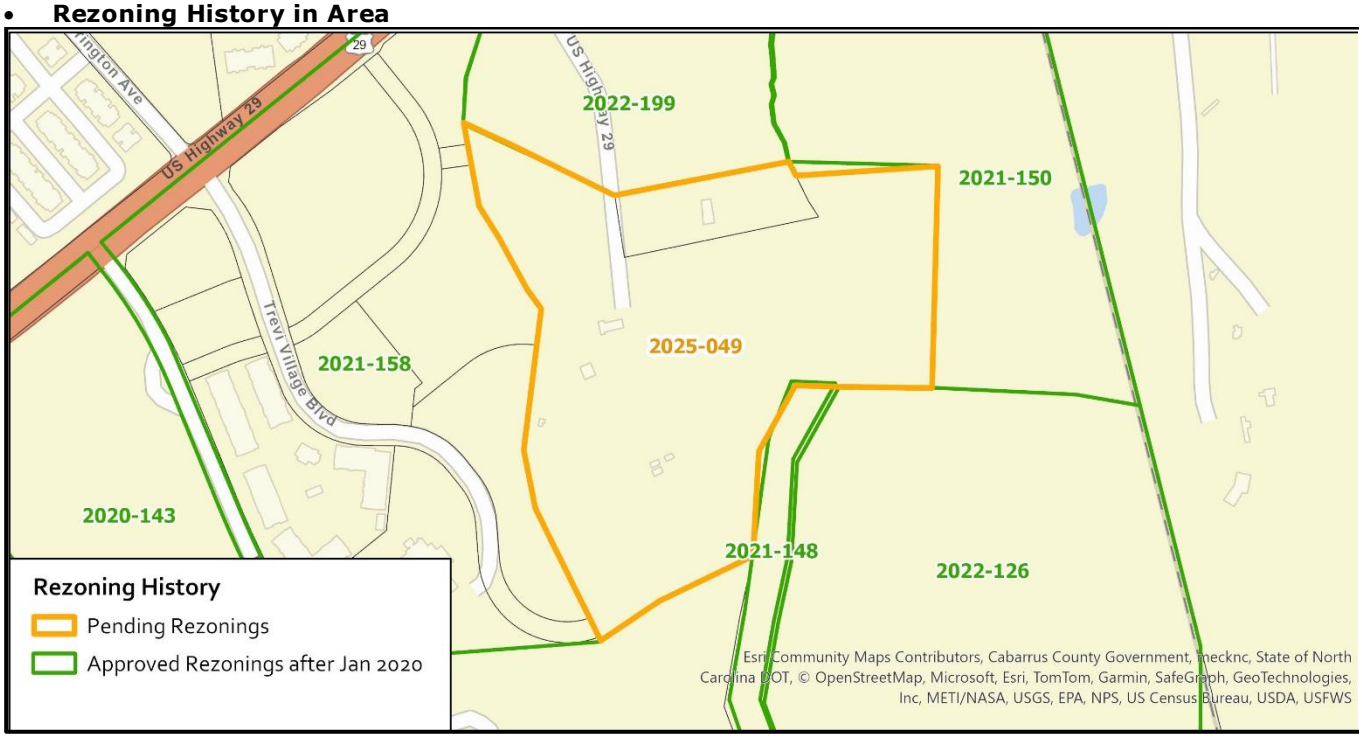
- The site is zoned N1-A (Neighborhood 1-A). The property is adjacent to properties zoned R-8MF(CD) (Multi-family residential, Conditional), R-12MF(CD) (Multi-family Residential, Conditional), CC (Commercial Center), UR-C(CD) (Urban Residential Commercial, Conditional), N1-A (Neighborhood 1-A), and N1-B (Neighborhood 1-B). Many of the surrounding land uses have been entitled through previous rezonings to allow multi-family dwelling units.

The site (indicated by the red star above) is located east of Trevi Village Boulevard, south of North Tryon Street, and west of Hudspeth Road.

The property to the west along Trevi Village Boulevard is developed with multi-family dwelling units and a senior living center. Red star denotes petition site.

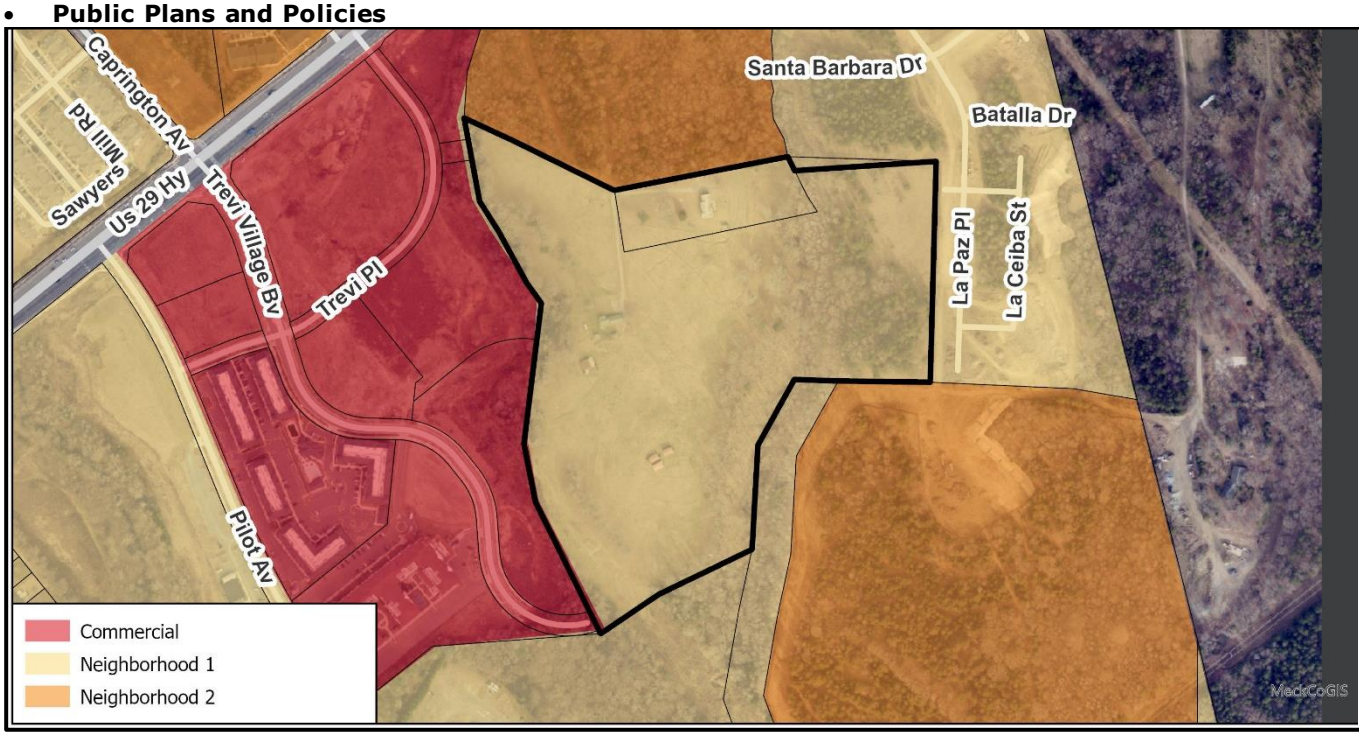
The property to the north along North Tryon Street is currently developed with commercial uses. The property has been rezoned to allow up to 200 multi-family dwelling units.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-143	Rezoned 21.3 acres from UR-C (Urban Residential Commercial) to R-8 (Single Family Residential) to allow all uses in the R-8 (Single Family Residential) zoning district.	Approved
2021-148	Rezoned 114 acres from R-3 (Single Family Residential) to R-4 (Single Family Residential) to allow all uses in the R-4 (Single Family Residential) zoning district.	Approved
2021-150	Rezoned 37 acres from R-3 (Single Family Residential) to R-12MF(CD) (Multi Family Residential, Conditional) to allow up to 380 multi family dwelling units.	Approved
2021-158	Rezoned 45 acres from CC SPA (Commercial Center, Site Plan Amendment) and UR-C(CD) SPA (Urban Residential-Commercial, Conditional, Site Plan Amendment) to CC SPA (Commercial Center, Site Plan Amendment) and UR-C(CD) SPA (Urban Residential-Commercial, Conditional, Site Plan Amendment) to allow a site plan amendment to an approved development to allow additional uses, clarify architectural standards, and adjust layout.	Approved
2022-126	Rezoned 48 acres from R-3 (Single Family Residential) to R-8MF(CD) (Multi Family residential, Conditional) to allow up to 285 townhomes.	Approved
2022-199	Rezoned 19.9 acres from N1-A (Neighborhood 1-A) to R-12MF(CD) (Multi Family Residential, Conditional) to allow up to 200 multi-family dwelling units.	Approved

- **Public Plans and Policies**



  - The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**
  - The site is located south of North Tryon Street, a State-maintained major arterial, and east of Trevi Place, a privately maintained local street. 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. Based on the 1,293 daily trips, this will trigger a Tier 1 multimodal assessment. The petitioner is committing to constructing all UDO required transportation improvements. Including, roadway connections to the existing roadway network, an 8-foot planting strip and an 8-foot sidewalk constructed throughout the proposed development, as well meeting CDOT/NCDOT standard of design and construction. All outstanding CDOT comments have been addressed.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - ~~See Outstanding Issues, Notes 1 and 2.~~ Addressed
- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 28 trips per day (based on 2 single family dwelling units).
  Entitlement: 981 trips per day (based on 97 single family dwelling units).
  Proposed Zoning: 1,293 trips per day (based on 190 multi family dwelling units).

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 Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 52 students to the schools in this area.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Stoney Creek Elementary from 113% to 115%.
    - James Martin Middle from 58% to 60%.
    - Julius L. Chambers High from 127% to 128%.

- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 300 feet west of the rezoning boundary along Trevi Village Boulevard. A developer donated project will be required in cases there is not direct service. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 450 feet west of the rezoning boundary along Trevi Village Boulevard. A developer donated project will be required in cases there is not direct service. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 3.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~Show additional ramps at the intersections within the site plan~~. Addressed
2. ~~Revise site plan and conditional note(s) to commit to a roadway stub to St. Margarets Way in coordination with subdivision. Site plan shall label and dimension from roadway centerline~~. Addressed

Site and Building Design

3. The boundary/tree save line does not match the property line. Accurately show the property line.
4. ~~Define and quantify enhanced plantings~~. Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225