

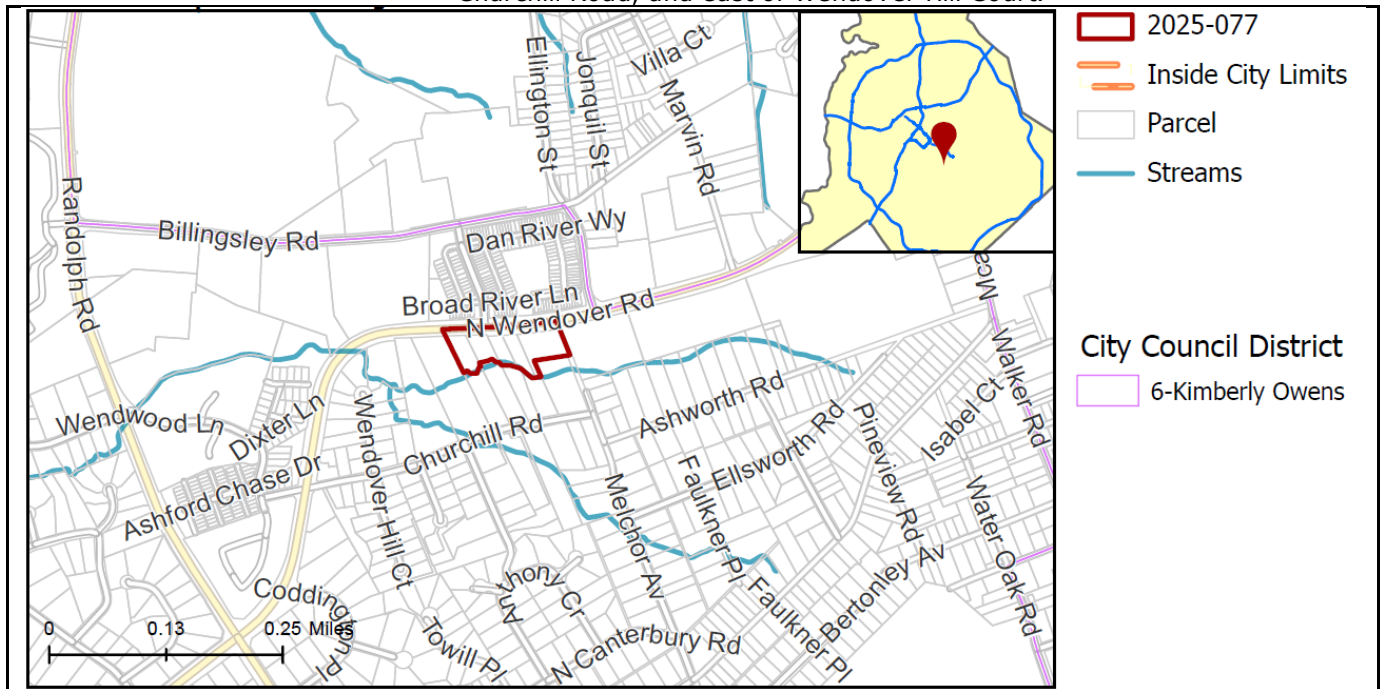
REQUEST

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

LOCATION

Address: 600 North Wendover Road, Charlotte, NC 28211

Approximately 2.52 acres located south of North Wendover Road, north of Churchill Road, and east of Wendover Hill Court.



SUMMARY OF PETITION

The petition proposes the development of up to 40 multi-family, townhome, dwelling units. The site is currently undeveloped.

PROPERTY OWNER

Short Development Group, LLC

PETITIONER

Short Development Group, LLC

AGENT/REPRESENTATIVE

Urban Design Partners

COMMUNITY MEETING

The community meeting was held on December 3, 2025 and 9 people from the community attended.

The community meeting report notes that items discussed at the meeting included the proposed 40-unit townhome development and community members raised concerns about steep topography, potential retaining walls, building heights, traffic, site access, stream and buffer impacts, stormwater requirements, visual impacts to neighboring homes, density, and parking capacity.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

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

Plan Consistency

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

- 1: 10 Minute Neighborhoods may be facilitated by providing housing in an area with access to essential amenities, goods, and services within a comfortable, tree-shaded 10-minute walk, bike, or transit trip by 2040.
- 2: Neighborhood Diversity & Inclusion may be facilitated by constructing a townhome development, increasing the presence of middle density housing to provide more diverse housing options.

Rationale for Recommendation

- The site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site is in an area containing a mix of single-family, multi-family, commercial and institutional uses.
- The *2040 Comprehensive Plan* calls for the development of multi-family housing along major roadways with access to public transportation, and options for active forms for transportation like walking and bicycling. The site fronts North Wendover Road, which the Charlotte Streets Map identifies as a 4+ Lane Boulevard, an Arterial Street, and a major corridor. The site is within walking distance of several CATS bus stops. The plan provides a 12-foot multi-use path along the site’s frontage, improving existing pedestrian facilities.
- The site abuts multifamily stacked apartments to the east along North Wendover Road and is adjacent to multi-family attached townhomes across the road to the north. Additional apartment and townhome developments are located along this stretch of North Wendover Road between Randolph Road and Latrobe Drive.
- The site is within a ½-mile walk of the Wendover Plaza Shopping Center, located across North Wendover Road. While designated Commercial Place Type by the *2040 Policy Map*, the shopping center and nearby nonresidential uses offer convenient access to daily needs including grocery, personal services, restaurants, retail, a police station, a post office, medical offices, and home-improvement stores.

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.

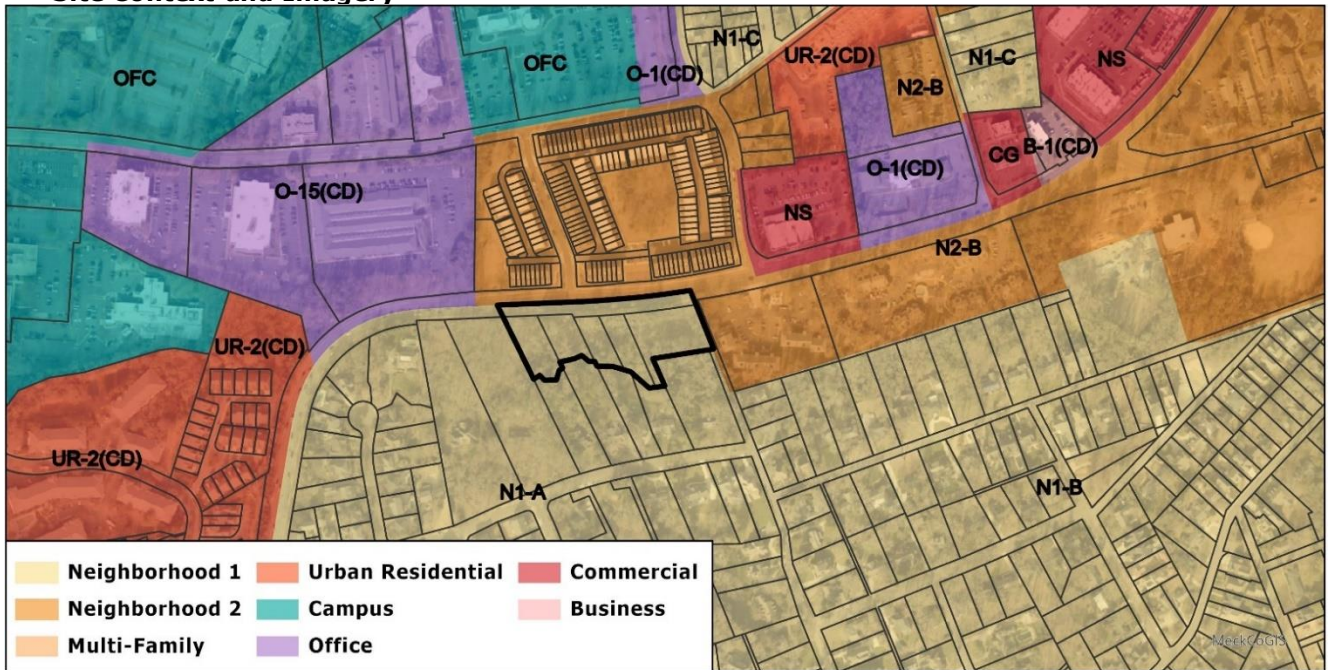
• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

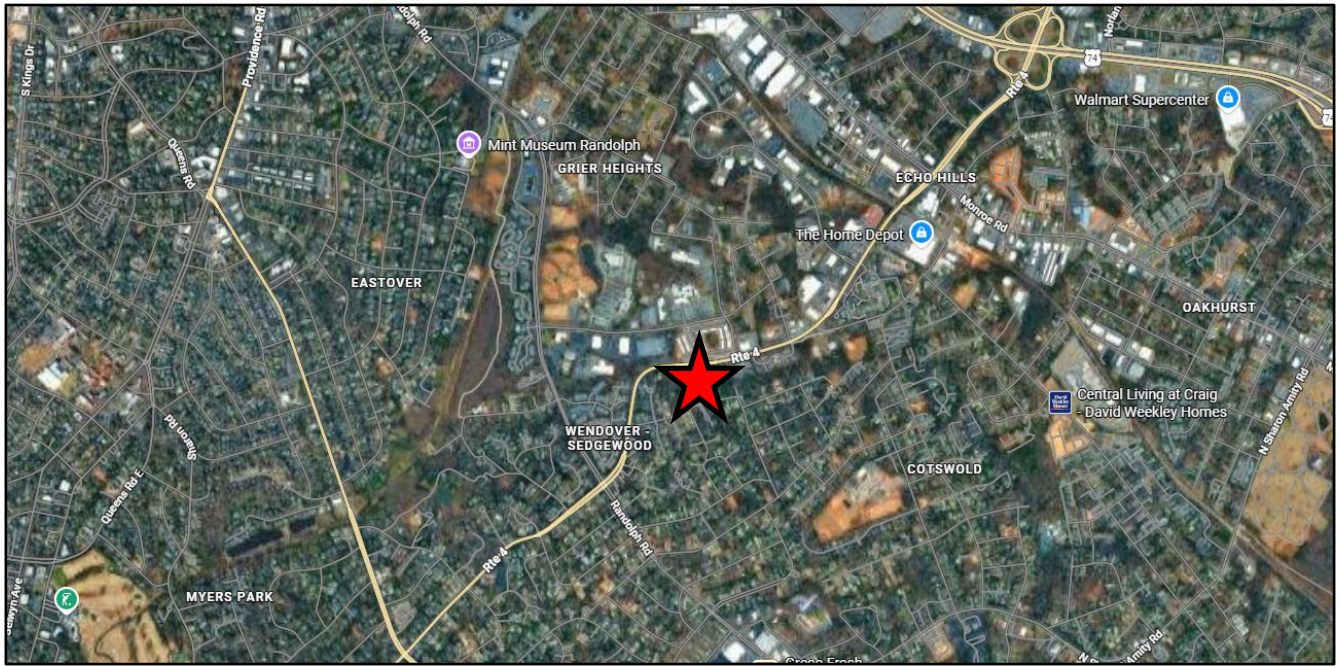
- Permits the development of up to 40 multi-family attached townhome dwelling units.
- The following transportation, streetscape, and landscaping improvements are proposed:
 - A 12-foot multi-use path with an 8-foot planting strip will be installed along the site’s frontage with North Wendover Road.

- Units fronting public streets will have direct pedestrian connections to the sidewalk.
- A 10-foot Class C Landscape Yard, planted to Class B standards, will be installed along the eastern, western, and southern property boundaries.
- A minimum 15-foot setback is required along the western property boundary abutting property in the Neighborhood 1 Place Type.
- Accessible common open space will be provided within 1,000 feet of residential lots.
- Enhanced landscaping will be provided including specialty paving, shade elements, seating, lighting, and optional public art or interactive features.
- The following architectural requirements are proposed:
 - Buildings fronting public streets shall contain a maximum of 5 dwelling units.
 - Usable front porches, when provided, will be a minimum of 6 feet in depth and covered.
 - Building height is limited to 48 feet
 - Vinyl is prohibited as primary building material.

• **Site Context and Imagery**



The site is zoned N1-A (Neighborhood 1-A). It is adjacent to properties along North Wendover Road to the west and Churchill Road to the south zoned N1-A. To the east and north, the site is adjacent to properties zoned N2-B (Neighborhood 2-B). Other zoning districts along North Wendover Road include UR-2(CD) (Urban Residential-2, conditional), O-1(CD) (Office, conditional), O-15(CD) (Office, conditional), and NS (Neighborhood Services).



The site (indicated by the red star above) is located on the south side of North Wendover Road, approximately 1/2-mile east of its intersection with Randolph Road and 3/4-mile west of its intersection with Monroe Road. It is adjacent to a townhome development across North Wendover Road and abuts multi-family apartments to the east, with single family homes located to the south and west. The site is about 1/4-mile west of the Wenderover Plaza shopping center, which provides daily needs such as grocery, personal services, restaurants, and retail, along with nearby nonresidential uses including a police station, post office, medical offices, and home-improvement retail.



View of the site looking southeast from North Wendover Road. The site is currently undeveloped.



View of a multi-family townhome development located to the north directly across North Wendover Road. There are several townhome developments located along North Wendover Road near the intersection of Randolph Road.



View of a multi-family apartment development abutting the site to the east. There are several garden-style apartment developments along North Wendover Road in the area near the site.

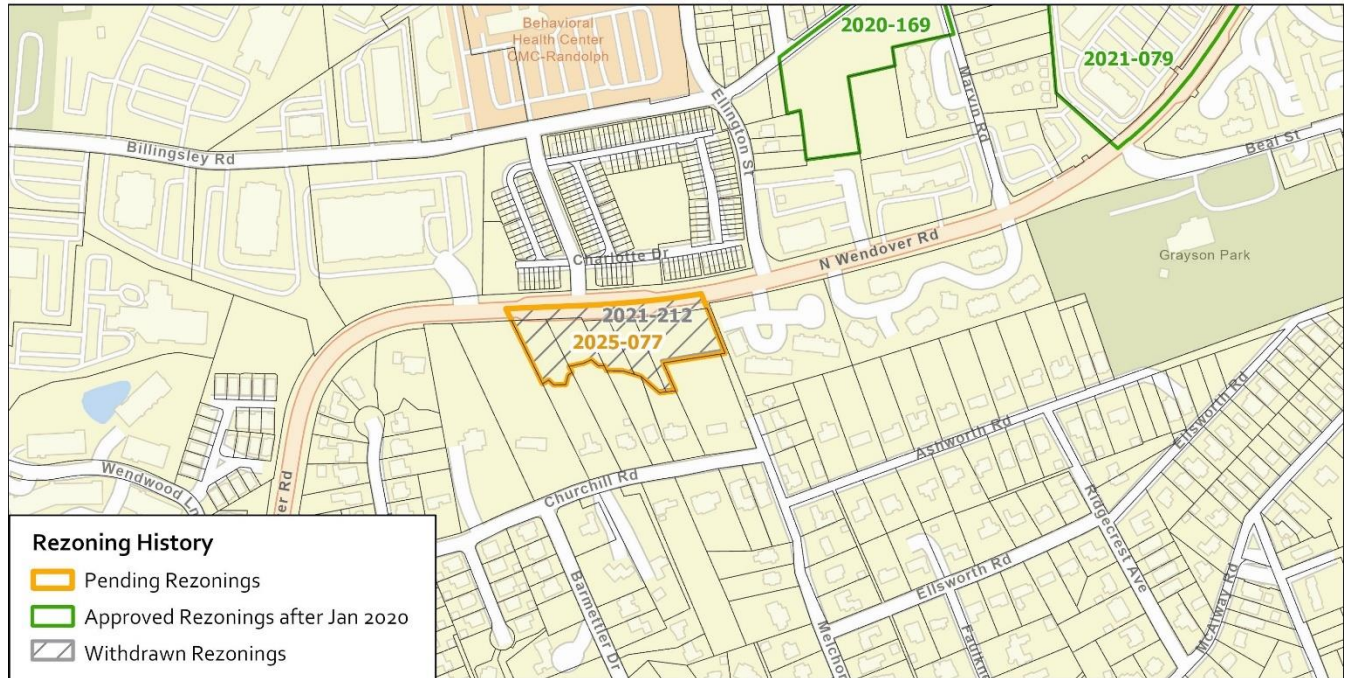


View of the Wendover Plaza Shopping Center, which provides daily needs such as grocery, personal services, restaurants, and retail, along with other nearby nonresidential uses including a police station, post office, medical offices, and home-improvement retail.



View of single-family homes along Churchhill Road, south of the site. The site is abutting existing single-family development to the south and west.

• Rezoning History in Area



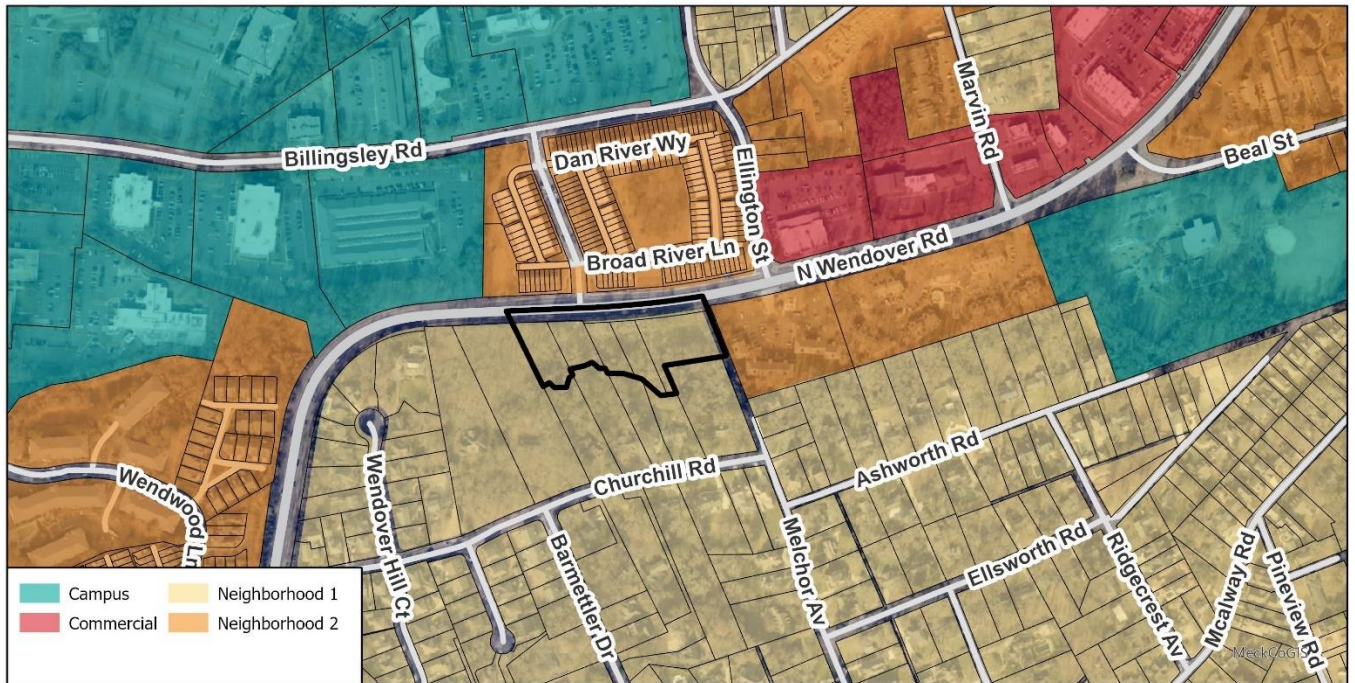
| Petition Number | Summary of Petition | Status |
|-----------------|---|--|
| 2020-169 | Rezoned 3.55 acres from R-22MF (Multi-Family Residential) to UR-2(CD) (Urban Residential, conditional) for the construction of 85 multi-family residential dwelling units in one building. | Rezoning approved. LDCP-2024-00089 approved, multi-family building under construction. |
| 2021-079 | Rezoned 7.88 acres from B-1(CD) (Neighborhood Business, conditional) to NS (Neighborhood Services, conditional) for a drive-through restaurant with outdoor seating within an existing shopping center. | Rezoning approved. LDC-2022-00175 approved, construction of drive-through restaurant approved. LDX-2022-00038 and LDC-2023-00042, renovation of existing shopping center complete. |
| 2021-212 | Rezoned 2.48 acres from R-3 (Single-Family Residential) to UR-2(CD) (Urban Residential, conditional) for 33 multi-family townhome dwelling units. | Rezoning Withdrawn. |

• **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 *South Middle 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 *South Middle Community Area Plan*. The rezoning petition may help facilitate the priority goals 1 and 2 given its commitment to the development of 40 multi-family attached townhome units in an area already characterized by nearby Neighborhood 2 Place Types and walkable commercial uses, supporting City goals by adding context-appropriate housing density in a mostly developed area where existing infrastructure and surrounding amenities can accommodate the proposed development.
- 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 2.52 acres and is adjacent to other sites along North Wendover Road, totaling approximately 7.5 areas, that are already designated as Neighborhood 2 Place Type for a total contiguous Neighborhood 2 Place Type of over 10 acres. |
| Preferred Place Type Adjacencies | N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP | The site is adjacent to Neighborhood 1, Neighborhood 2, Campus, and Commercial Place Types. |
| Locational Criteria (all considered) | Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor Within ¼ or ½ mile of Activity Center, Campus or Innovation Mixed Use Within Access to Housing Gap (EGF) Remnant parcels Frontage along arterial or major roads | Wendover Road is a major transportation corridor, CATS Bus Route 39 includes several bus stops near the site. The site is within a ½-mile of an existing Campus to the west and commercial area to the east. The property is located within an access to housing gap. The petition includes 5 remnant parcels. The petition fronts along an arterial street. |

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The site is located adjacent to Wendover Road, a State-maintained major arterial, east of Churchill Road, 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. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current: N1-A
 - Existing Use: N/A (based on vacant site).
 - Existing Zoning Entitlements: 87 trips per day (based on 7 single-family dwelling units).
 - Proposed Zoning: 182 trips per day (based on 40 multi-family townhome units).

- **Storm Water Services**
 - A 100-year plus 1 year flood study will be required during Land Development process due to flooding on subject site.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte Water**
 - Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along North Wendover Rd. And accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along North Wendover Rd.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
 - The development may add 13 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:
 - Billingsville Elementary (K-2) remains at 85% utilization
 - Cotswold Elementary (3-5) remains at 64% utilization
 - Alexander Graham Middle remains at 96% utilization
 - Myers Park High remains at 108% utilization
 - **Considerations:**
 - As part of the 2023 Bond, Billingsville K-2 and Cotswold 3-5 will be combined to K-5. The new 45 classroom building will be located on the current Cotswold campus.
 - Alexander Graham will be relieved by the 2023 Bond Project New Middle School Cato Ridge in 2026-27.
 - Utilization is above 100% for high school; however, it is below the flex limit of 130%.
 - See advisory comments at www.rezoning.org
- **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
- **Urban Forestry:** See Outstanding Issues, Notes 3 – 4.

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
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

- ~~1. CDOT: Label and dimension the curb and gutter from the centerline for each road on the site plan and label and dimension of the future back of curb location along North Wendover Road. Addressed~~
- ~~2. CDOT: List the required 12' shared use path along North Wendover Road in the conditional notes. Addressed~~

Environment

- ~~3. Urban Forestry: Show location of tree save area. Ensure it meets all standards outlined in Article 20-15 as well as the Charlotte Tree Manual.~~
- ~~4. Urban Forestry: Tree save shown does not meet standards. Minimum width for preserved tree save is 30 feet.~~

Site and Building Design

5. Entitlement Services: Increase the proposed setback from future back-of-curb to better match the multi-family attached development located across Wendover Road which provides approximately 55 feet from back-of-curb.
6. Entitlement Services: ~~Increase open space area and distribute the open space areas throughout the site to ensure that every unit has direct access to open space amenities.~~ Provide commitments in the conditional notes on the minimum square footage of at least one of the identified open space areas on the site plan.
7. Entitlement Services: The conditional notes under Architectural Standards have conflicting standards referencing maximum 4 unit buildings in notes #4 and #10 though the site plan depicts several buildings with 5 units. Combine notes #4 and #10 and clarify the maximum number of units along private network required streets.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGLand Use

8. Entitlement Services: Remove language in conditional notes referencing the site's alignment with the 2040 Policy Map.
 9. ~~Entitlement Services: Remove reference to conservation development type in conditional notes.~~ Addressed
 10. Entitlement Services: Combine open space notes into one section.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818