

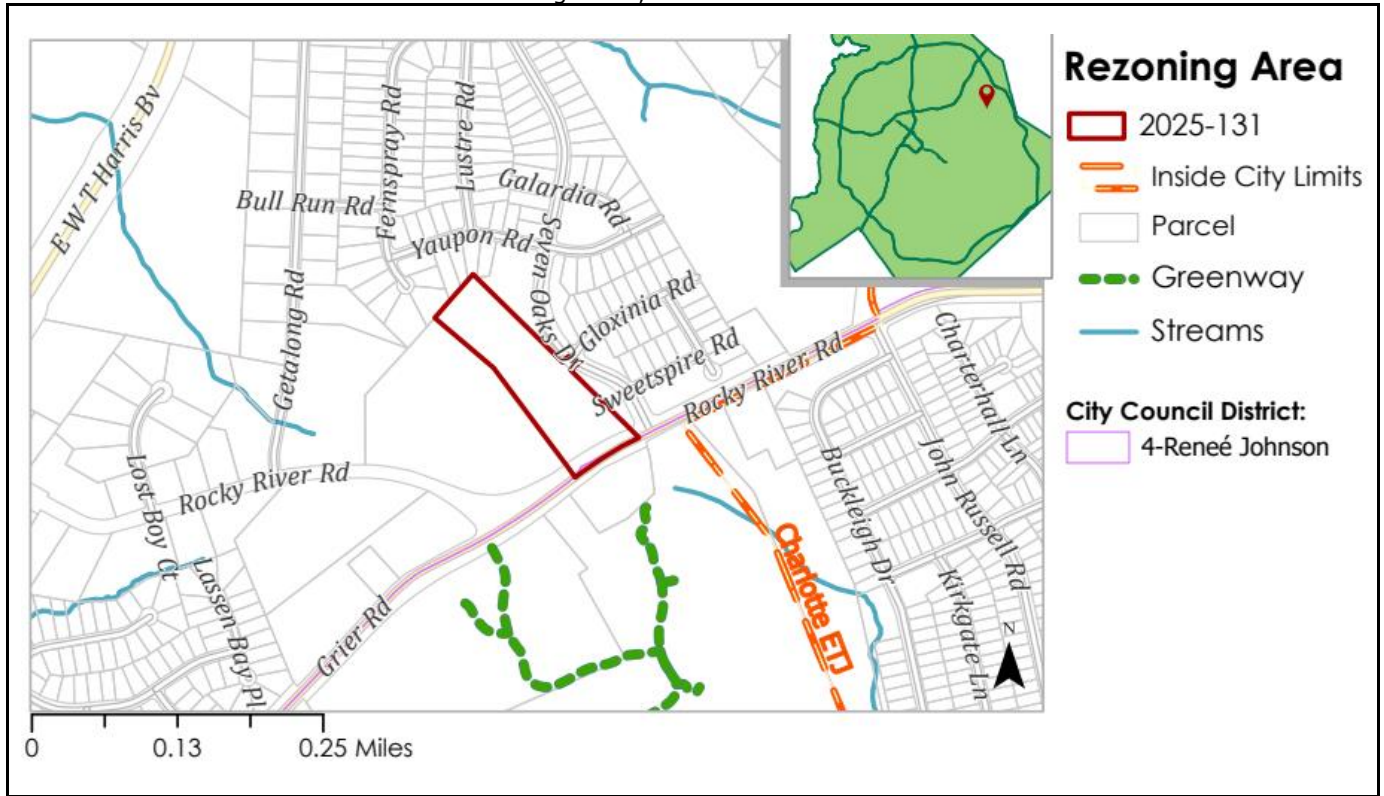
REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Address: 2601 Rocky River Road, Charlotte, NC 28213

Approximately 6.16 acres located north of Rocky River Road, east of Getalong Road, and west of Seven Oaks Drive.



SUMMARY OF PETITION

The petition proposes a residential development with up to 56 multi-family attached units on vacant land owned by the adjacent church.

PROPERTY OWNER

United Wesleyan Church

PETITIONER

Queen City Land, LLC

AGENT/REPRESENTATIVE

Cole Hunt, Queen City Land

COMMUNITY MEETING

The community meeting was held on March 4, 2026, and 1 person from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the townhome proposal. The petitioner noted that prior to the community meeting he met with and walked the property alongside the President of the Seven Oaks HOA.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site design and requested technical revisions.

Plan Consistency

The petition is **consistent** with the goals and policies of the *Northeast Middle & Outer Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by this petition as it could allow for housing diversity and density in proximity to activity centers along East W.T. Harris.
- 2: Neighborhood Diversity & Inclusion may be facilitated by proposing to provide a mix of housing types such as duplexes, triplexes, and quadraplexes as allowed in the N2-A(CD) district in an area where much of the housing stock is dominated by single family subdivisions.

Rationale for Recommendation

- The petition adds a multi-family component consistent with the corridor’s recent N-2 rezonings by providing a diverse mix of housing types and density such as duplexes, triplexes, and quadraplexes.
- The site meets the Minor Map Amendment Criteria for a change in the adopted place type to the Neighborhood 2 Place Type based on the site’s acreage, place type adjacencies, and locational criteria.
- The site is adjacent to Reedy Creek Nature Center and Preserve and the Reedy Creek Greenway system, providing recreative opportunities and alternative pedestrian connectors.
- The site is served by the number 29 CATS local bus route.
- The site is within a 1/2-mile of a designated Neighborhood Center to the west which contains essential goods and services.

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

• **Background and Zoning District Summary**

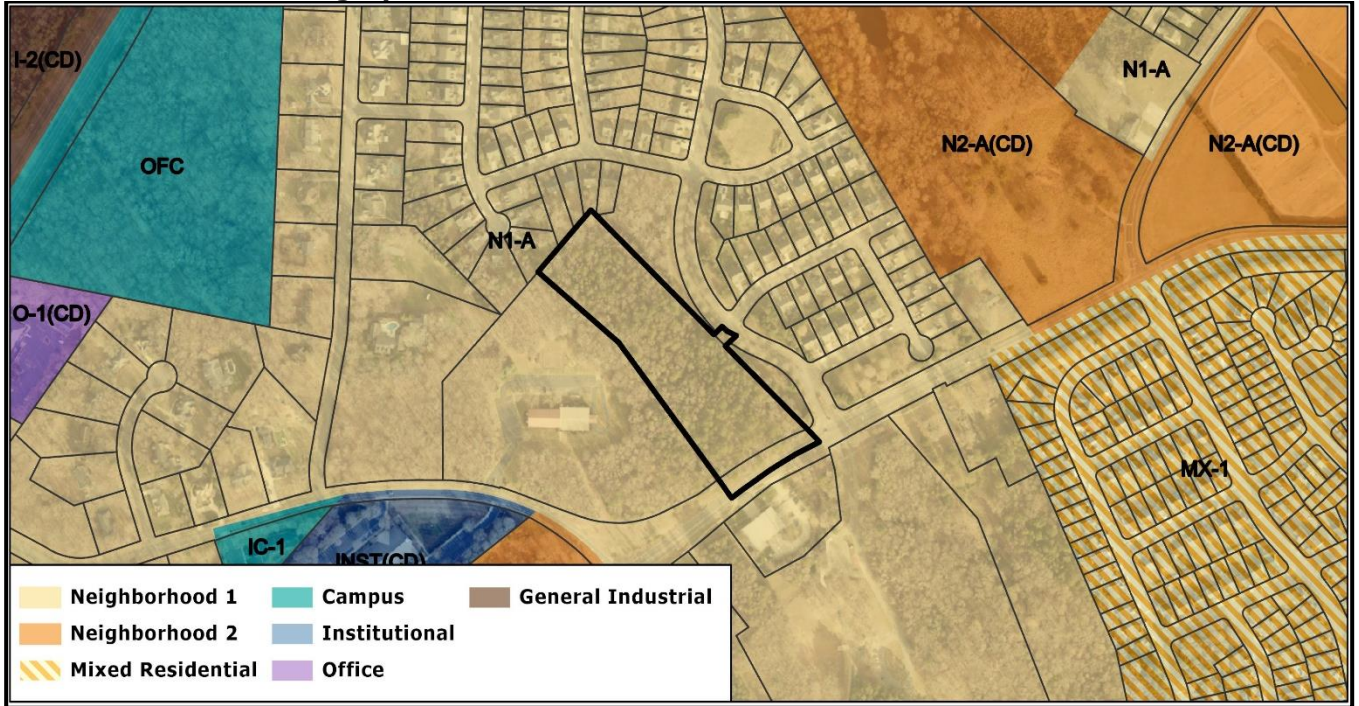
- Existing Zoning:
 - N1-A: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 10,000 square feet or greater.
- Proposed Zoning:
 - N2-A: This district is intended for the development of multi-family attached dwellings, either as standalone buildings or as components of multi-dwelling developments.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows a combination of up to 56 multi-family attached, quadraplex, triplex, and duplex dwellings.
- Provides a 12-foot wide multi-use path and an 8-foot-wide planting strip along Rocky River Road. The 12-foot-wide multi-use path along Rocky River Road extends beyond the rezoning frontage connecting to existing crosswalk at Grier Road and Rocky River Road.
- Access to the site is from Seven Oaks Drive.
- Buildings may contain up to six multi-family attached (townhome) units, with no more than three buildings containing six units each, and any six-unit building shall not exceed 140 feet in façade length with a total maximum of 14 buildings for the site.
- Provides preferred architectural and design details.
- Open space areas shall consist of the following potential components: Enhanced plantings, specialty paving materials, shading elements, seating options, public art/sculpture, decorative lighting, interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light.

• **Site Context and Imagery**



- The site is currently zoned Neighborhood 1-A. The surrounding zoning districts include Neighborhood 1-A, Office, Neighborhood 2-A Conditional, Institutional, and Mixed-Use-1.



The site (denoted by red star) is located north of Rocky River Road, east of Getalong Road, and west of Seven Oaks Drive. The site is in an area with single family neighborhoods, Reedy Creek nature preserve park, religious institutions, and future multi-family units.



The property to the east along Rocky river road is developed with the United Wesleyan Church.



The property to the west along Seven Oaks Drive is developed with a single family neighborhood.

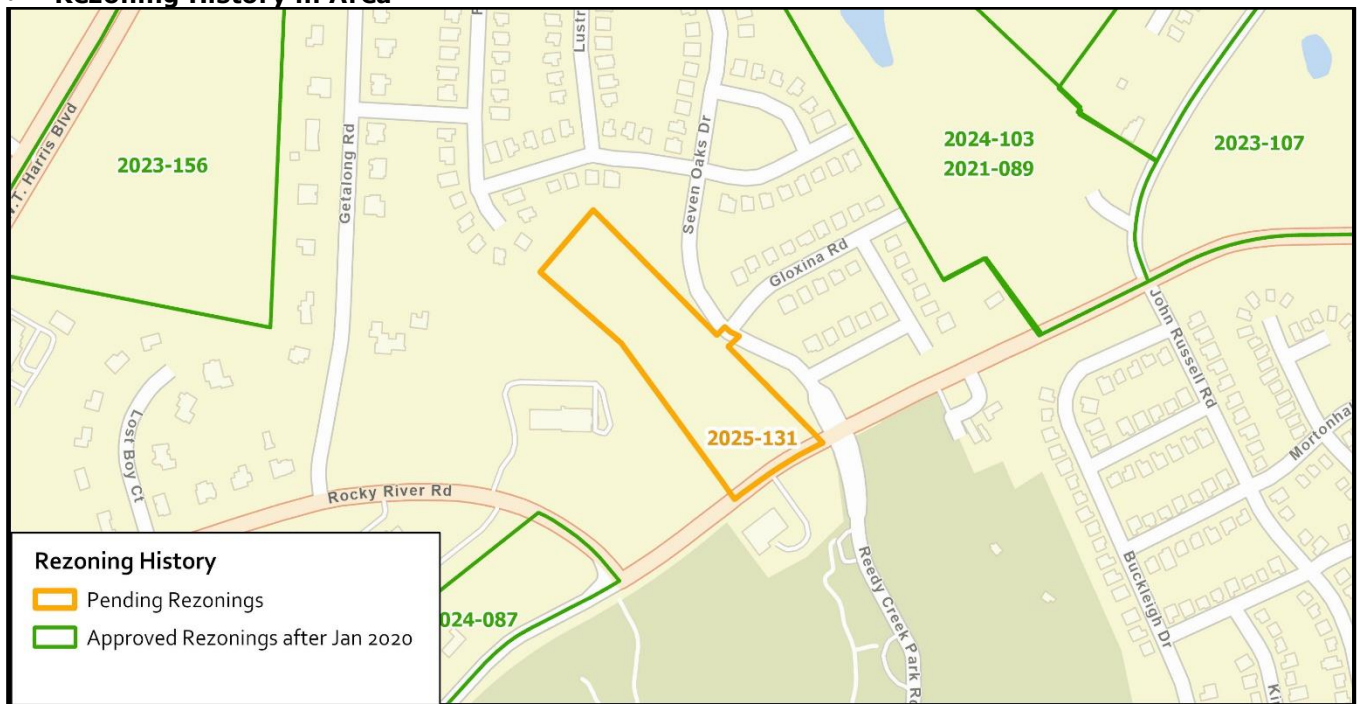


The property to the south along Rocky River Road is developed with a CFD station and Reedy Creek Park.



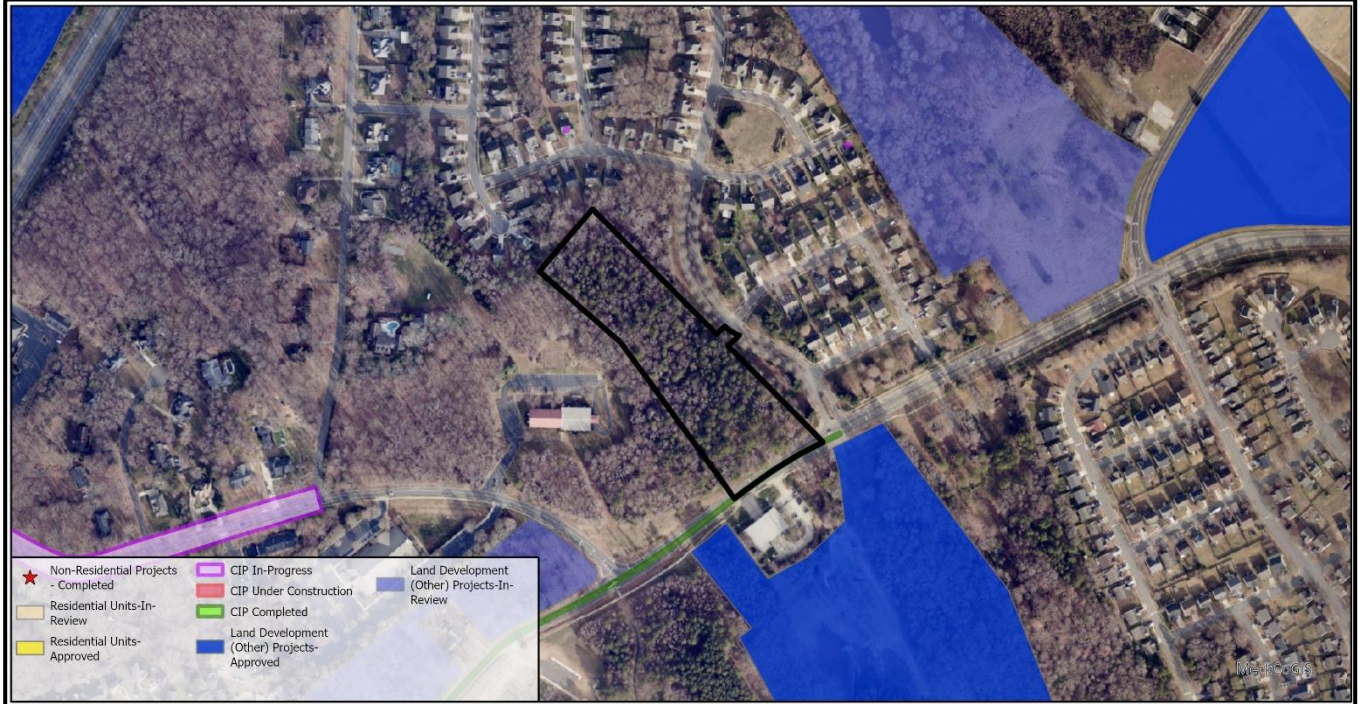
The property to the north along Yaupon Road is developed with a single family neighborhood.

• **Rezoning History in Area**



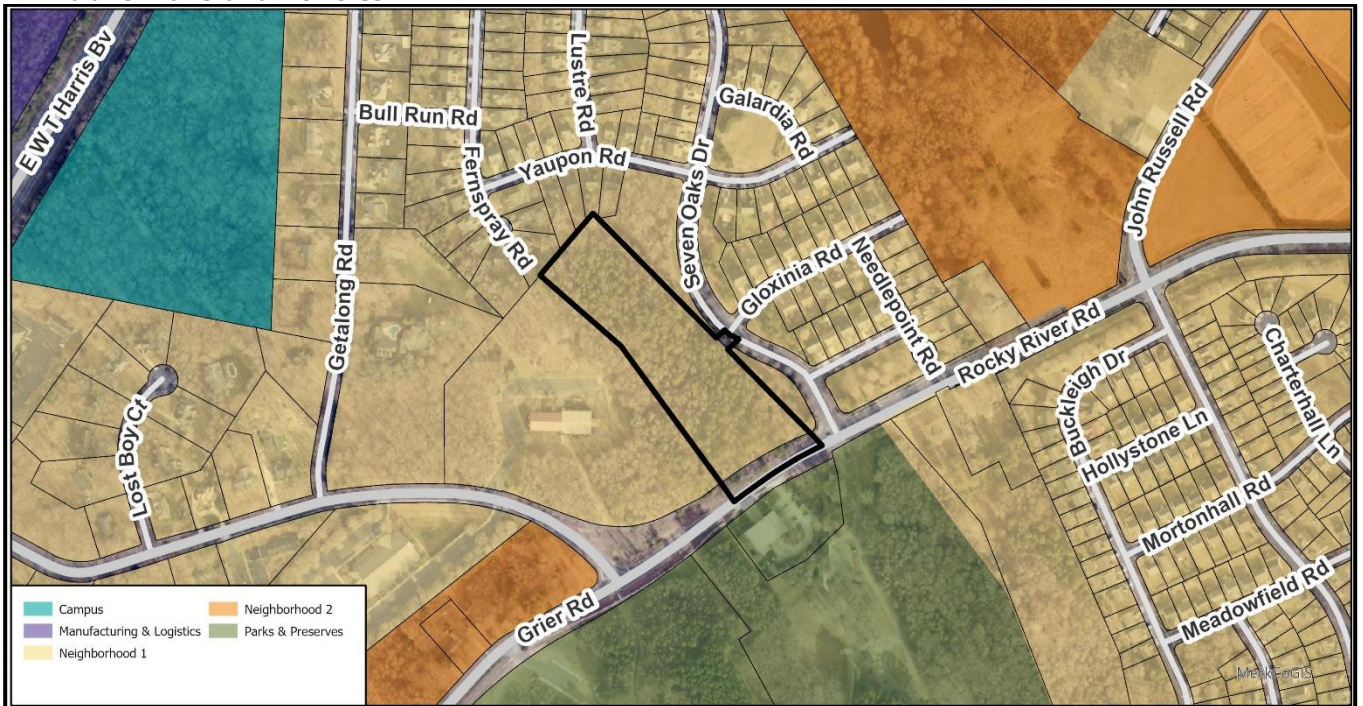
Petition Number	Summary of Petition	Status
2021-089	Rezoned 21 acres from R-3 (Single Family Residential) to R-8MF(CD) (Multi-family Residential, Conditional) to allow up to 75 townhome style units.	Rezoning approved, no permit applications submitted, never completed.
2023-107	Rezoned 12.3 acres from NS (neighborhood services) to N2-A(CD) (Neighborhood 2-A, Conditional) to allow up to 116 multi-family attached units.	Rezoning approved, permit application approved (LDGP-2024-00310).
2023-156	Rezoned 16 acres from N1-A (Neighborhood 1-A) to OFC (Office Flex Campus) to allow all uses permitted by right and under prescribed conditions in the Office Flex Campus Zoning District.	Rezoning approved, no permit application submitted.
2024-087	Rezoned 6.8 acres from N1-A (Neighborhood 1-A) to N2-A(CD) (Neighborhood 2-A, Conditional) to allow up to 70 multi-family units.	Rezoning approved, permit application pending (LDGP-2025-00122).
2024-103	Rezoned 24.4 acres from N1-A (Neighborhood 1-A), R-8MF(CD) (Multifamily Residential, Conditional) to N2-A(CD) (Neighborhood 2-A, Conditional) to allow up to 127 multi-family dwelling units.	Rezoning approved, permit application approved (SDRMF-2022-00054), construction has not started.

• **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 *Northeast Middle & Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is not in alignment with the adopted Neighborhood 1 Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood 2 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.

- Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.
- This site is within the *Northeast Middle & Outer Community Area Plan*. The rezoning petition may help facilitate the priority goals 1 and 2. The petition may advance Goal 1 (10-Minute Neighborhoods) as it could allow for housing diversity and density in proximity to activity centers. Goal 2 (Neighborhood Diversity and Inclusion) may be supported by proposing to provide a mix of housing types such as duplexes, triplexes, and quadraplexes as allowed in the N2-A(CD) district; in comparison the predominant existing housing product in the area is comprised mostly of single family detached homes though recent development projects have introduced attached housing types.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site’s place type to Neighborhood 2.

Criteria for Neighborhood 2 Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	2-4 acres	The site is 6.16 acres.
Preferred Place Type Adjacencies	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The site is adjacent to N1 and PP Place Types.
Locational Criteria (all considered)	<p>Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor</p> <p>Within ¼ or ½ mile of Activity Center, Campus or Innovation Mixed Use</p> <p>Within Access to Housing Gap (EGF)</p> <p>Remnant parcels</p> <p>Frontage along arterial or major roads</p>	<p>The site is within a ½ mile walkshed of a CATS local bus route 29 on Rocky River Road.. The subject property is within a ½ mile of a designated Neighborhood Activity Center located at the intersection of Rocky River Road and E. WT Harris Blvd.</p> <p>The site is located in an Access to Housing Gap.</p> <p>Subject property has frontage along Rocky River Road, a major arterial.</p>

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The site is located adjacent to Rocky River Road, a State-maintained major arterial, south of Seven Oaks Drive, 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 revisions are needed to commit to removing non-compliant on-street parking space and tying proposed shared use path into existing pedestrian facilities via the pedestrian refuge. Further details are listed below
- **Active Projects:**
 - No active projects near the site
 - **Transportation Considerations:**
 - See Outstanding Issues, Notes 1,2, and 4
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 208 trips per day (based on 18 single family dwelling units).
 - Proposed Zoning: 376 trips per day (based on 56 townhome style units).

- **Storm Water Services**
 - **Considerations:**
 - No outstanding issues.
- **Charlotte Water**
 - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Seven Oaks Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Rocky River Road.
 - **Considerations:**
 - No outstanding issues.
- **Charlotte-Mecklenburg Schools**
 - The development may add 9 students to the schools in this area. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - JW Grier Elementary remains at 84% utilization.
 - Northridge Middle remains at 94% utilization.
 - Rocky River High remains at 97% utilization.
 - **Considerations:**
 - Existing school capacity in this area is currently adequate for elementary, middle, and high schools.
 - No outstanding issues.
- **Charlotte Area Transit System**
 - **Considerations:**
 - No outstanding issues.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Revise site plan and conditional note(s) to commit to providing pedestrian connection to the existing crosswalk at Grier Rd / Rocky River Rd. Show one curb ramp and crosswalk connection to existing crosswalk. A pedestrian signal will be required to be installed. Screen in pedestrian refuge and a conditional note committing to finalizing pedestrian accommodations during permitting with CDOT.
2. Remove proposed on-street parking spaces to ensure that the minimum required spacing is met per CLDSM.

Site and Building Design

3. Relocate trash/recycle away from dwelling units. Provide note if using roll-out containers.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Transportation

4. In association with the required pedestrian signal, it is requested that the petitioner coordinate, where possible, the upgrade of existing pedestrian signals to meet current standards at the intersection. If the petitioner is agreeable to this, please add a conditional note committing to this improvement.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225