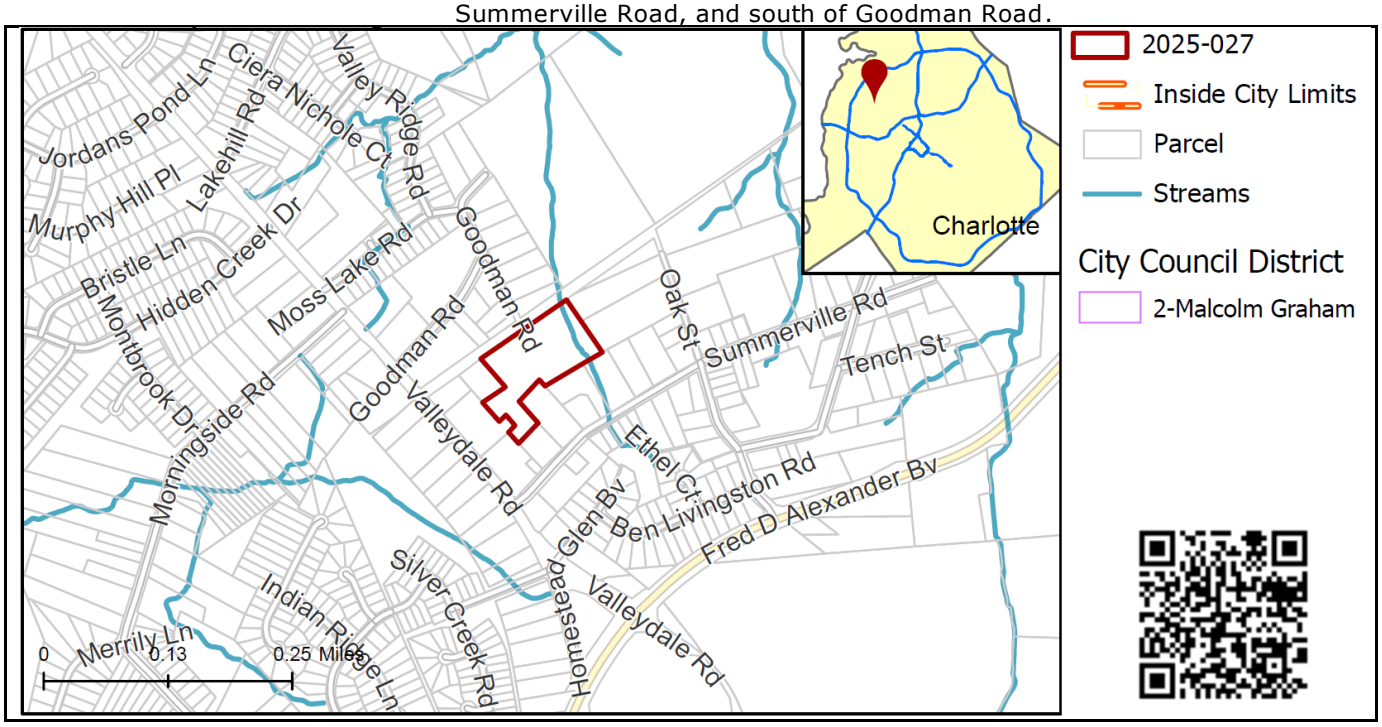
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2025-027
Final Staff Analysis
October 20, 2025

REQUEST	Current Zoning: N1-B (Neighborhood 1-B) and CG (General Commercial) Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)
LOCATION	Approximately 4.76 acres located east of Valleydale Road, north of Summerville Road, and south of Goodman Road.



SUMMARY OF PETITION	The petition proposes the development of up to 43 multi-family attached dwelling units. The site is currently undeveloped.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Mission City Church Mission City Church and Freedom Communities Eddie Moore, McAdams
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 15

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **inconsistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type. Rationale for Recommendation • The site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map.* The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the *Policy Map* recommendation. • The plan limits building forms to quadraplexes, which is compatible the Neighborhood 1 Place Type. The petitioner also commits to setbacks, landscape yards, and open spaces that are greater than ordinance requirements adjacent to abutting Neighborhood 1 Place Types. These features will help transition from the Commercial Place Types along Valleydale Road to the Neighborhood 1 areas around the site.

- All dwellings will be House Charlotte eligible, and all dwellings will be deed restricted for a minimum of 7 years to ensure affordability. The House Charlotte program is an initiative by the City of Charlotte aimed at making homeownership more accessible for low to moderate-income families by providing down payment assistance for properties that are $365,000 or less.
- The proposed development gains access from Valleydale Road via an extension of Goodman Road. Valleydale Road is designated by the *Charlotte Streets Map* as a 2+ Lane Avenue and considered an Arterial Street by the UDO.
- The site is abutting retail and commercial uses, along Valleydale Road, that provide some neighborhood serving goods and services and is designated as a Commercial Place Type. The Neighborhood 2 Place Type serve as a transition between higher intensity commercial developments and lower intensity residential development.
- The Petition proposes to dedicate a greenway easement to Mecklenburg County Park and Recreation.
- The site is located along the route of the number 1 CATS local bus providing service between Callabridge Common shopping center and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

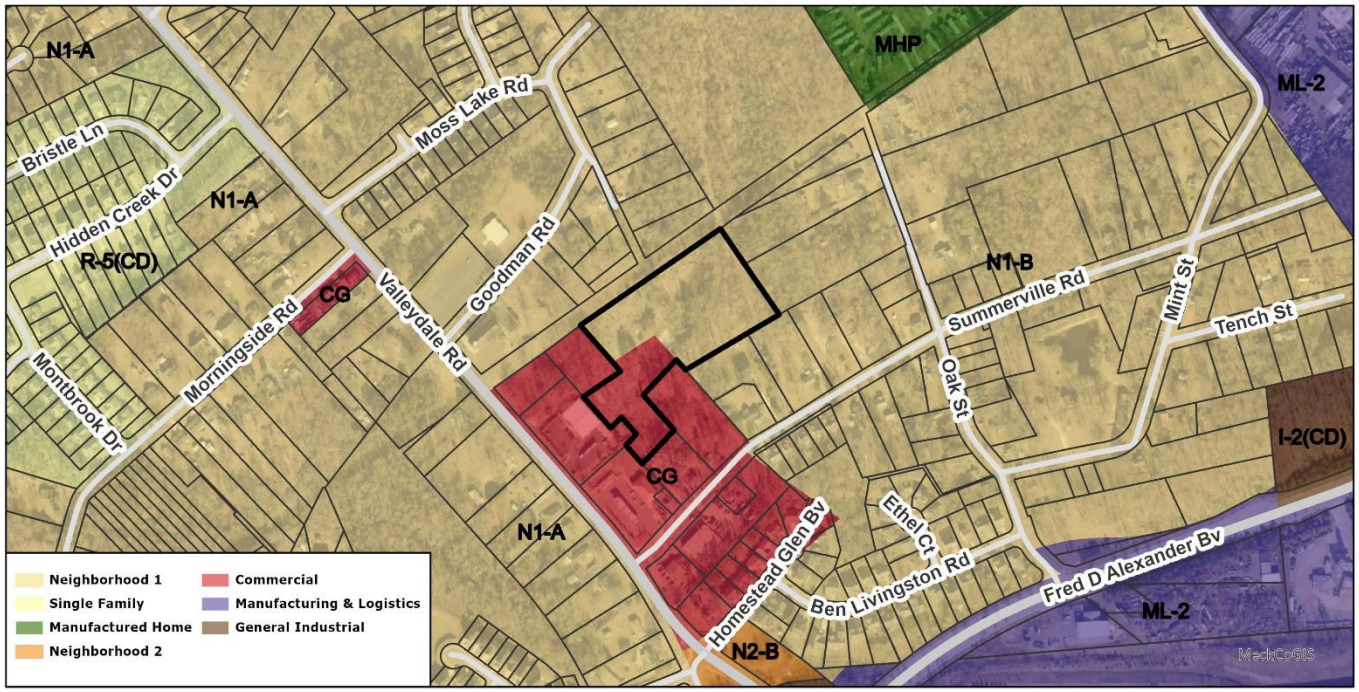
The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

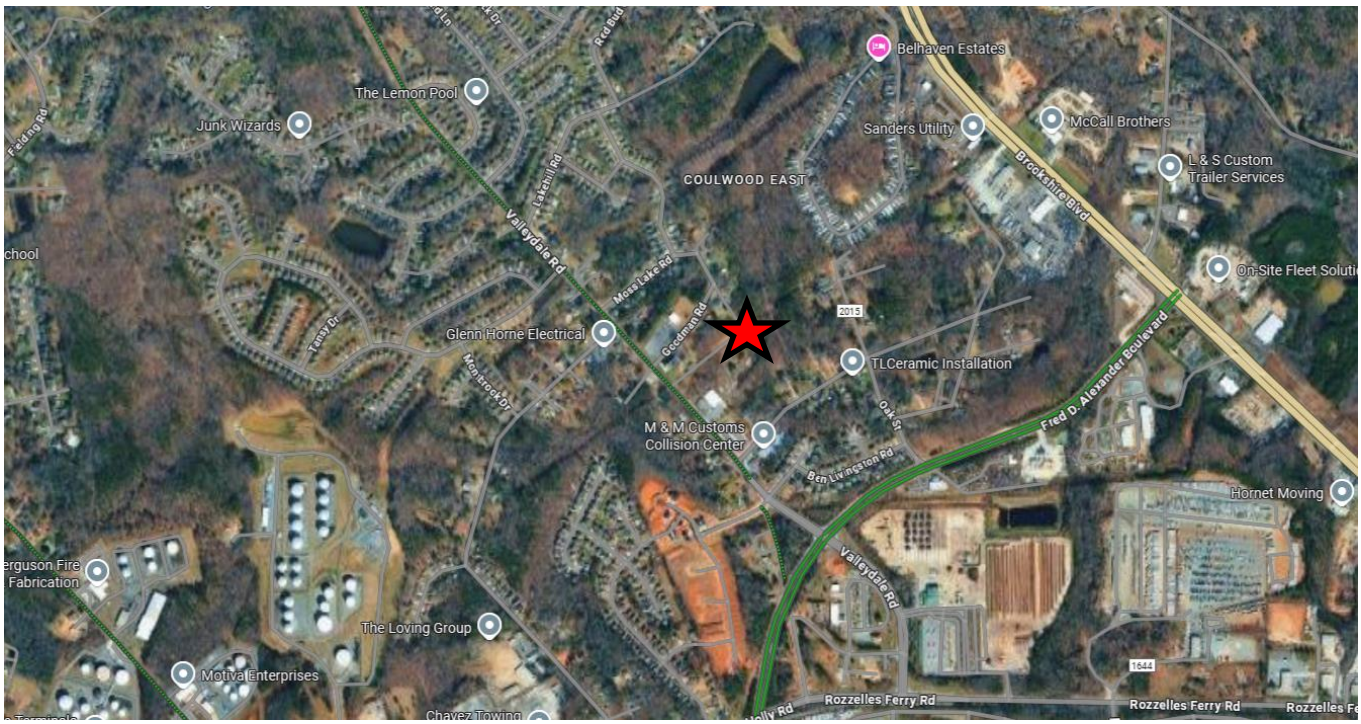
- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Permits the development of up to 43 multi-family attached dwelling units.
    - The total number of principal buildings on site is limited to 12.
    - Buildings shall be limited to 4 units and a maximum length of 100 feet.
    - All dwellings will be House Charlotte eligible, and all dwellings will be deed restricted for a minimum of 7 years to ensure affordability.
  - The following transportation, streetscape, and landscaping improvements are proposed:
    - Access to the site is proposed from a public street extension of Goodman Road.
    - The petitioner will convey a 70-foot greenway and stormwater easement (including a 35-foot post construction buffer) to Mecklenburg County.
    - A 20-foot rear setback or 25-foot Class B Landscape Yard will be provided along all property boundaries abutting a Neighborhood 1 Place Type.
    - Commits to install PVC fence (or alternative) along the east side of Parcel 03510429, adjacent to the Goodman Road Extension ROW, if accepted by the property owner.
    - Open space will be amenitized and have a minimum dimension of 50 feet in all directions. Each residential unit will be within a 1,000-foot radius of a common open space.
      - Open space will utilize enhanced landscaping, exceeding the standards of the UDO. With a minimum of 18 trees per one acre of open space.
      - Specialty paving materials, shading elements such as structures, or additional trees will be provided.
      - Seating options and moveable furniture, public art, interactive elements, and decorative lighting will also be included. Including 1 linear foot of seating per 300 square feet of public open space.
    - A minimum of 20 street trees will be provided along the private alleys.
    - The petitioner will coordinate with CDOT to install a 90-degree curb along the west side of the Goodman Road Extension.
    - The petitioner will coordinate with CDOT for the potential to accept the Goodman Road Extension for future maintenance.
  - The following architectural requirements are proposed:
    - The following building materials shall be prohibited: Traditional stucco made with Portland cement and sand, natural wood, corrugated metal siding (except for roofs, patio coverings, and stoop coverings), plain concrete masonry units (CMU) without color pigment or improved finish, T-111 composite plywood siding, or plastic.

- Buildings will not exceed 3 stories in height or ~~48 feet~~ 35 feet.
- Porches and stoops will be provided. Front porches must be at least 5 feet deep and 15 feet wide, while front stoops must be at least 3 feet deep and 5 feet wide. These elements can be covered but should not be fully enclosed.

- **Existing Zoning**



The site is zoned N1-B (Neighborhood 1-B) and CG (General Commercial). The site is abutting properties zoned N1-A to the north, west, and south. The site is abutting properties zoned CG to the south, west, and southwest along Valleydale Road.



The site (indicated by red star above) is located east of Valleydale Road, north of Summerville Road, and south of Goodman Road. Approximately 1/3-mile northwest of Fred D. Alexander Boulevard and 1¼-mile southeast of Bellhaven Boulevard. The site is located in an area primarily consisting of rural single-family and single-family subdivision development but is adjacent to a small commercial area with retail, commercial, and religious uses.

View of the site looking east from Valleydale Road across an unopened right-of-way. The site is undeveloped, containing a field and small trees.

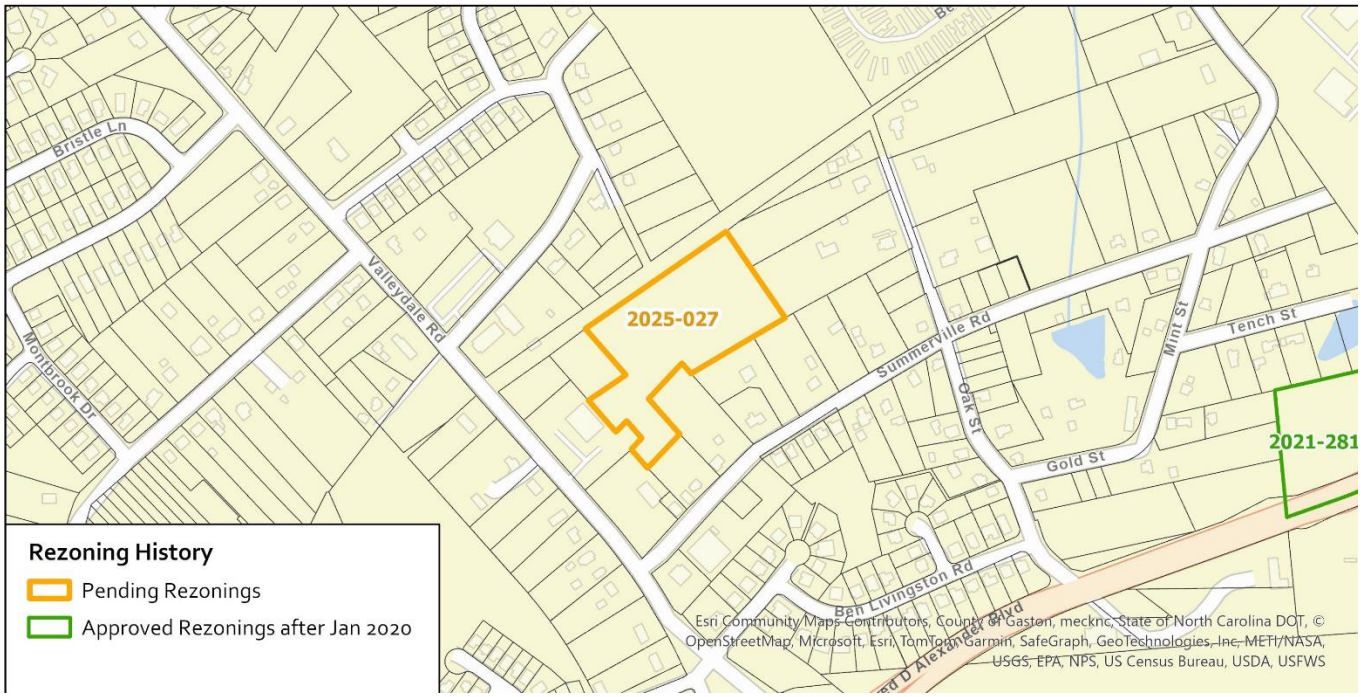
View of where the site will gain access to the existing road network via a public street extension of Goodman Road. The site is located ¼-mile south and the developer will construct an extension of Goodman Road within an existing right-of-way to access the site.

View of the Mission City Church at the intersection of Valleydale Road and Goodman Road adjacent to the site, zoned CG. Mission City Church is partnering with Freedom Communities as the petitioner for the rezoning.

View of a retailer located on the east side of Valley dale Road abutting the site, zoned CG.

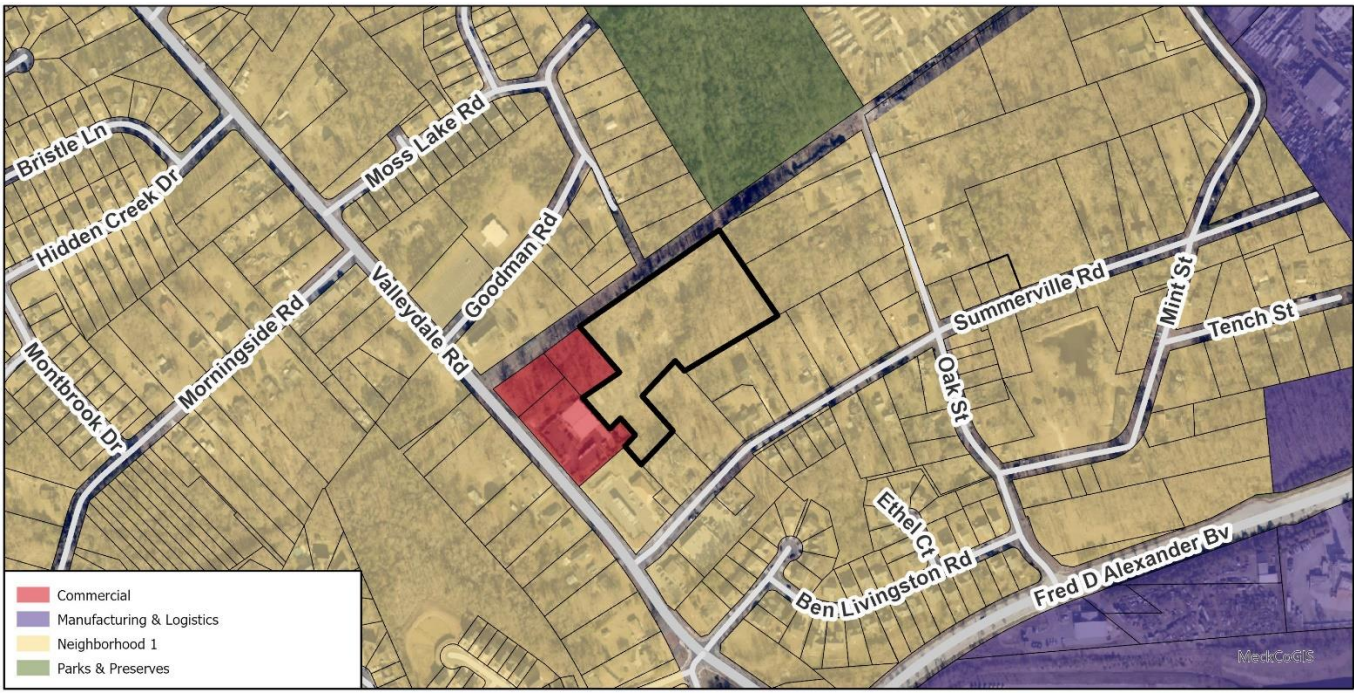
View of a vehicle fueling facility, zoned CG located at the northeast corner of Valleydale Road and Summerville Road abutting the site, zoned CG.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-281	Rezoned 3.8 acres located on the north side of Fred D. Alexander Boulevard, west of Brookshire Boulevard, and east of Valleydale Road from R-4 (Single Family Residential) and I-2 (General Industrial) to I-2(CD) for 45,000 square feet of general industrial uses.	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**
  - The site is located east of Valleydale Road, a State-maintained minor arterial, and north of Summerville Road, a City-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. The petitioner has committed to constructing all transportation improvements required per UDO. All outstanding CDOT comments have been addressed.
  - **Active Projects:**
    - N/A
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning: N1-A and CG
    Existing Use: 0 trips per day (based on vacant site).
    Entitlement: 970 trips per day (based on 13 dwelling units and 13,900 sq.ft. of retail).
    Proposed Zoning: N2-A(CD). 277 trips per day (based on 43 multi-family dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 6 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Paw Creek Elementary remains at 115%
    - Coulwood Middle remains at 79%
    - West Mecklenburg High remains at 75%
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 375 feet southwest of the rezoning boundary along Valleydale Rd. A developer donated project will be required in cases there is not direct service. 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.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~CDOT: Revise site plan and conditional note(s) to commit to moving the on-street parking a minimum distance of 50' from intersection. Label and dimension.~~ Addressed
2. ~~Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."~~ Addressed
3. ~~Remove crosswalk striping on Road 'A.'~~ Addressed

Environment

4. ~~Urban Forestry: Green Area and Stormwater easements cannot overlap. Green area can overlap with the buffer if that is what is being referenced, but stormwater easements are different.~~ Addressed

Site and Building Design

5. ~~Entitlement Services: remove note that 25-foot Class B Landscape yards shown on site plan may be reduced to 10 feet during permitting process.~~ Addressed
6. ~~Entitlement Services: Provide definitions for open space features that are not found in the standards of the UDO. Also, provide quantitative metrics for features such as number of trees, seating, paved area, etc.~~ Addressed
7. ~~Entitlement Services: Ensure solid waste service location as a minimum of 25 feet from Neighborhood 1 Place Type boundaries.~~ Addressed
8. ~~Entitlement Services: Maximum Height should be reduced adjacent to Neighborhood 1 Place Type boundaries.~~ Addressed
9. ~~Entitlement Services: Provide a sidewalk along at least one side of all alleys.~~ Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

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