

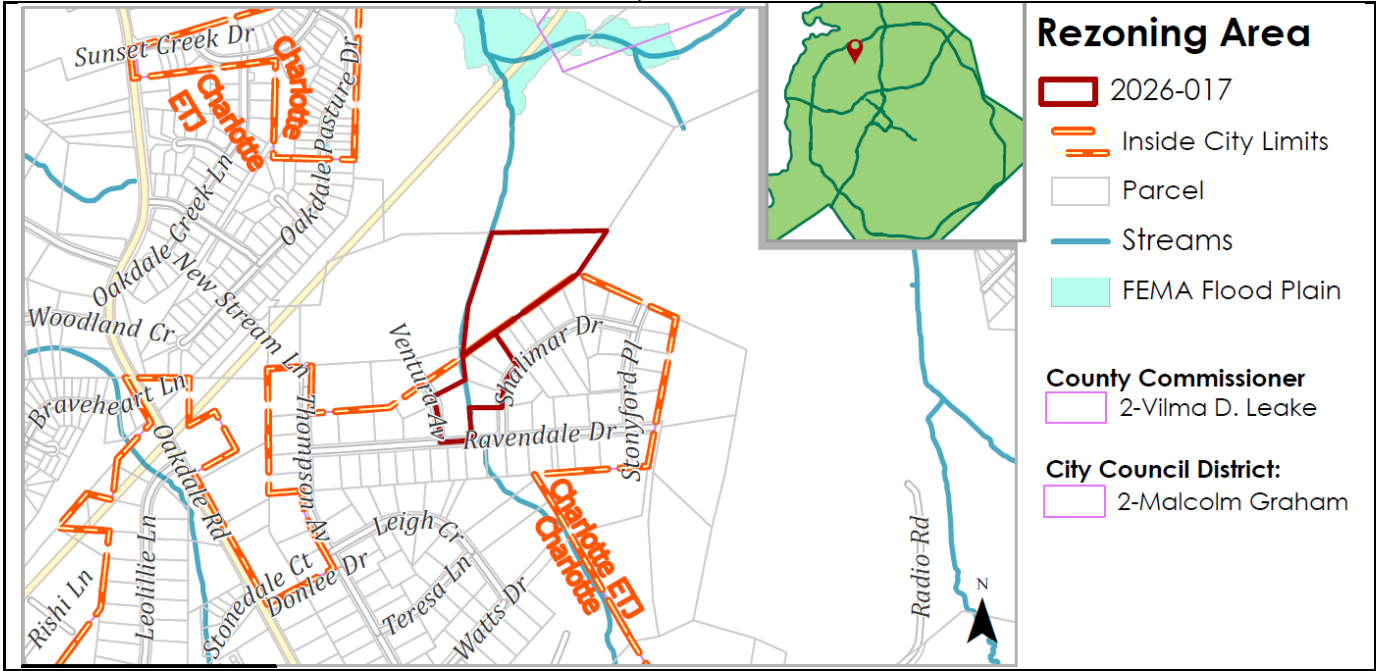
REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N1-C(CD) (Neighborhood 1-C, conditional)

LOCATION

Address: 2022 Ventura Avenue Charlotte, NC 28216

Approximately 7.85 acres located north of Ravendale Drive, west of Shalimar Drive, and east of Ventura Avenue.



SUMMARY OF PETITION

The petition proposes the development of up to 9 units including 7 single-family detached dwellings and 1 duplex dwelling on a site developed with 1 single family house.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Kevin Curran
Kevin Curran
Kevin Curran

COMMUNITY MEETING

The community meeting was held on April 30, 2026 date and 8 people from the community attended.

The community meeting report notes that items discussed at the meeting included the proposal to increase the number of residential lots from six to eight while limiting development to primarily single-family homes. The discussion with the community focused on concerns including traffic speeds, stormwater and drainage concerns, setbacks, buffering, and neighborhood character. The community also raised questions about property values, design compatibility, and construction impacts.

The full meeting report is available online.

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** with the goals and policies of the *West Middle Community Area Plan*.

Rationale for Recommendation

- The proposed rezoning is inconsistent with the goals and policies of the recently adopted *West Middle Community Area Plan (CAP)* as the plan does not align with Place Type 5 (PT-5).
- The PT-5 criteria establish standards to ensure that new development is compatible with surrounding residential patterns by evaluating factors such as lot size and configuration, street frontage types, and the location of the parcel within the block (e.g., mid-block or corner), with the goal of maintaining cohesive neighborhood character.
- The proposed rezoning does not fully align with the PT-5 criteria, as the lot widths and lot area are substantially smaller than those within the surrounding neighborhood.
- The proposed lot dimensions and setbacks should be revised to better match the existing lot pattern in the surrounding neighborhood.
- The site is in alignment with the *2040 Policy Map* designation of Neighborhood 1 Place Type.
- The plan proposes low-intensity, primarily single family detached dwellings and one duplex developed along existing public streets.
- The site is not within walking distance of transit or Activity Center Place Types thereby conforming to the low-intensity character of the established residential area.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

- Existing Zoning:
 - N1-A: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 10,000 square feet or greater.
- Proposed Zoning:
 - N1-C: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 6,000 square feet or greater.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

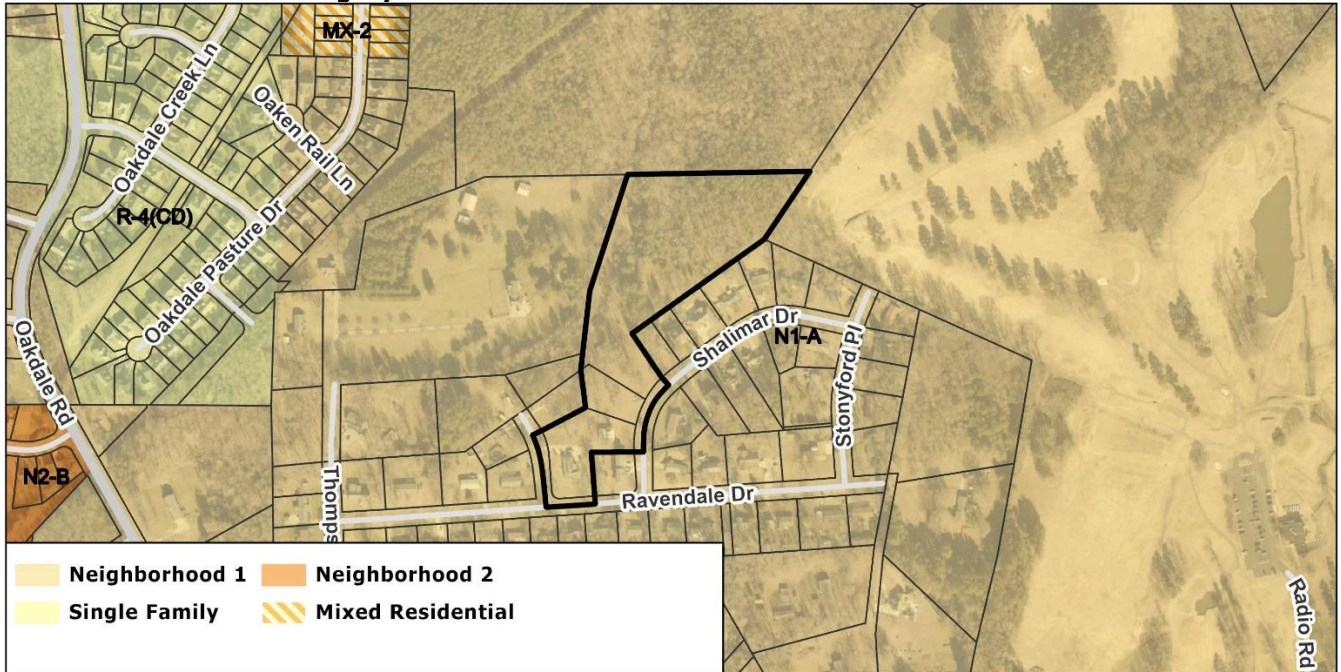
• **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

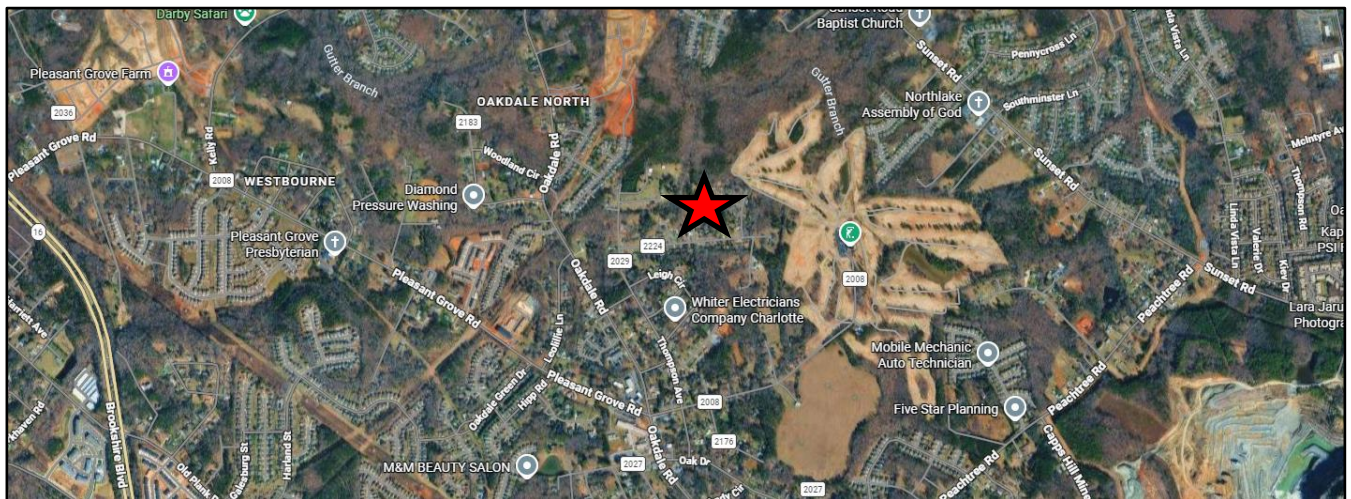
- Permits the development of up to 9 dwelling units.
 - Up to 8 lots may be developed on site, including:
 - Up to 7 single family detached dwellings
 - Up to 1 duplex, including 2 dwelling units in one building.
- Each lot must have a minimum area of 10,000 square feet.
- All lots will gain access from existing public streets, with no new public streets proposed.

Neighborhood 1 Zoning District Lot Standards			
	N1-A	N1-B	N1-C
Minimum Lot Area	10,000	8,000	6,000
Minimum Lot Width	70'	60'	50'
Minimum Front Setback	27'	27'	17'
Minimum Side Setback	5'	5'	5'
Minimum Rear Setback	40'	35'	30'
Maximum Residential Height	48'	48'	40'

• **Site Context and Imagery**



- The site is zoned N1-A (Neighborhood 1-A). It is surrounded by properties that are also zoned N1-A.



The site (indicated by red star above) is located on the east side of Ventura Avenue, north side of Ravendale Drive, and west side of Shalimar Drive. The site abuts the Sunset Hills Golf Course to the north. The site is in a subdivision accessed from Oakdale Road approximately 1/3-mile to the west.



View of the site looking northeast from Ventura Avenue. The site is developed with a single family house and an accessory structure.



View of the site looking west from Shalimar Drive. The site is developed with a single family house and an accessory structure.



View of single family houses along Ravendale Drive south of the site. The houses are on lots typical of the development pattern in the area, approximately 90 feet in width with an area of approximately 15,000 square feet.

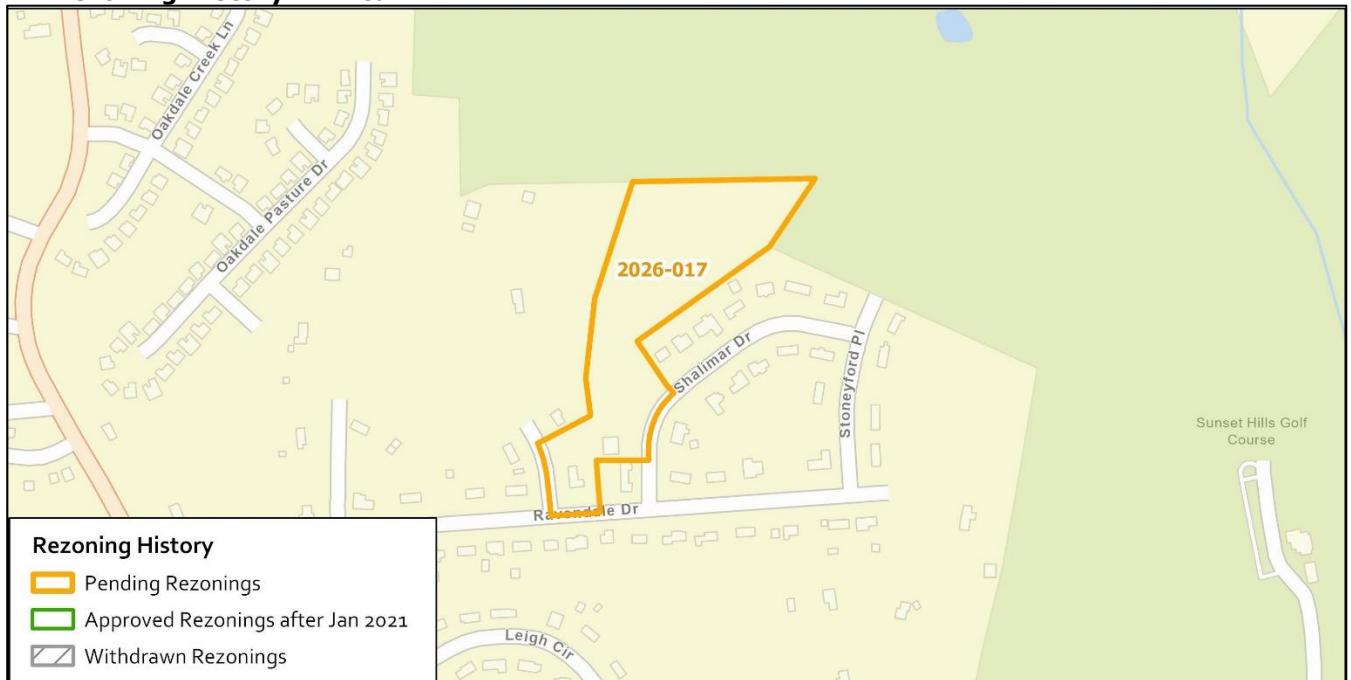


View of a duplex building located at the northwest corner of Ravendale Drive and Shalimar Drive.



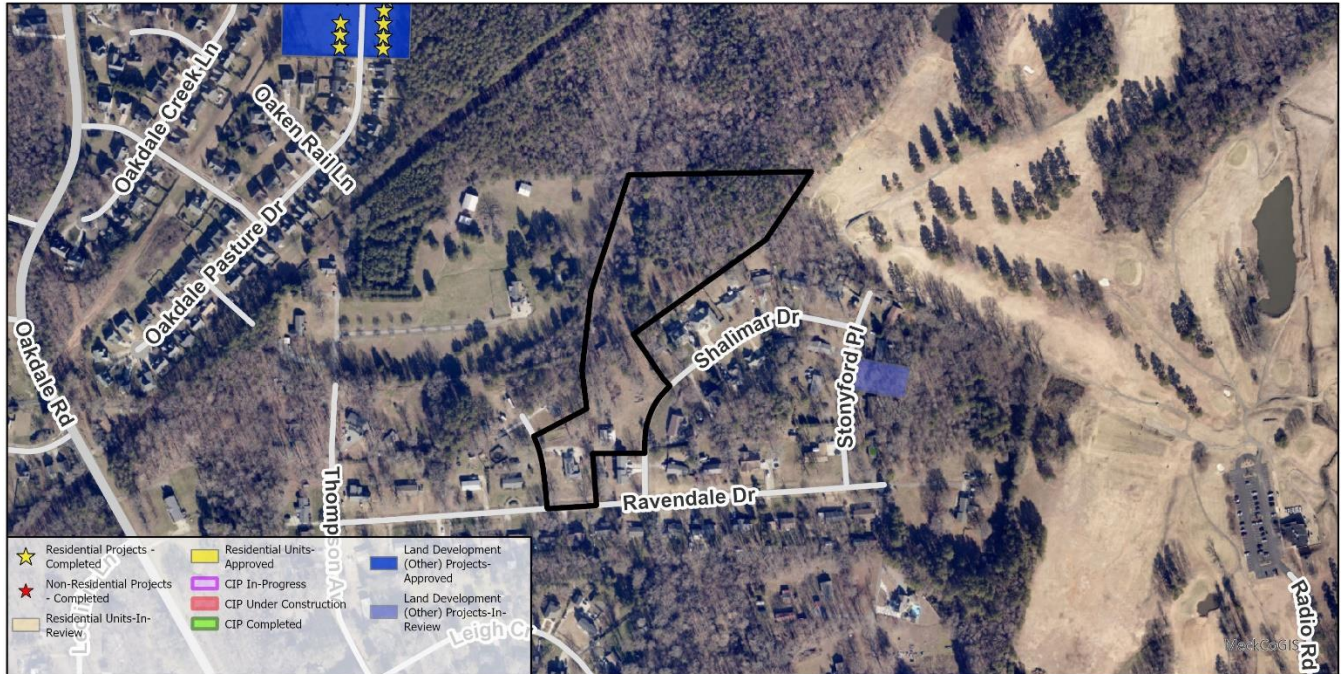
View of the Sunset Hills Golf Course. The site is abutting the golf course to the south.

• **Rezoning History in Area**



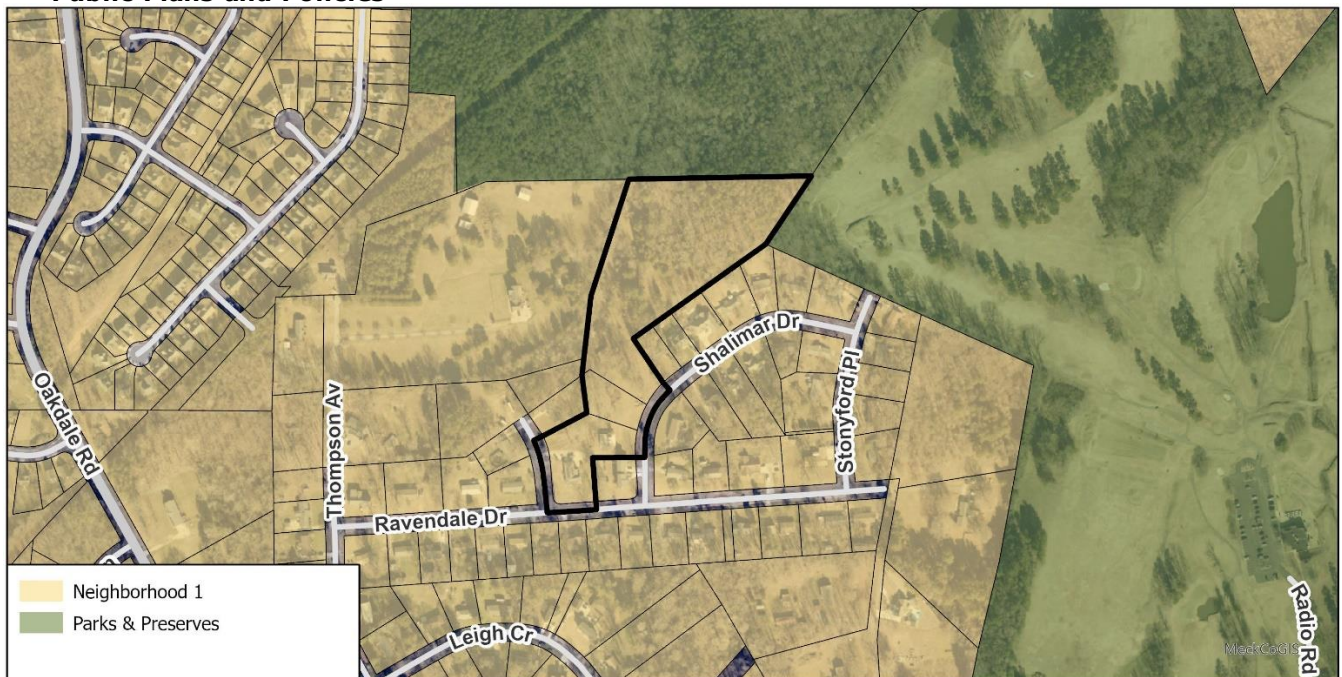
- There have been no rezonings in the past 5 years around the subject site.

• **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 *West Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city’s residents live, primarily in single-family or small multi-family homes or ADUs.
 - This site is within the *West Middle Community Area Plan*. The rezoning petition does not directly facilitate any priority goals; however, a priority goal is to increase access to housing choices and additional house development may indirectly forward this goal.

- Petitions requesting a higher Neighborhood 1 zoning classification are reviewed using the Creating Complete Communities policy guidance. This framework outlines key criteria to help ensure that the scale and massing of new development or redevelopment fits within established areas. While not exhaustive, these criteria guide staff’s analysis. The table below summarizes how they apply to the proposed change from N1-A to N1-C for this site.

Place Type-5 Criteria Creating Complete Communities Recommendations	Site Information
Existing Lot Patterns in the Area	The existing lots within the surrounding neighborhood are wider than those proposed by the rezoning. The rezoning plan alters the existing lot pattern in the area.
Average Lot Dimensions	The adjacent subdivision has lot dimensions that are larger than those proposed by the rezoning with the typical lots ranging from 90 to 150+ feet wide and 13,000 to 26,000 square feet. The rezoning would allow lots that are 50 feet in width and 10,000 square feet.
Road Frontage Classification	The rezoning does not propose new roads or the extension of existing roads. The proposed development would front on existing local streets.
Location of the Subject Parcel	The rezoning site encompasses two street corners as well as two stretches of mid-block lots. While a portion of the site is considered a corner lot, other portions are considered mid-block. The full site does not encompass an entire block.

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The site is located adjacent to Shalimar Drive, a City-maintained local street, north of Ravendale Drive, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current: N1-A
 - Existing Use: 28 trips per day (based on 2 single family dwellings).
 - Existing Zoning Entitlements: 261 trips per day (based on 23 dwelling units).
 - Proposed Zoning: N1-C. 110 trips per day (based on 9 dwelling units).

• **Storm Water Services**

- **Considerations:**
 - See advisory comments at www.rezoning.org

• **Charlotte Water**

- Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Ravendale Dr. And accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**
 - The development may add 6 students to the schools in this area. The proposed development is not expected to increase school utilization beyond existing conditions (without mobile classroom units) as follows:
 - Oakdale Elementary remains at 96% utilization.
 - Ranson Middle remains at 88% utilization.
 - West Charlotte High remains at 96% utilization.
 - **Considerations:**
 - Existing school capacity in this area is currently adequate for elementary, middle, and high school.
 - 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 comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** No comments submitted.
- **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 comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Site and Building Design

1. Commit to lot widths and setbacks that better align with the established neighborhood.

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