

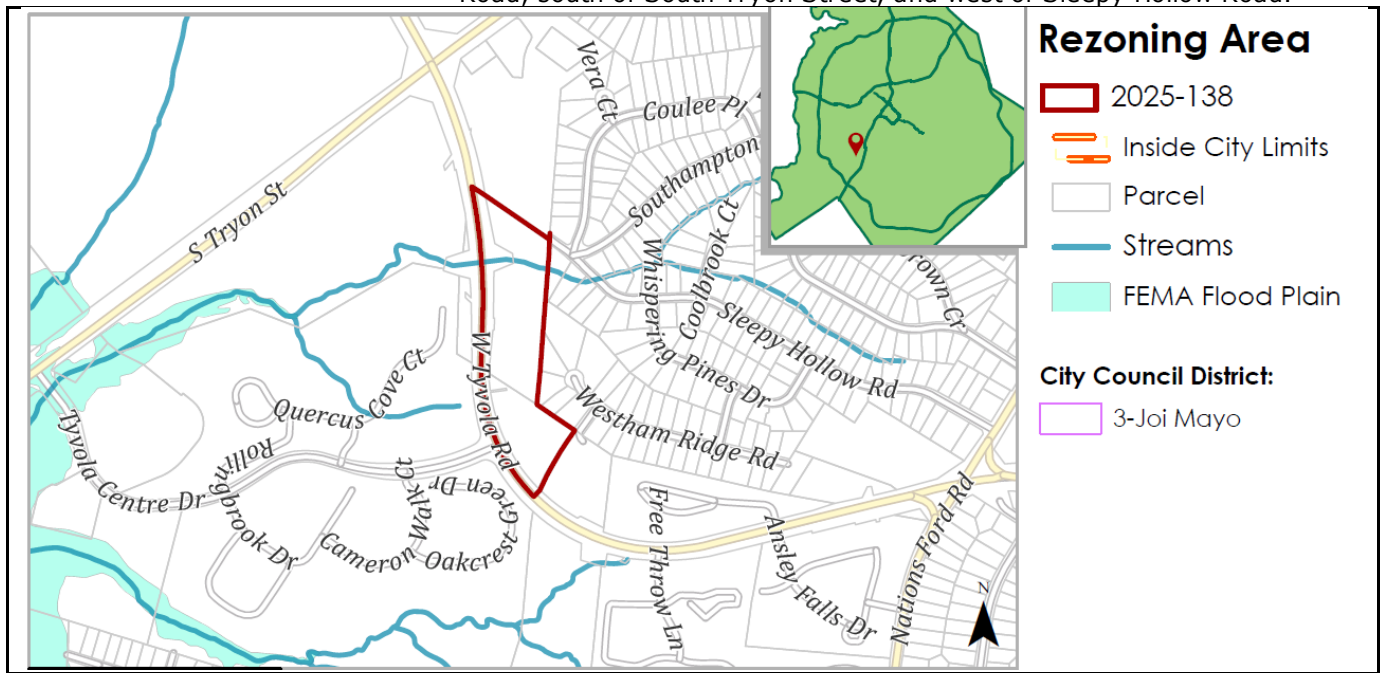
REQUEST

Current Zoning: R-17MF(CD) (Multi-Family, conditional)
Proposed Zoning: R-17MF(CD) SPA (Multi-Family, conditional, site plan amendment)

LOCATION

Address: 615 Sleepy Hollow Road

Approximately 8.62 acres located along the east side of West Tyvola Road, south of South Tryon Street, and west of Sleepy Hollow Road.



SUMMARY OF PETITION

The petition proposes to reduce the number of principal buildings and increase the permitted number of units for a multi-family apartment development. The site is currently undeveloped.

PROPERTY OWNER

Tyvola Residential, LLC

PETITIONER

Coral Reef Investments, LLC

AGENT/REPRESENTATIVE

Bridget Grant, Moore Van Allen, PLLC

COMMUNITY MEETING

The community meeting was held on January 22, 2026 and 8 people from the community attended.

The community meeting report notes that items discussed at the meeting included the proposed site plan amendment for a previously approved multi-family apartment residential development, with discussion and concerns centered on pedestrian connectivity, environmental and vegetation management impacts, chemical use, wildlife and pest activity, and general issues related to rental housing.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *Southwest Middle Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity & Inclusion may be facilitated by adding additional multi-family stacked units in a mostly developed area where there is a gap in access to housing diversity.
- 3: Housing Access for All may be facilitated by increasing the number of work-force housing units from 6 to 7 units.

Rationale for Recommendation

- The petition is a site plan amendment (SPA) to previously approved rezoning petition, 2021-235. It requests reducing the permitted number of principal structures, minorly increasing the number of multi-family dwelling units and workforce housing units, removing a pedestrian connection to Sleepy Hollow Road, and modifying a driveway location on West Tyvola Road.
- The site is in alignment with the *2040 Policy Map's* designation of Neighborhood 2 Place Type, which serves as a transition between lower-intensity development and higher-intensity commercial or mixed-use centers. The site abuts single-family development to the east, a commercial center with restaurant and retail uses to the north, multi-family apartment developments across West Tyvola Road to the west, and a public park to the southeast.
- The Neighborhood 2 Place Type supports low- to mid-rise multi-family residential development. The plan proposes a maximum building height of 65 feet.
- Overall, the site plan amendment introduces minor changes that do not significantly alter the previously approved rezoning plan.
- The site is served by the CATS number 60 local bus and a short walk from the number 16 local bus providing service to the Tyvola Road LYNX Blue Line Station, the airport, and the Charlotte Transportation Center.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

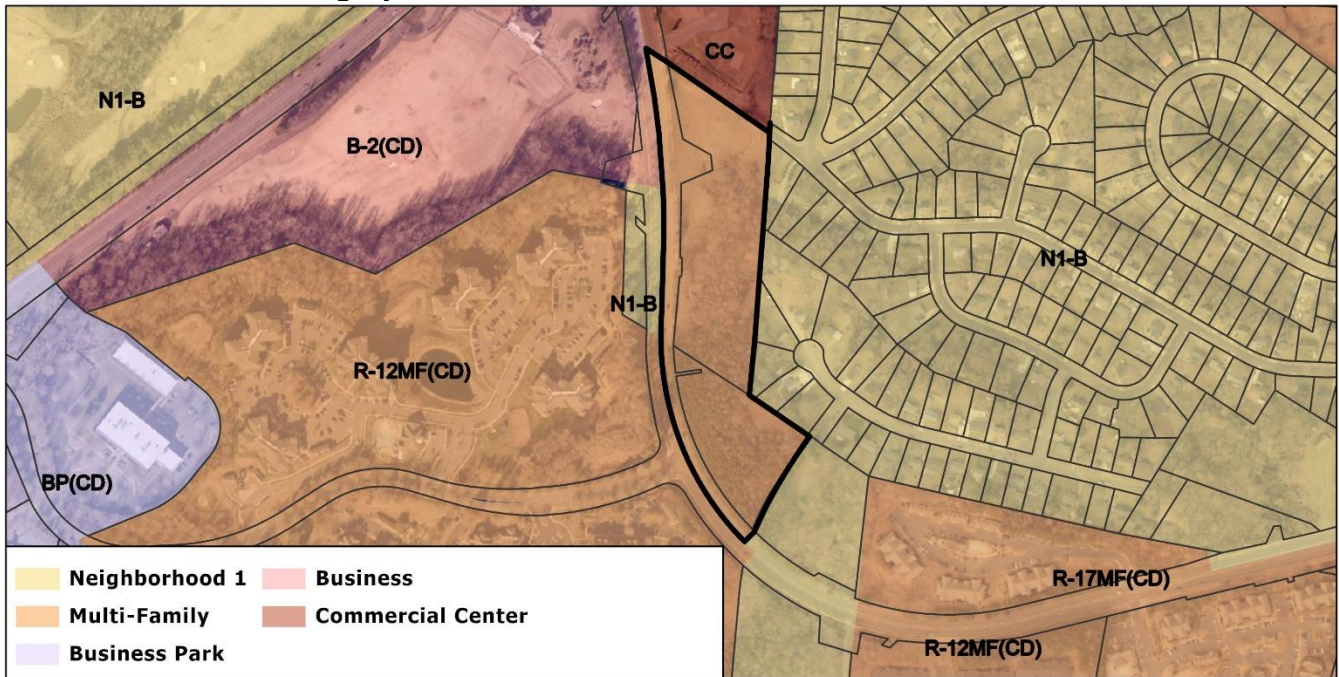
- Existing Zoning:
 - R-17MF(CD) (Multi-Family, conditional): Conditional rezoning petition 2021-235 entitled the site for up to 129 multi-family apartment dwelling units, including 6 work-force housing units, in 3 principal structures.
- Proposed Zoning:
 - R-17MF(CD) SPA (Multi-Family, conditional, site plan amendment): Proposes a site plan amendment to 2021-135 for up to 134 multi-family apartment dwelling units, including 7 work-force housing units, in 2 principal structures.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

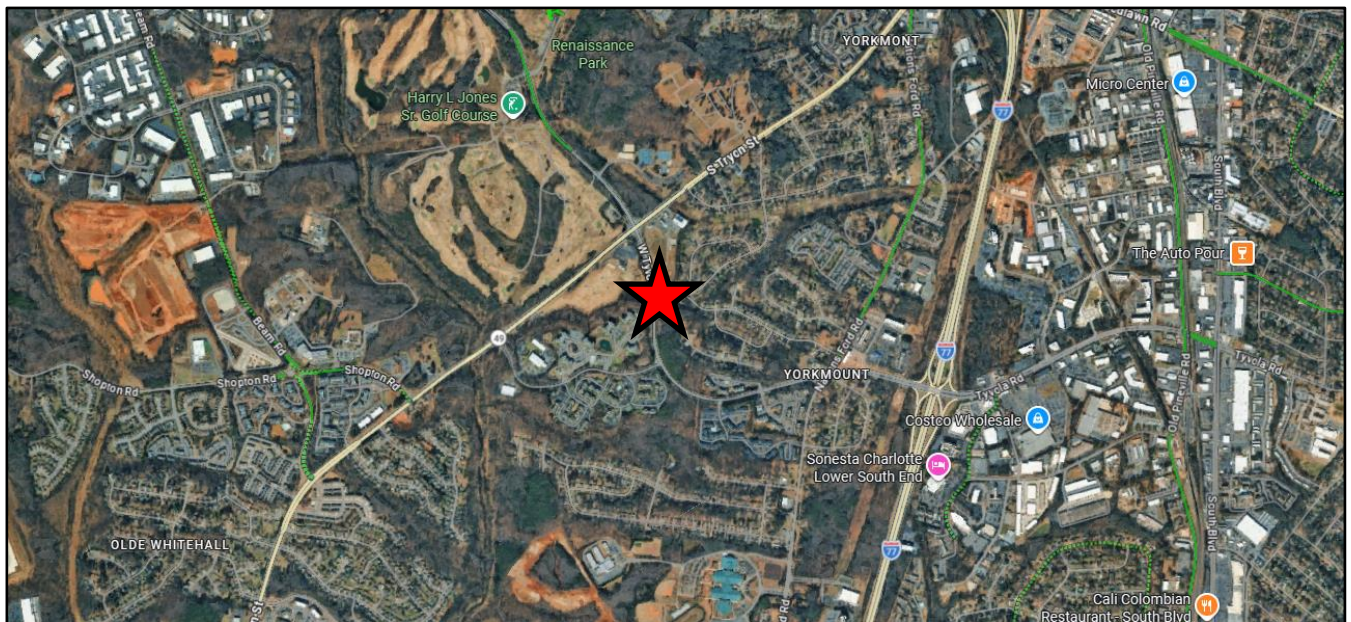
The site plan amendment contains the following changes:

- Reduces the number of multi-family stacked buildings from 3 to 2.
- Increases the maximum number of multi-family apartment dwelling units from 129 to 134.
 - Of those 134 units, the number of workforce housing units may increase from 6 to 7.
- Removes the pedestrian connection from West Tyvola Road to Sleepy Hollow Road.
- Modifies site access to the site by moving the northern driveway off West Tyvola Road approximately 200 feet to the south.

• **Site Context and Imagery**



The site is zoned R-17MF(CD) (Multi-Family, conditional). It is located adjacent to properties to the north that are zoned CC (Commercial Center), near the intersection of West Tyvola Road and South Tryon Street. Properties to the west, across West Tyvola Road, are zoned N1-B (Neighborhood 1-B) and R-12MF(CD) (Multi-Family, conditional). Properties abutting the site to the east and southeast are zoned N1-B. Along West Tyvola Road, additional zoning districts include R-12MF(CD) and R-17MF(CD) to the southeast. To the north at the intersection of West Tyvola Road and South Tryon Street, properties are zoned B-2(CD) (General Business, conditional) and B-D(CD) (Distributive Business, conditional).



The site (indicated by the red star above) is located on the east side of West Tyvola Road, approximately 1/8 - mile south of its intersection with South Tryon Street and about 3/4-mile west of the I-77 interchange at West Tyvola Road. The site abuts single family development to the east where it meets Sleepy Hollow Road. To the north, at the intersection of West Tyvola Road and South Tryon Street, is a small commercial development with restaurant and retail uses. To the west, across West Tyvola Road, are garden-style multi-family apartment developments. Abutting the site to the southeast along West Tyvola Road is Yorkshire Park.



View of the site looking southeast from West Tyvola Road. The site is currently undeveloped.



View of the site looking southwest from the end of Sleepy Hollow Road. The site is currently undeveloped.



View of existing single family development along Sleepy Hollow Road, abutting the site to the east.



View of garden-style multi-family apartment development located across West Tyvola Road from the site, typical of the development pattern along West Tyvola Road.



View of Yorkshire Park looking east from West Tyvola Road. The park is abutting the site to the southeast.



View of a small commercial development at the intersection of West Tyvola Road and South Tryon Street, abutting the property to the north. The development contains a drive-through coffee shop, gas station, and self-storage facility.

• **Rezoning History in Area**



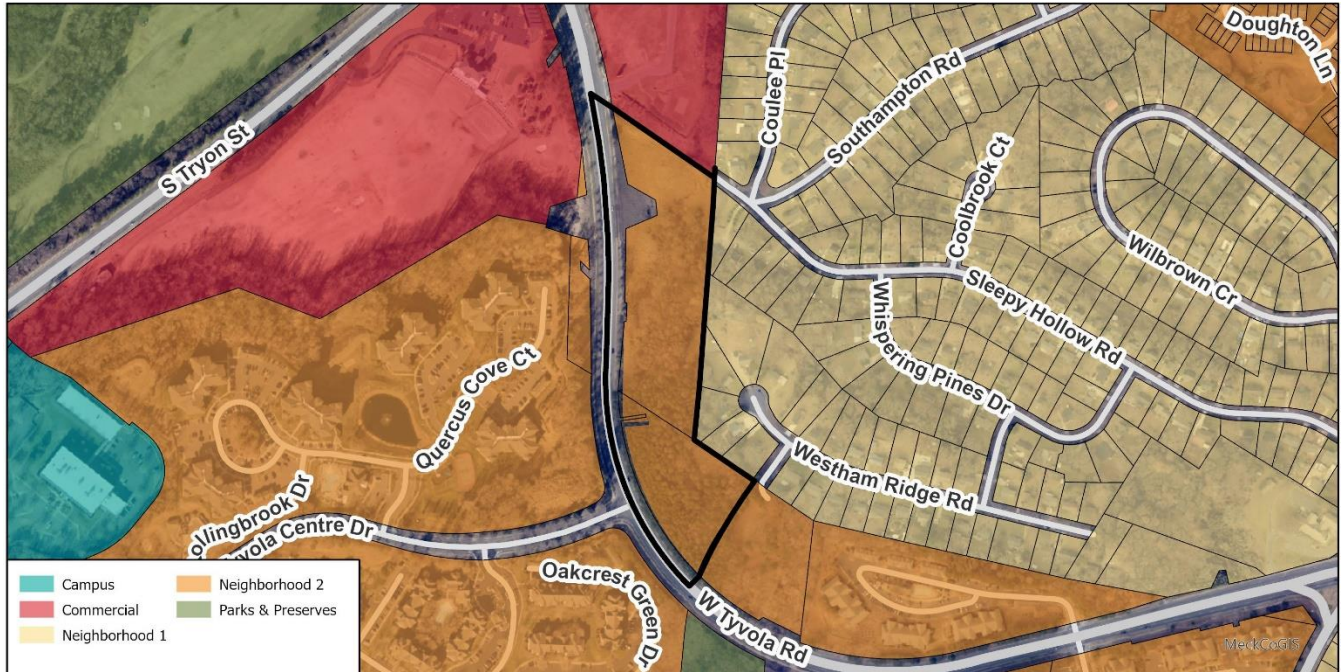
| Petition Number | Summary of Petition | Status |
|-----------------|--|---|
| 2021-235 | Rezoned 8.6 acres from R-4 (Single-Family Residential) to R-17MF(CD) (Multi-Family Residential, conditional) for the construction of 129 multi-family residential dwelling units in three buildings. | Approved. No permit applications submitted. |

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

- **Public Plans and Policies**



- The *Southwest Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 2 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 2 Place Type.
 - Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.
 - This site is within the *Southwest Middle Community Area Plan*. The rezoning petition may help facilitate the priority goals 2 and 3 given its commitment to adding additional multi-family stacked units in a developed area where existing infrastructure can generally support the density and where there is a gap in housing diversity. The commitment to workforce housing units may facilitate goal 3, Housing Access for All, by providing several units at attainable levels.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to West Tyvola Road, a City-maintained major arterial, east of South Tryon Street, a State-maintained major arterial. 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.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current: R-17MF(CD)
 - Existing Use: N/A trips per day (based on vacant property).
 - Existing Zoning Entitlements: 569 trips per day (based on 129 multi-family dwelling units).
 - Proposed Zoning: R-17MF(CD) SPA. 593 trips per day (based on 134 multi-family dwelling units).

- **Storm Water Services**

- **Considerations:**
 - No comments submitted.

- **Charlotte Water**
 - Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Sleepy Hollow Rd. And accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located inside the property boundary.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
 - The development may add 44 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:
 - Pinewood Elementary currently at 111% utilization, would increase to 117%
 - Alexander Graham Middle currently at 96% utilization, would increase to 98%
 - Harding High currently at 99% utilization, would increase to 101%.
 - **Considerations:**
 - Alexander Graham will be relieved by the 2023 Bond Project New Middle School Cato Ridge in 2026-27.
 - Existing school capacity in this area is currently inadequate for elementary school.
 - Existing school capacity in this area is currently adequate for middle and high school. Utilization is above 100% for high school; however, it is below the flex limit of 130%.
 - See advisory comments at www.rezoning.org
- **Charlotte Area Transit System**
 - **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818