

**REQUEST**

Current Zoning: INST(CD) (Institutional, Conditional)  
Proposed Zoning: N2-B (Neighborhood 2-B)

**LOCATION**

Approximately 1.88 acres located at the eastern end of Willetta Drive, east of Nations Ford Road, and west of Interstate 77.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the N2-B zoning district on a vacant parcel in the Nations Ford Road corridor.

**PROPERTY OWNER**

Nicole Frambach

**PETITIONER**

35N 80W, LLC

**AGENT/REPRESENTATIVE**

Nicole Frambach

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The petition site is a remnant parcel that is heavily encumbered by utilities and a creek with associated 35' water quality buffer, rendering much of the site undevelopable.
- The site is accessed by Willetta Drive. All other properties along Willetta Drive are zoned N2-B.
- The petition would add to the housing options in the Nations Ford Road corridor.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

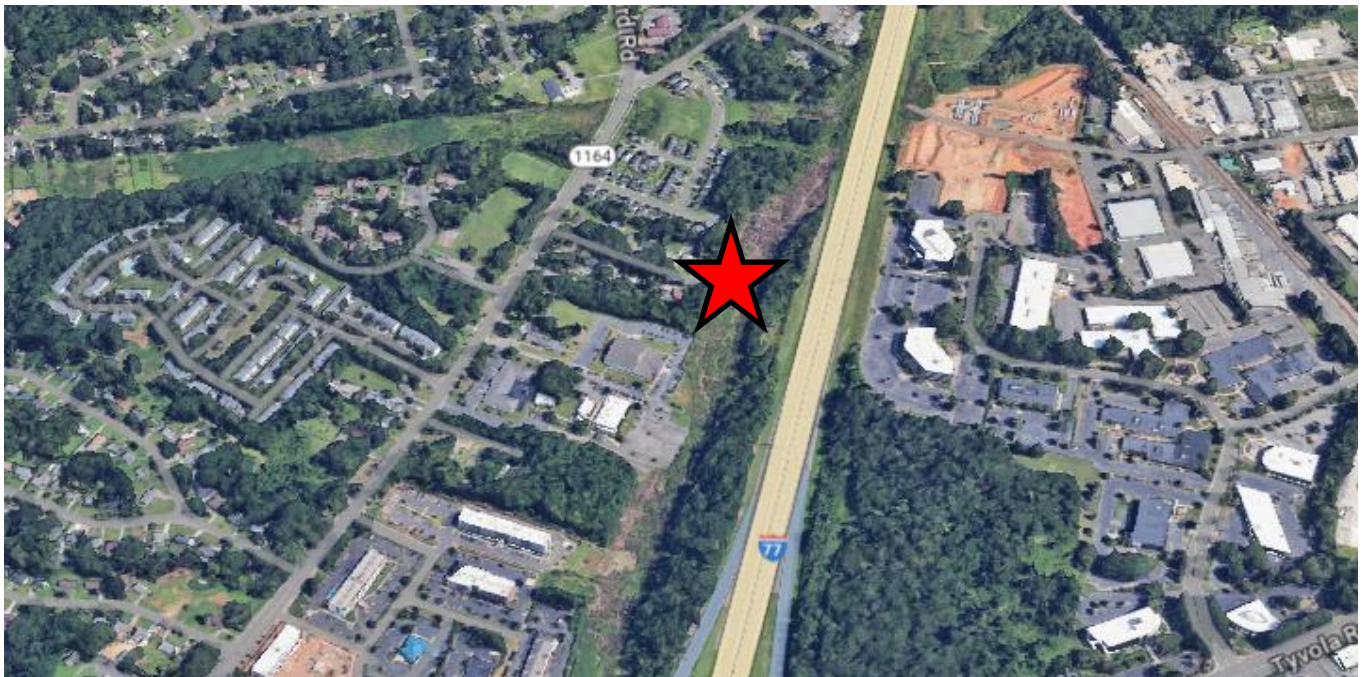
The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 place type to Neighborhood 2 for the site.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning**



- The site and the property to the south are zoned INST(CD) while the remainder of the properties along Willetta Drive are zoned N2-B.



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



Street view of the site as seen from the end of Willetta Drive.



Street view of single-family residential to the north of the site along Pangle Drive.



Street view of Interstate 77 to the east of the site.

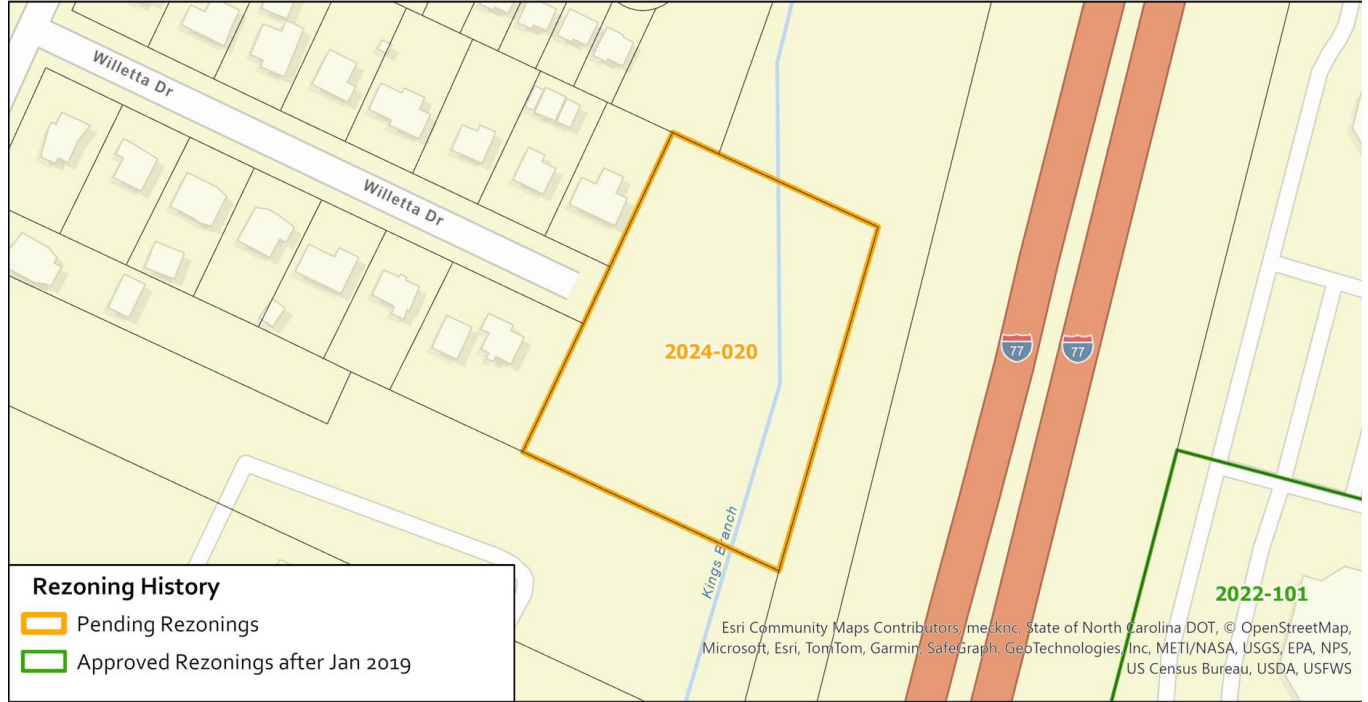


Street view of institutional use to the south of the site along Nations Ford Road.



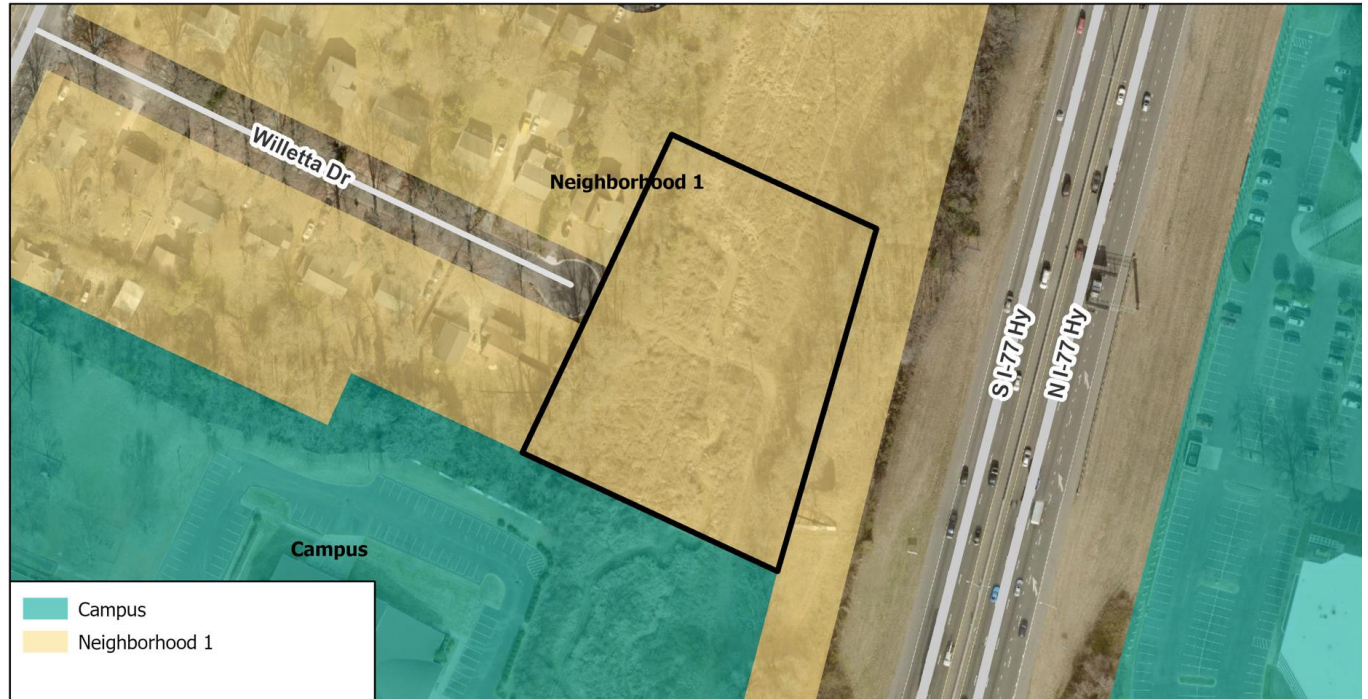
Street view of single-family residential to the west of the site along Willetta Drive.

**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-101	Petition to rezone 4.94 acres to O-2.	Approved

**Public Plans and Policies**



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

**TRANSPORTATION SUMMARY**

- The site is located at the end of Willetta Drive, a City-maintained local street, east of Nations Ford Road, a City-maintained minor arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional 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:**
- NCDOT STIP I-77 (I-5718A)
  - Widen I-77 from South Carolina state line to I-77.
  - Currently in the funding stage
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 0 trips per day (based on conditional site plan).
  - Proposed Zoning: 40 trips per day (based on 4 duplex dwelling units).

#### 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](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - Pinewood Elementary currently at 113%
  - Alexander Graham Middle currently at 100%
  - Harding University High currently at 104%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Nations Ford Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located inside parcel 16906113. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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