

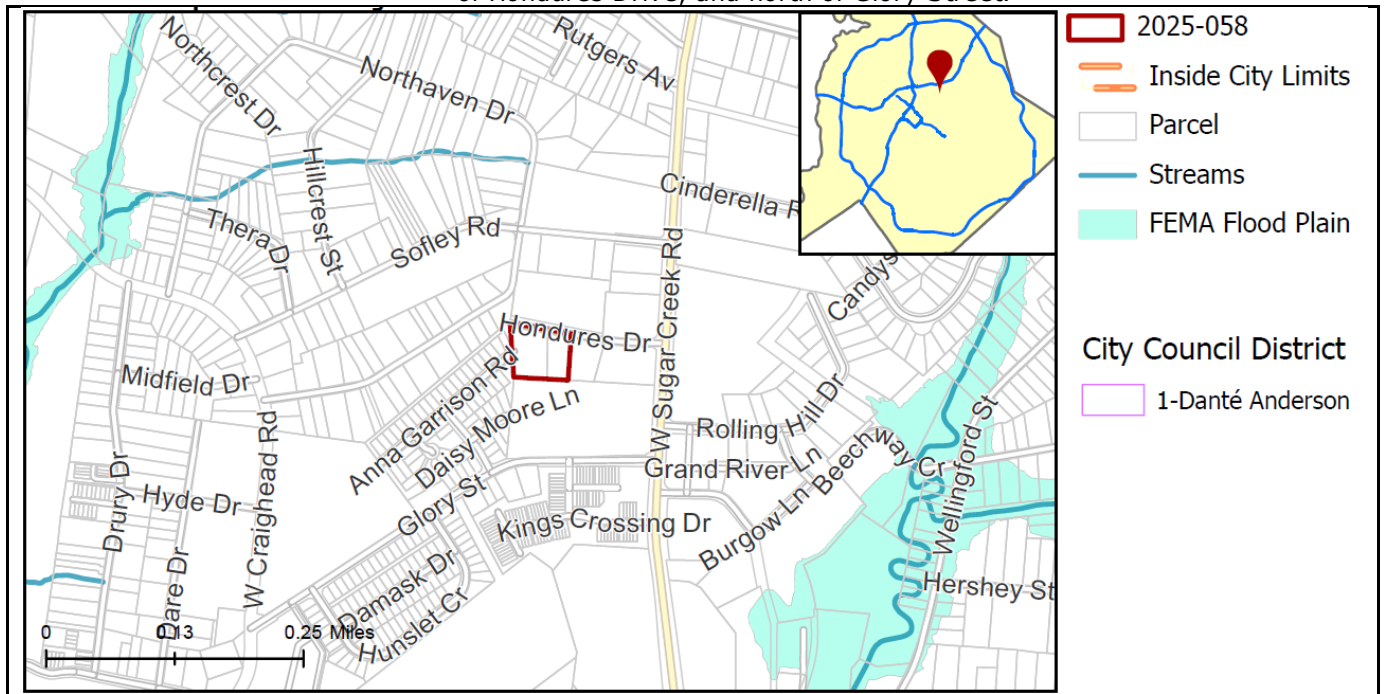
**REQUEST**

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

**LOCATION**

Address: 4216 Hondures Drive, Charlotte, NC 28206

Approximately 1.61 acres located west of West Sugar Creek Road, south of Hondures Drive, and north of Glory Street.



**SUMMARY OF PETITION**

The petition proposes the development of up to 20 multi-family attached townhome dwelling units. The site is developed with a single-family house.

**PROPERTY OWNER**

Naheed Kashmary

**PETITIONER**

StudioOne9 Architecture, PLLC

**AGENT/REPRESENTATIVE**

Alec Sithong, StudioOne9 Architecture, PLLC

**COMMUNITY MEETING**

The community meeting was held on March 24, 2026 and 16 people from the community attended.

The community meeting report notes that items discussed at the meeting included the proposed 20-unit townhome development and discussion focused on community concerns regarding design, maintenance, zoning requirements, and the project's timeline.

The full meeting report is available online.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and site and building design as well as a requested technical revision.

Plan Consistency

The petition is **consistent** with the goals and policies of the *North Inner Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity & Inclusion may be facilitated by increasing the availability of missing-middle housing options in the area through the development of up to 20 multi-family residential units which may diversify the existing housing stock, that is dominated by single family detached and townhome units.

Rationale for Recommendation

- The petition is appropriate and compatible with the surrounding land uses as the site is adjacent to properties to the north and south designated as the Neighborhood 2 Place Type by the *2040 Policy Map*.
- The site is within a ¼-mile walk of a designated Neighborhood Center Place Type containing uses such as retail, restaurant, childcare, and religious institutions along the Sugar Creek Road corridor.
- The development proposes low-rise multi-family dwellings that are consistent with the scale of nearby two-story multi-family buildings on Honduras Drive and the adjacent single family detached homes on Honduras Drive and Anna Garrison Road.
- The site is within a 1-mile walk of Sugar Creek Station on the LYNX Blue Line.
- The site is served by transit by the number 211 CATS local bus, providing service between Sugar Creek Station and Tom Hunter Station on the LYNX Blue Line.

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-B: 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 8,000 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.

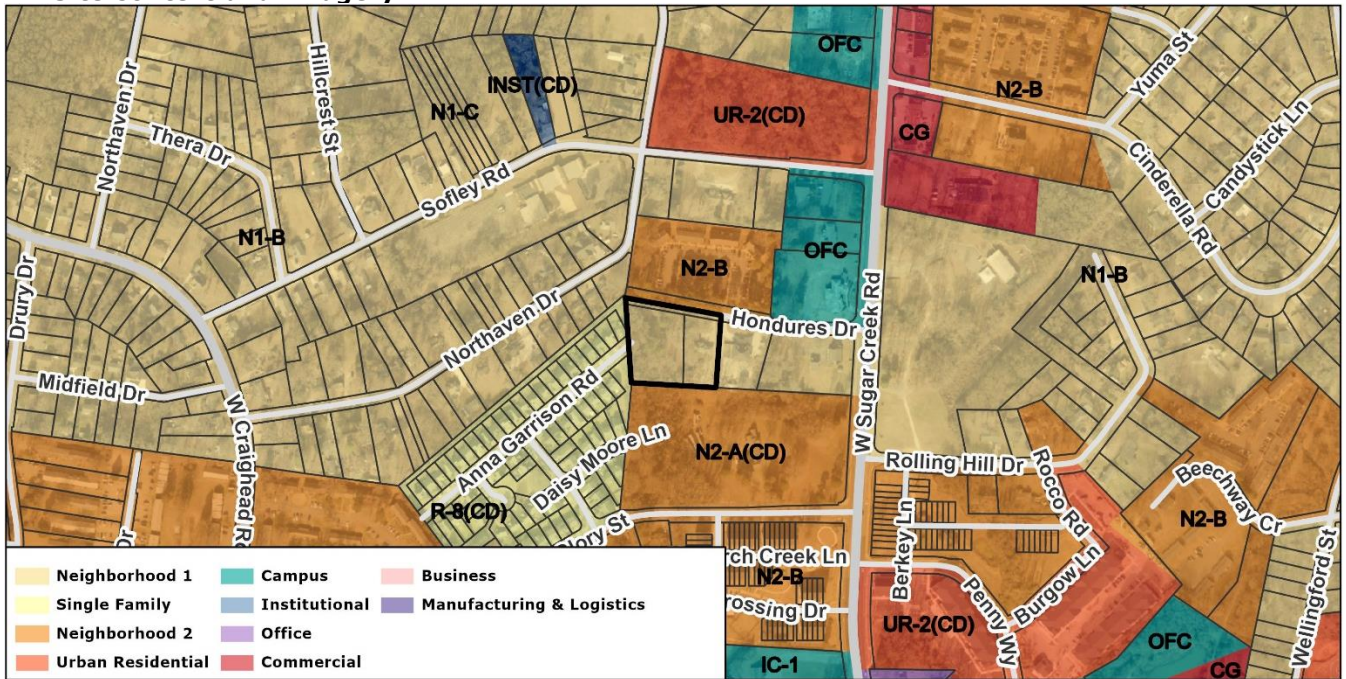
• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

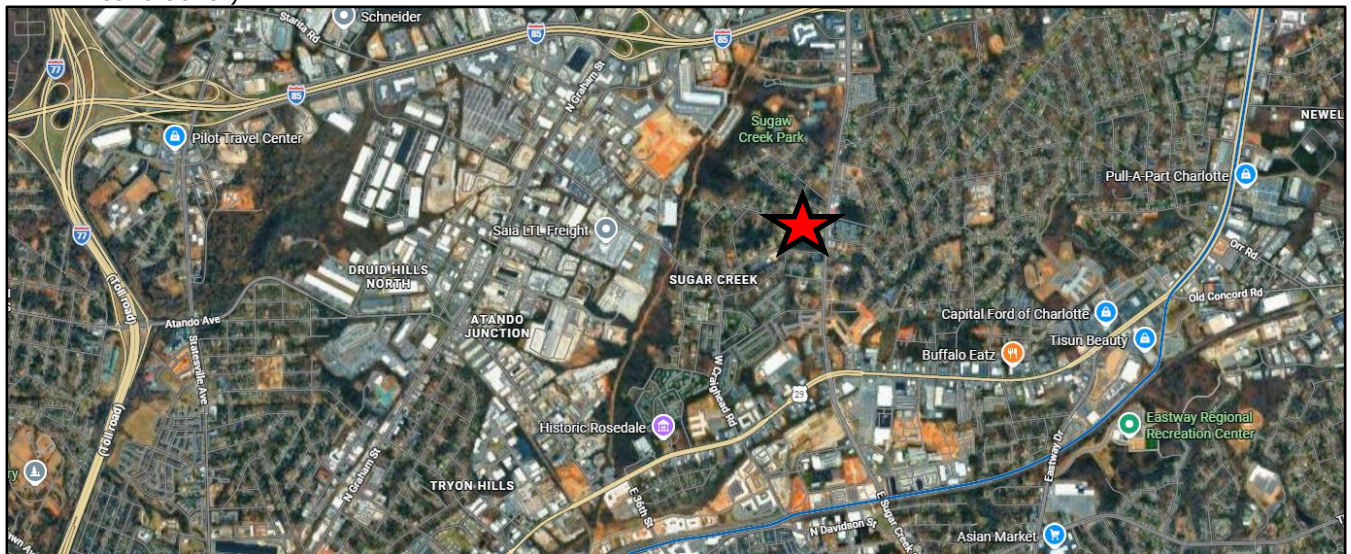
- Permits the development of up to 20 multi-family attached dwelling units.
  - The number of principal multi-family buildings on the site is limited to 3.
  - The maximum height of the principal buildings are limited to 2 stories.
- Proposes the following transportation improvements:
  - Construct a public street extension of Anna Garrison Road to connect to Honduras Drive.
  - Construct an 8-foot sidewalk and 8-foot planting strip along the site’s frontage with Honduras Drive and Anna Garrison Road.
- Proposes the following open space standards:
  - Install a 20-foot Class C Landscape Yard along the site’s boundaries abutting Neighborhood 1 Place Type.
  - Open space areas will be enhanced with landscaping, seating, hardscape features, and shade structures.
  - Publicly accessible open space will be centrally located, dynamic, and designed for multiple users.

- The space will include at least four components such as enhanced plantings, special paving, bench seating, and interactive elements like a fountain or water feature.
- Proposes the following architectural standards:
  - A minimum 20% of each façade facing a network street composed of preferred materials such as brick, stone, or stucco.
    - Vinyl siding and unfinished concrete masonry units are prohibited.
  - Building elevations will be broken up through façade modulation and articulation. All elevations will incorporate vertical bays, base treatments, and limit blank walls to 20 feet in all directions.

• **Site Context and Imagery**



- The site is zoned N1-B (Neighborhood 1-B). It is located across Honduras Drive from N2-B (Neighborhood 2-B) zoned properties to the north, and adjacent to OFC (Office Flex Campus) at the northwest corner of Honduras Drive and Sugar Creek Road. To the south, the site is adjacent to property zoned N2-A(CD) (Neighborhood 2-A, conditional), and adjacent to N2-B zoning across Sugar Creek Road to the southeast. To the west, the site abuts property zoned R-8(CD) (Single Family, conditional).



The site (indicated by red star above) is located on Honduras Drive west of West Sugar Creek Road. Approximately 1-mile south of Interstate I-85, ¼-mile north of North Tryon Street, and ¾-mile north of Sugar Creek Station on the LYNX Blue Line. This area of West Sugar Creek Road includes diverse housing types including single-family and multi-family attached and stacked, and the area is situated between the major commercial corridor of North Tryon Street and the commercial node at West Sugar Creek Road and I-85.



View of the site looking southwest from Honduras Drive. The site is developed with a single-family dwelling and is wooded along the western boundary.



View of a multi-family attached development located north of the site across Honduras Drive, zoned N2-B (Neighborhood 2-B).



View of a single-family home abutting the site to the east. There are two single family lots located between the subject site and West Sugar Creek Road.



View of single-family subdivision abutting the western boundary of the site, located off Anna Garrison Road . Glory Street is proposed to be extended through the site to Honduras Drive.



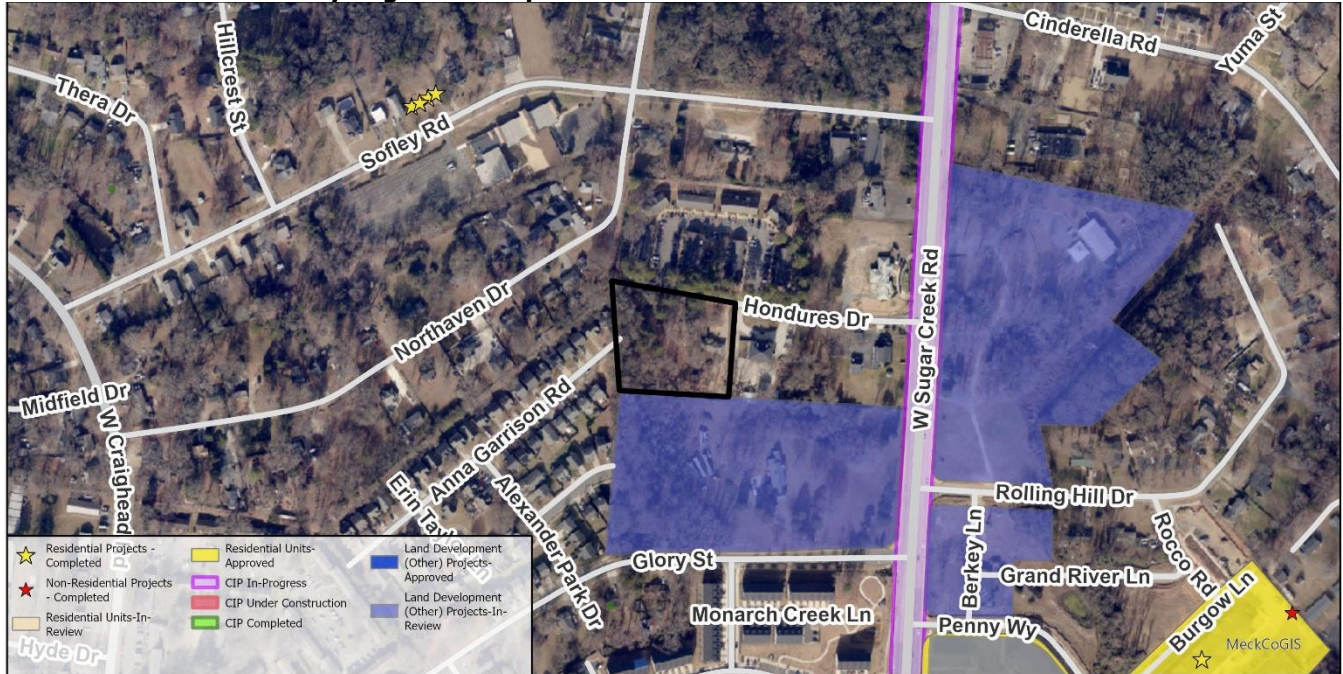
View of a recently rezoned site abutting the subject property to the south, petition 2025-014. The site is proposed to be developed with 110 multi-family attached townhome units.



View of commercial development along the west side of West Sugar Creek Road north of the site. This area is designated as a Neighborhood Activity Center by the 2040 Policy Map. This pattern of development is typical along the corridor.

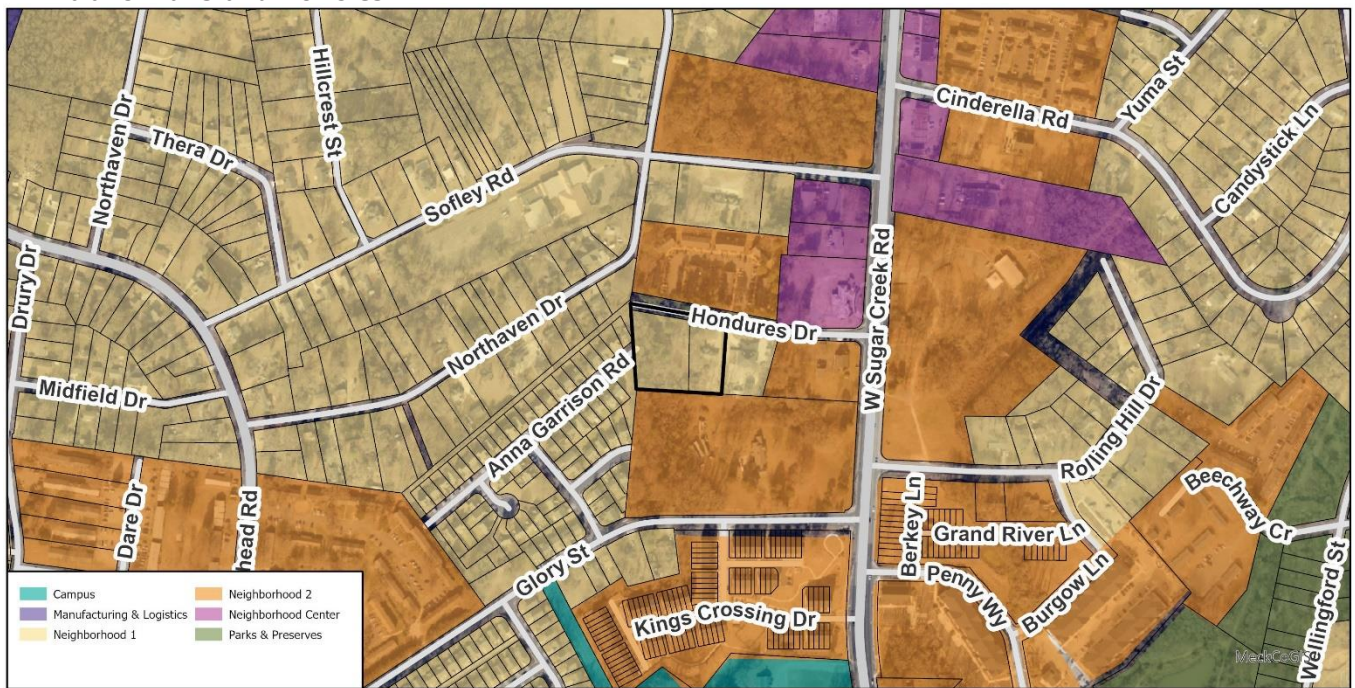


• **Infrastructure and By-Right Development**



- 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 *North Inner 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 *North Inner Community Area Plan*. The rezoning petition may help facilitate priority goal 2 given its commitment to increasing the presence of middle density housing options in this area, with the development of up to 20 new multi-family residential units, where the predominant housing type in the area is a mix of single family detached and townhome units.
- 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   |
|---|--|--|
| <b>Preferred Minimum Acreage</b> (includes adjacent parcels of the same place type) | 2-4 acres  | The site is 1.61 acres but when combined with the surrounding Neighborhood 2 at this location, it exceeds the minimum acreage preference, which meets the criteria.  |
| <b>Preferred Place Type Adjacencies</b>   | N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP   | The site is adjacent to Neighborhood 1 and Neighborhood 2 Place Types.   |
| <b>Locational Criteria</b> (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 located within a ¼ -mile of a Neighborhood Activity Center along West Sugar Creek Road.</p> <p>The site is located in an Access to Housing Gap.</p> <p>The site has access to the 211 CATS local bus.</p> |

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The petition is located at the end of Honduras Drive, a City-maintained local road that intersects Sugar Creek Road a State-maintained arterial road. 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. Conditional note revision is needed to commit to providing UDO required streetscape on the Anna Garrison Road extension.
- **Active Projects:**
  - N/A
- **Transportation Considerations:**
  - See Outstanding Issues, Note 8.
- **Vehicle Trip Generation:**
  - Current: N1-B
    - Existing Use: 15 trips per day (based on 1 single family dwelling).
    - Existing Zoning Entitlements: 76 trips per day (based on 6 single family dwelling units).
  - Proposed Zoning: 204 trips per day (based on 20 multi-family townhome units).

- **Storm Water Services**
  - The petitioner provided standard provisions committing to comply with Stormwater Articles 23 through 28 in the UDO.
  - **Considerations:**
    - No outstanding issues.
- **Charlotte Water**
  - Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Anna Garrison Rd. And accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Anna Garrison Rd.
  - **Considerations:**
    - See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools**
  - The development may add 7 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:
    - Highland Renaissance Elementary remains at 85%
    - Martin Luther King Middle remains at 87%
    - Garinger High remains at 100%.
  - **Considerations:**
    - Existing school capacity in this area is currently adequate for elementary and middle school. Utilization is above 100% for high school; however, it is below the flex limit of 130%.
- **Charlotte Area Transit System**
  - **Considerations:**
    - No comments submitted.

#### CITY DEPARTMENT COMMENTS

- **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 outstanding issues.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** See Outstanding Issues, Note 8.

#### MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

#### OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

##### Transportation

1. ~~CDOT: Curb and gutter to be installed to 17.5 feet from the roadway centerline to accommodate CLDSM U-03A1 section.~~ **Addressed**
2. ~~CDOT: Revise site plan and conditional note(s) to commit to dedicate 33.5 feet right of way from the road centerline for Honduras Drive and internal public roads.~~ **Addressed**
3. ~~CDOT: Revise site plan to show the planting strip at the back of curb followed by the sidewalk per CLDSM U-03A1.~~ **Addressed**
4. ~~CDOT: Adjust the proposed right of way to continue across the proposed driveway connection to the property line.~~ **Addressed**
5. ~~CDOT: Add a conditional note specifying "A Right of Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."~~ **Addressed**

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6. ~~CDOT: Revise conditional note 4.b to the following: "the Petitioner shall dedicate and convey in fee simple all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights of way set at 2' behind back of sidewalk where feasible."~~ Addressed
7. ~~CDOT: Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."~~ Addressed
8. CDOT: Provide a conditional note committing to construct an 8-foot planting strip and 8 foot sidewalk on the Anna Garrison Road extension per CLDSM U-02B.

Environment

9. Urban Forestry: Green area is not permitted to be within the ROW. Green area for N2-A must be comprised of existing trees.

Site and Building Design

10. Entitlement Services: Remove site plan labels for building height in stories on the building envelopes if committing to maximum height as allowed by the ordinance.

**REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING**

Site and Building Design

11. Entitlement Service: remove "buffer" label on site plan and label as "Landscape Yard."
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3818