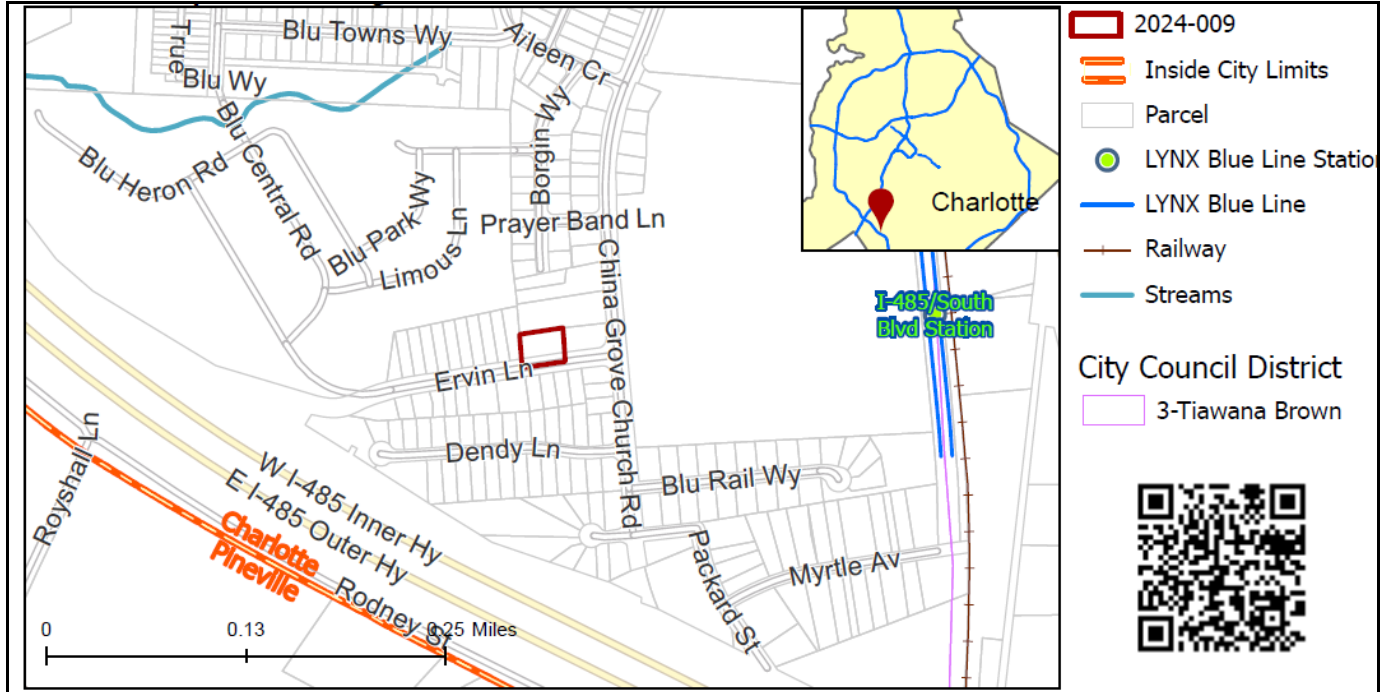


REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N1-E (Neighborhood 1-E)

LOCATION

Approximately 0.27 acres located on the north side of Ervin Lane, just west of China Grove Church Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the N1-E district on a vacant property in south Charlotte.

PROPERTY OWNER

Parves Mumtaz

PETITIONER

Ramon Adames

AGENT/REPRESENTATIVE

Ramon Adames

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0.

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 proposed N1-E zoning is consistent with the N1 place type recommended by the *2040 Policy Map*.
- The site is less than ½ mile from the Blue Line I-485/South Blvd light rail station as well as retail and services located along South Boulevard.
- The neighborhood surrounding the site along China Grove Church Road includes a variety of housing types including single-family and multi-family attached. The proposed rezoning could support some additional housing density by allowing residential dwellings on lots of 3,000 square feet or greater.

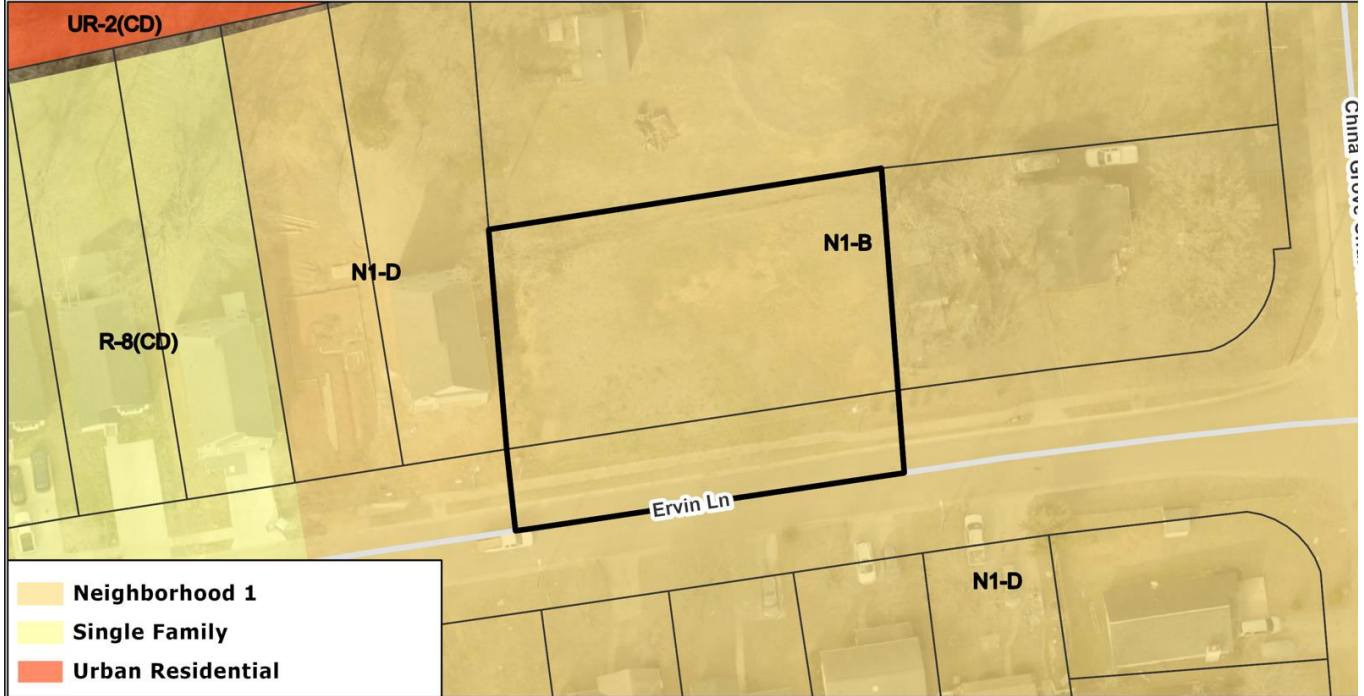
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning**



- The site is zoned N1-B and is surrounded by other residential zoning districts including N1-B, N1-D, R-8(CD), and UR-2(CD).



The site, marked by a red star, is surrounded by a mix of single-family dwellings, duplexes, and multi-family attached dwellings. An elementary school, the Blue Line I-485 Station, and commercial uses are within ½ mile to the east.



Street view of the site as seen from Ervin Lane.



Street view of single-family dwellings to the north of the site along China Grove Church Road and Borgin Way.



Street view of a single-family dwelling to the east of the site along Ervin Lane with Sterling Elementary School further to the east in the background.

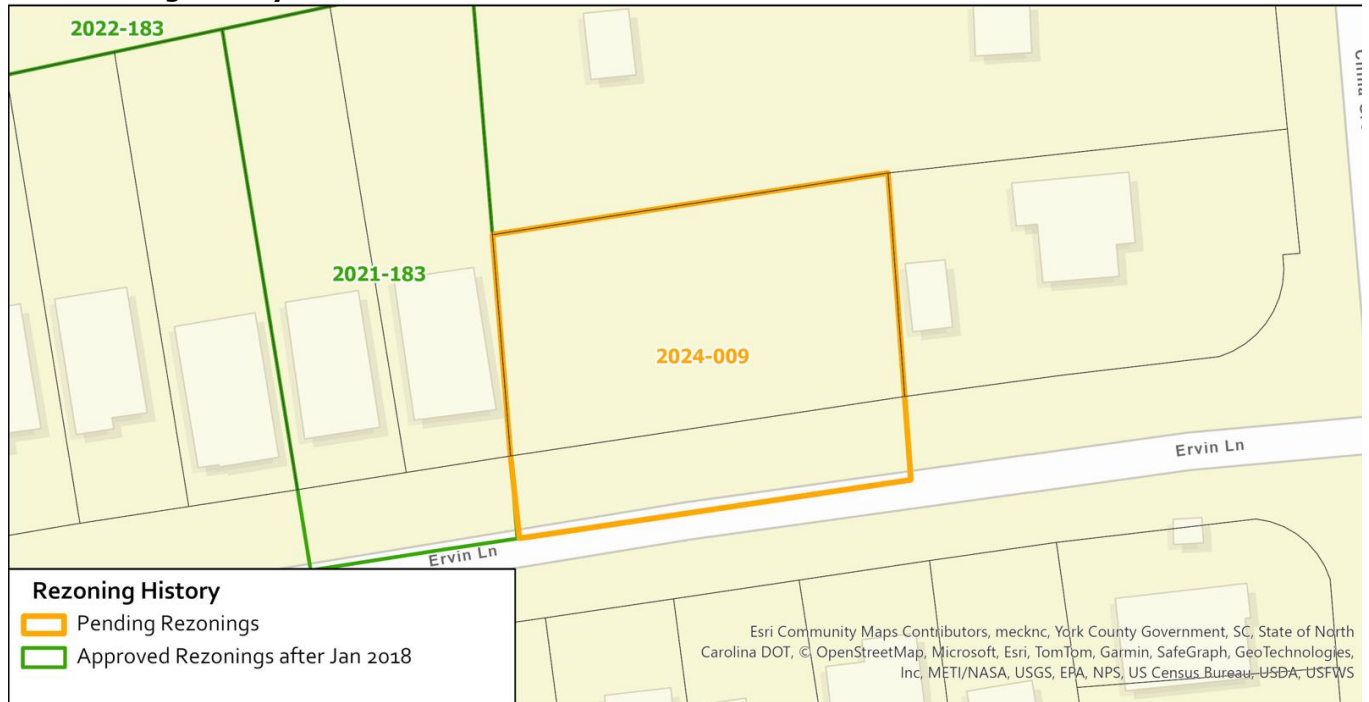


Street view of single-family dwellings to the south of the site across Ervin Lane.



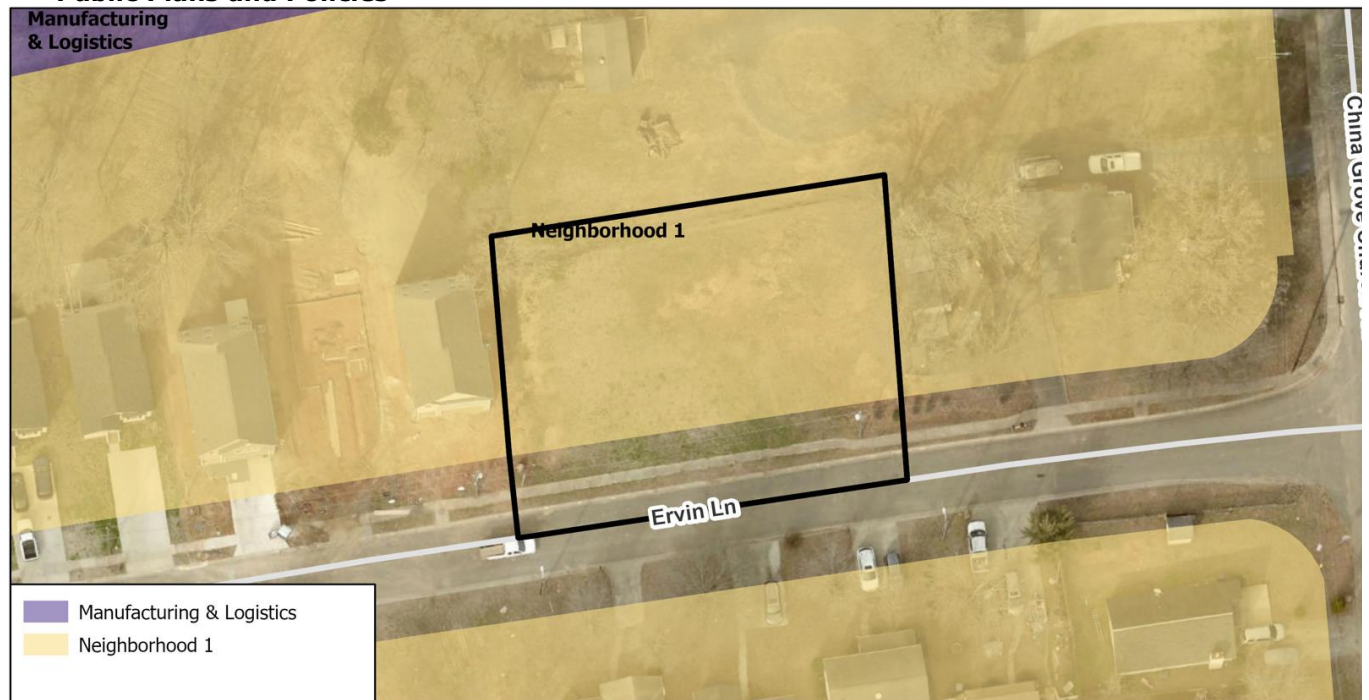
Street view of single-family dwellings to the west of the site along Ervin Lane.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-183	Petition to rezone 32.42 acres to UR-2(CD) to allow up to 186 single-family attached units.	Approved
2021-183	Petition to rezone 1.12 acres to allow all uses in R-8.	Approved

• **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Ervin Lane, a City-maintained local street, west of China Grove Church Road, a City-maintained major collector. 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:**
- No active project near the site
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 10 trips per day (based on one single family dwelling).
 - Proposed Zoning: 20 trips per day (based on two single 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:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The proposed developed is expected to generate 0 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Sterling Elementary remains at 122%
 - Quail Hollow Middle remains at 118%
 - South Mecklenburg High remains at 136%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water main along Ervin Ln. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 18-inch gravity sewer main located along Ervin Ln. 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.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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