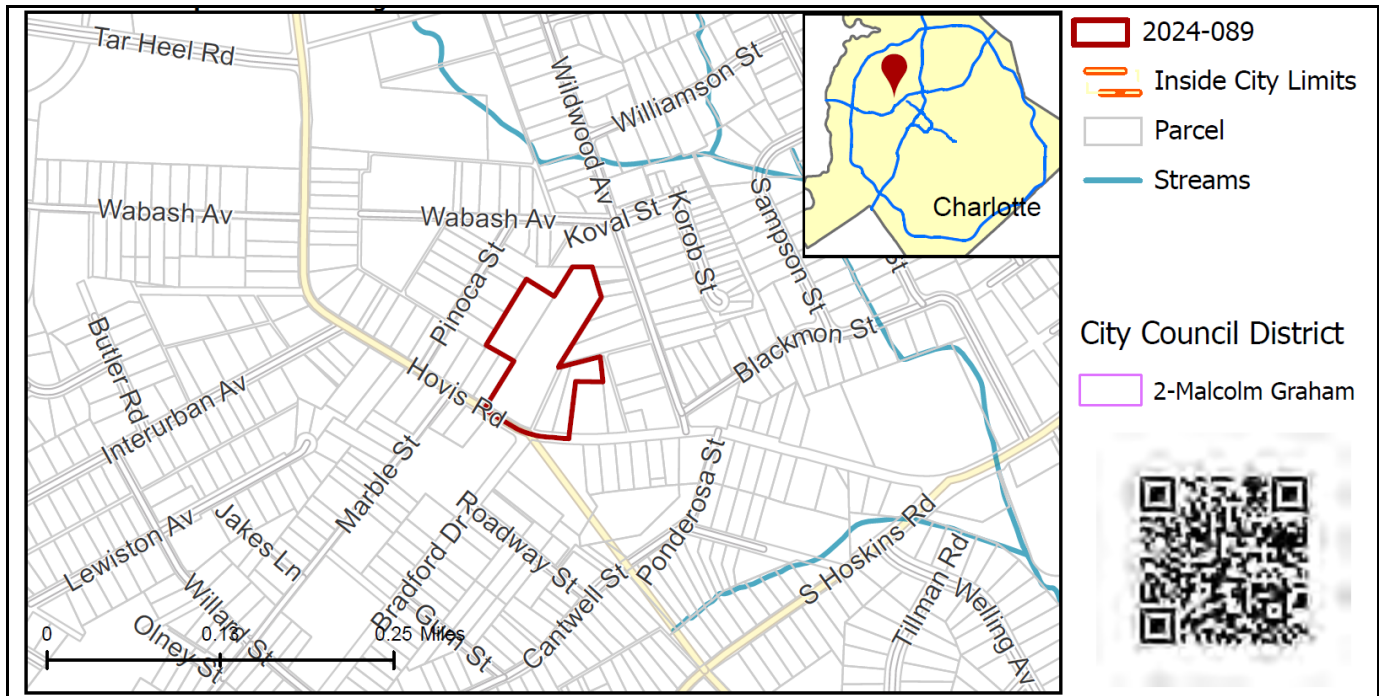


**REQUEST**

Current Zoning: N1-C (neighborhood 1-C).  
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

**LOCATION**

Approximately 4.09 acres located along the north side of Hovis Road, west of Wildwood Avenue.



**SUMMARY OF PETITION**

The petition proposes the development of up to 39 multi-family attached dwelling units. The site is currently undeveloped.

**PROPERTY OWNER**

Chappell Memorial Baptist Church; Mingus, Ray Paul (deceased) & Eunice P. True Homes

**PETITIONER**

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 10

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to environment and site and building design.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property abuts two parcels zoned N2-B and developed with multi-family.
- The site is within a ¼-mile of a designated Neighborhood Activity Center (NC). And the site is adjacent to several nonresidential uses such as a church, childcare center, and a commercial storefront.

- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The plan includes provisions that the dwellings will be House Charlotte eligible. Providing attainable units in an area is located within an Access to Housing Gap according to the *2040 Comprehensive Plan*.
- The site is directly served by transit, the number 18 CATS local bus providing service between Callabridge Commons/Riverbend shopping centers and the Rosa Parks Community Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood diversity & Inclusion
  - 3: Housing Access for All

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

## PLANNING STAFF REVIEW

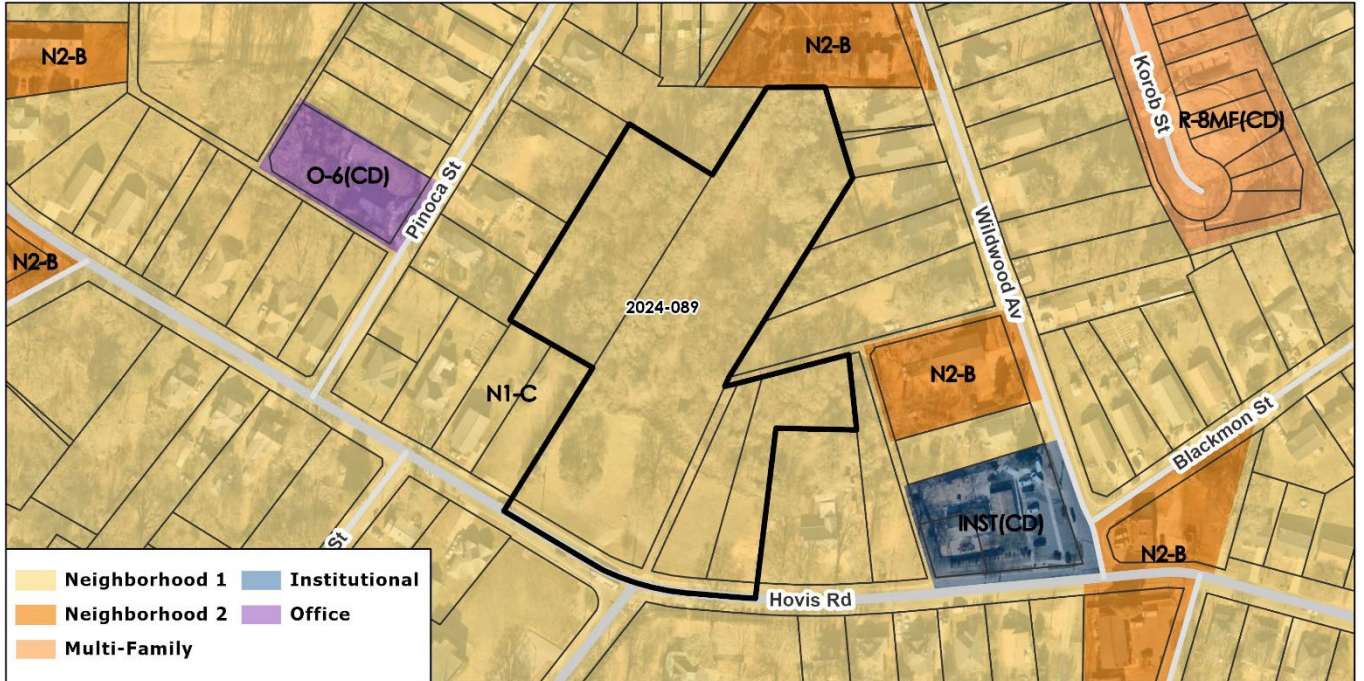
### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

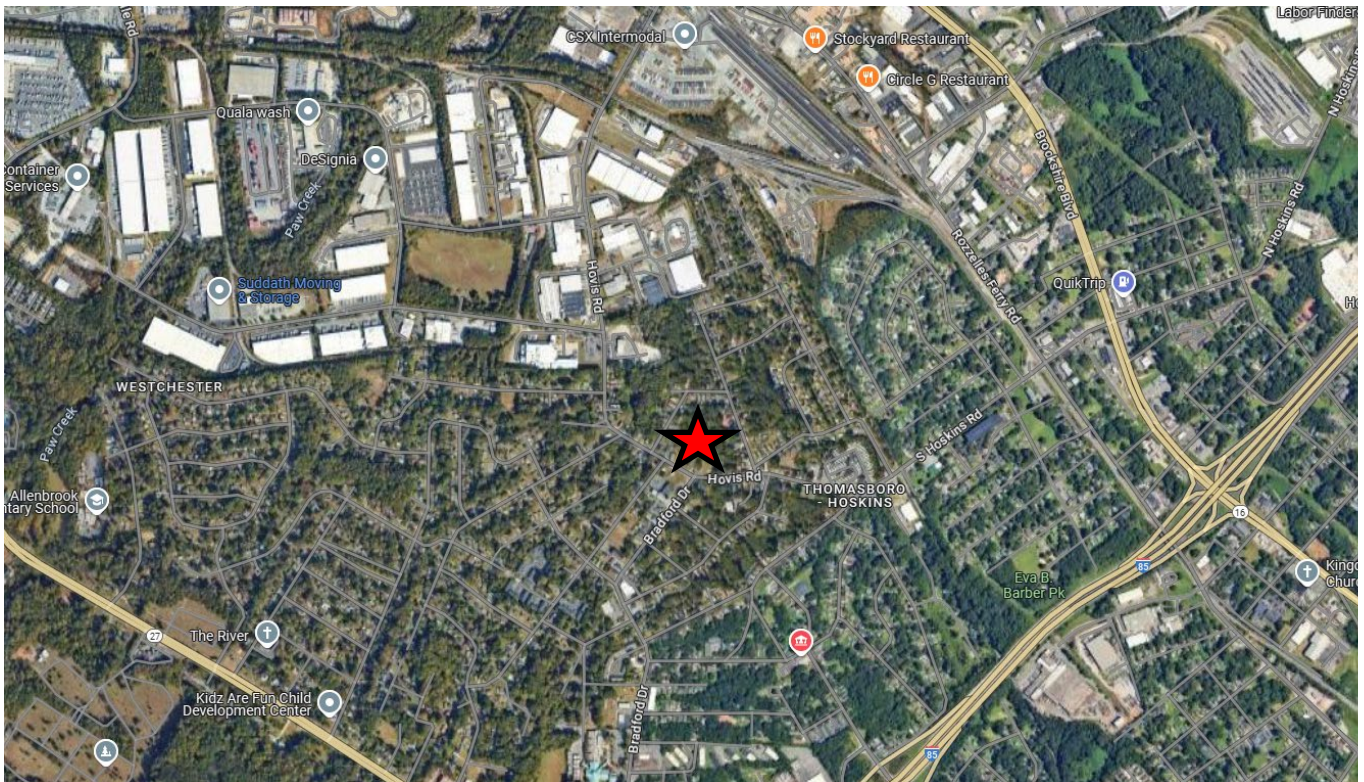
- Permits the development of up to 39 multi-family attached dwelling units including duplex, triplex, quadraplex units.
  - All units will be House Charlotte eligible, providing a degree of affordability.
  - Buildings fronting Hovis Road will be limited to no more than 4 units per building. All other buildings are limited to a maximum of 6 units.
- The following streetscape and landscaping improvements are proposed:
  - Buildings along Hovis Road will be oriented towards the street and will contain no more than 4 units per building.
  - Construct an 8-foot sidewalk and 8-foot planting stipe along Hovis Road.
  - A 30-foot setback, as measured from the existing right-of-way or a 24-foot setback as measured from futures back of curb, will be provided along Hovis Road, whichever is greater.
  - A 10' Class C landscape yard will be provided along the side and rear of the site, as generally depicted on the site plan.
  - Residential entrances will be connected by a sidewalk to the adjacent public or private streets.
- The following architectural requirements are proposed:
  - Maximum building height is limited to 40 feet.
  - Usable front porches will be provided. Porches will be a minimum of 6 feet in depth and covered.
  - Preferred building materials include as brick, stone, and precast stone. All buildings on site will be architecturally integrated using compatible styles and materials.
  - Roof articulation will be provided. Roof will have a minimum pitch of 6:12, if provided.
  - Building entrances within 15 feet of a public street will be raised at least 12 inches above sidewalk grade.
  - Solid waste areas will be screen from view.
- The following transportation improvements are proposed:
  - The existing CATS bus stop on Hovis Road will be upgraded to an ADA compliant standard.
  - Vehicular access will be via a private drive on Hovis Road.
  - All transportation improvements and dedication of right-of-way will be completed prior to the issuance of the first certificate of occupancy (CO).



• Existing Zoning



- The site is zoned N1-C (neighborhood 1). The property is adjacent to properties zoned N1-C and two properties zoned N2-B (neighborhood 2) to the north and to the east.



The site (indicated by red star above) is located along the north side of Hovis Road, west of Wildwood Avenue.





View of the site looking north from the intersection of Hovis Road and Bradford Drive.



View of the Chappell Memorial Baptist Church located to the south of the site across Hovis Road.





View of a vacant commercial store front (in the foreground) and a childcare center (in the background) located east of the site at the intersection of Hovis Road and Wildwood Avenue.



View of a multi-family building adjacent to the site to the east long Wildwood Avenue, zoned N2-B (neighborhood 2).





View of single-family houses abutting the site to the west along Pinoca Street, typical of the development pattern in the area.

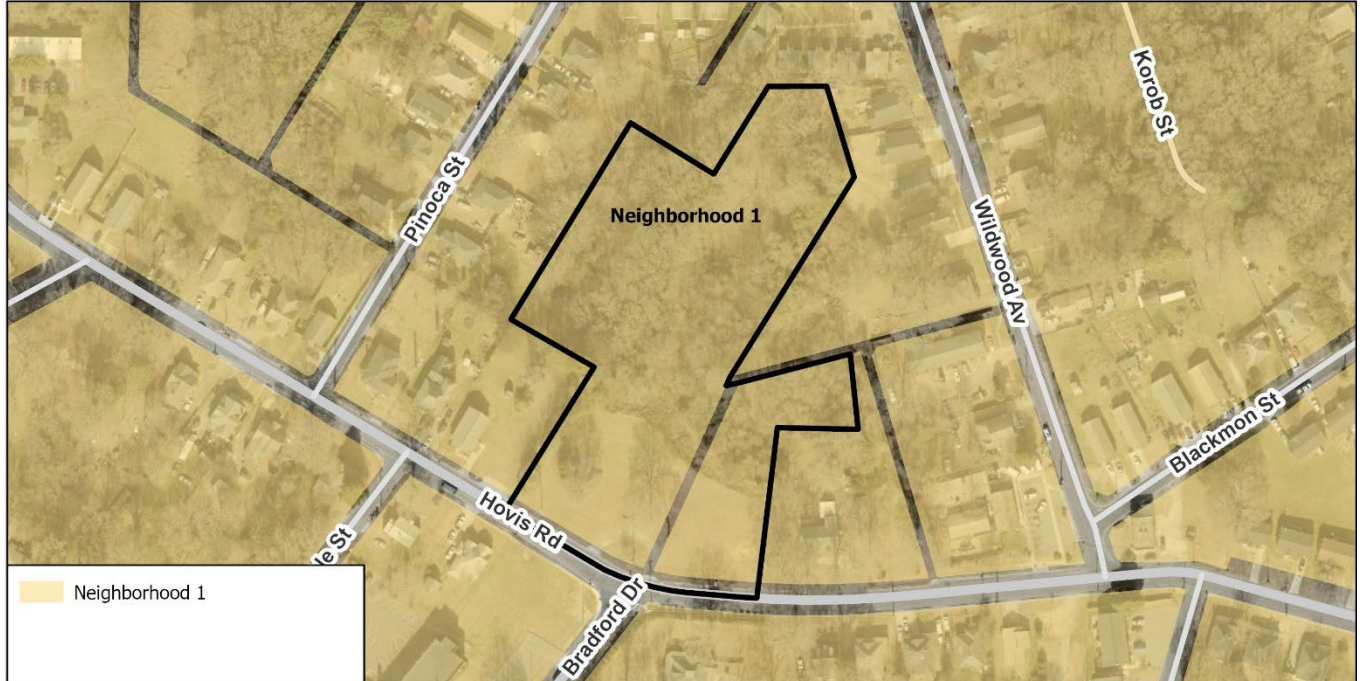
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-200	3.21 acres located on the east side of Wildwood Avenue, north of South Hoskins Road, and west of Rozzelles Ferry Road. From R-5 to R-8(CD).	Approved



• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Hovis Road, a City-maintained minor arterial, east of Pinoca Street, a City-maintained local street. 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. Site plan and/or conditional note(s) commit to constructing 8 foot planting strips, 8 foot sidewalk, and a 50 foot driveway stem on Hovis Road in accordance with article 33 of the UDO.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- No Outstanding Issues.

• **Vehicle Trip Generation:**

Current Zoning: N1-C.

Existing Use: 15 trips per day (based on 1 single-family dwelling).

Entitlement: 230 trips per day (based on 20 dwellings)

Proposed Zoning: N2-A(CD). 247 trips per day (based on 39 multi-family dwellings).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See Outstanding Issues, Note 2.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 4 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Allenbrook Elementary remains 83%
    - Ranson Middle remains at 91%
    - West Charlotte High remains at 96%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Hovis Road. Accessible sanitary sewer system infrastructure for the

rezoning boundary via an existing 8-inch gravity sewer main located along Hovis Road. 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.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** See outstanding Issues, Note 1.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Environment

1. ~~Urban Forestry: No trees are located in designated tree save/green area shown on site plan.~~  
~~Addressed~~

##### Site and Building Design

2. ~~Housing and Neighborhood Services: under General Provision 3.a the proposed text "House CLT" should be amended to "House Charlotte Program."~~ Addressed
  3. Entitlement Services: the large central parking area does not match the character of the neighborhood. The parking lot should be reconfigured to breakdown the scale of the parking.
  4. ~~Entitlement Services: the height of buildings abutting properties in the Neighborhood 1 Place Type should be reduced to 40 feet.~~ Addressed
- 

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