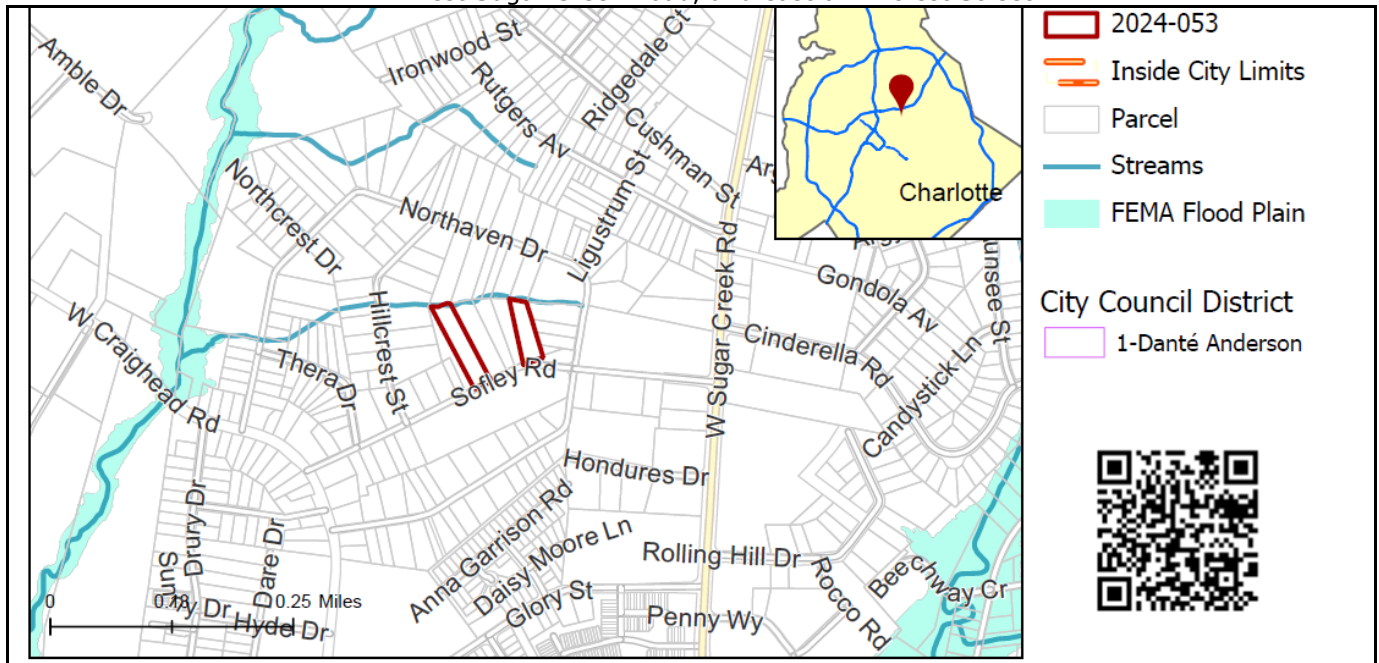


**REQUEST**

Current Zoning: INST(CD) (Institutional, Conditional), N1-B (Neighborhood 1-B)  
Proposed Zoning: N1-C (Neighborhood 1-C)

**LOCATION**

Approximately 1.698 acres located on the north side of Sofley Road, west of West Sugar Creek Road, and east of Hillcrest Street.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by right and under prescribed conditions in the N1-C (Neighborhood 1 - C) zoning district.

**PROPERTY OWNER**

Harmony Homes Properties, LLC

**PETITIONER**

JCB Urban Company

**AGENT/REPRESENTATIVE**

David Murray

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 8

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition includes two noncontiguous parcels; 4019 Sofley which is developed with a single-family home and is currently zoned N1-B and 4101 Sofley which is undeveloped and currently zoned INST(CD).
- The requested N1-C zone allows for the development of residential dwellings on lots 8,000 square feet or greater.
- The neighboring parcels to the east and west are predominantly zoned N1-B and improved with residential uses. The N1-C zoning would blend with the current residential character of the neighborhood.
- The inclusion of residential dwellings on currently underutilized or vacant lots could enhance the housing options available within the neighborhood.

- The N1-C zone is consistent and compatible with the general development pattern in the area which predominately includes single-family homes on lots of varying sizes. The large lot to the south of these parcels is developed with a church.
- This petition could increase the housing options for middle density housing within an existing neighborhood.
- The proposed rezoning will promote a mix of residential uses while respecting the neighborhood’s existing scale and character.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Allow all uses permitted by right and under prescribed conditions in the N1-C (Neighborhood 1 – C) zoning district.

• **Existing Zoning**



- The site is currently zoned INST(CD) and N1-B. Most of the surrounding area is zoned N1-B with parcels to the west zoned UR-2(CD) and N2-B.



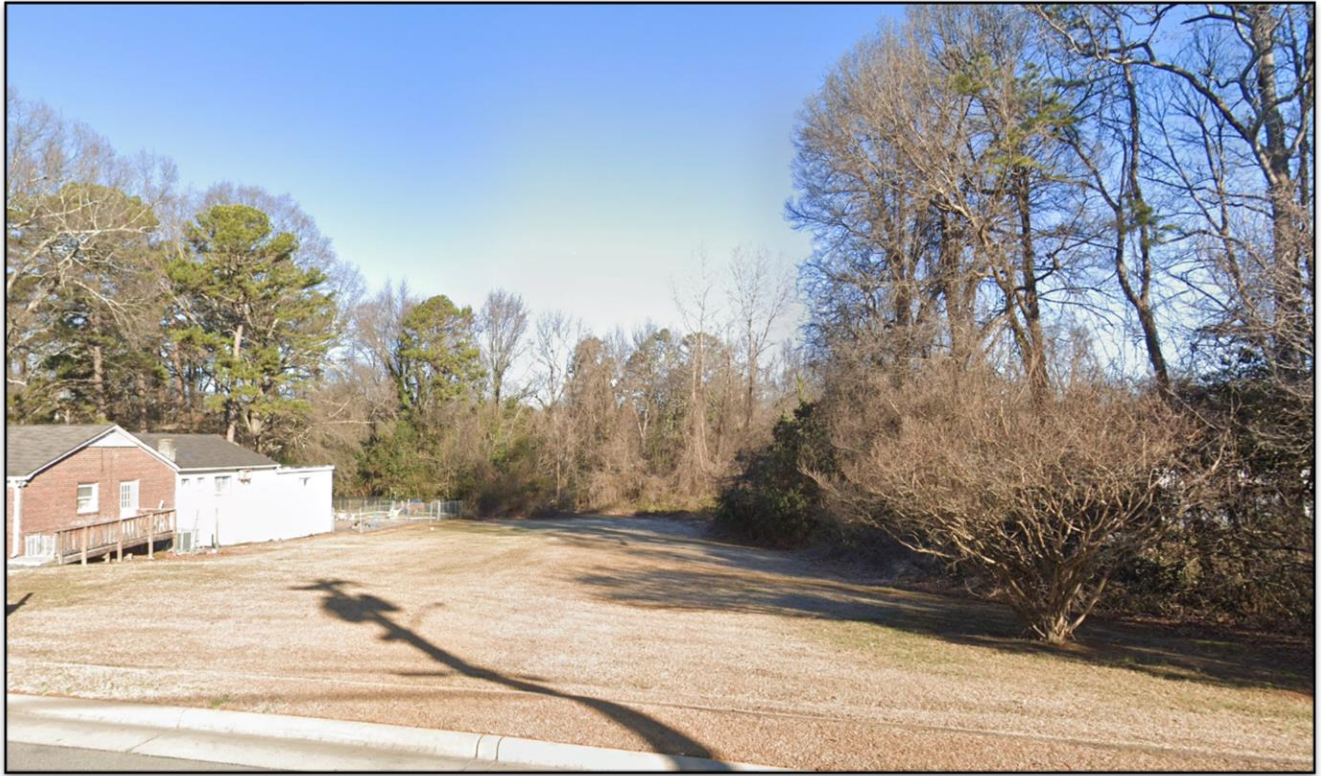


The sites are surrounded by single family homes to the east and west. There is a vacant lot to the north and a church to the south.



Subject site at 4019 Sofley.





Subject site at 4101 Sofley is undeveloped.



East of the site(s) are single family homes.





South of the site(s) is a church.

- **Rezoning History in Area**



- There have been no recent rezonings in the area.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1 place type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Sofley Road, a City-maintained collector, west of Northaven Drive, a City-maintained local street. 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
  - Project ID: BL-0083
  - Project Description: Rumble Road to Nevin Road, Roman Road to Graham Street. Construct sidewalks. Merlane Drive to North Tryon Street. Construct multi-use path. Install pedestrian improvements at Softley Road. Improve Sugar Creek, Merlane, and Mallard Creek Road transit stops.
  - Project Type: Pedestrian and Bike
  - Project Phase: Right of Way
  - Anticipated Completion Date: 2027

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing: Too many uses to determine the number of trips per day (based on INST(CD) and N1-B).

Entitlement: Too many uses to determine the number of trips per day (based on INST(CD) and (N1-B).

Proposed Zoning: Too many uses to determine the number of trips per day (based on N1-C). Trip generation will be determined at the time of permitting based upon the development proposed.

**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:** No comments submitted.

- **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.
    - Highland Renaissance Elementary: utilization is currently at 76%
    - Martin Luther King Middle: utilization is currently at 100%
    - Garinger High: utilization is currently at 100%.
  - **Charlotte Water:** 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:** Emma Knauerhase (704)-432-1163