

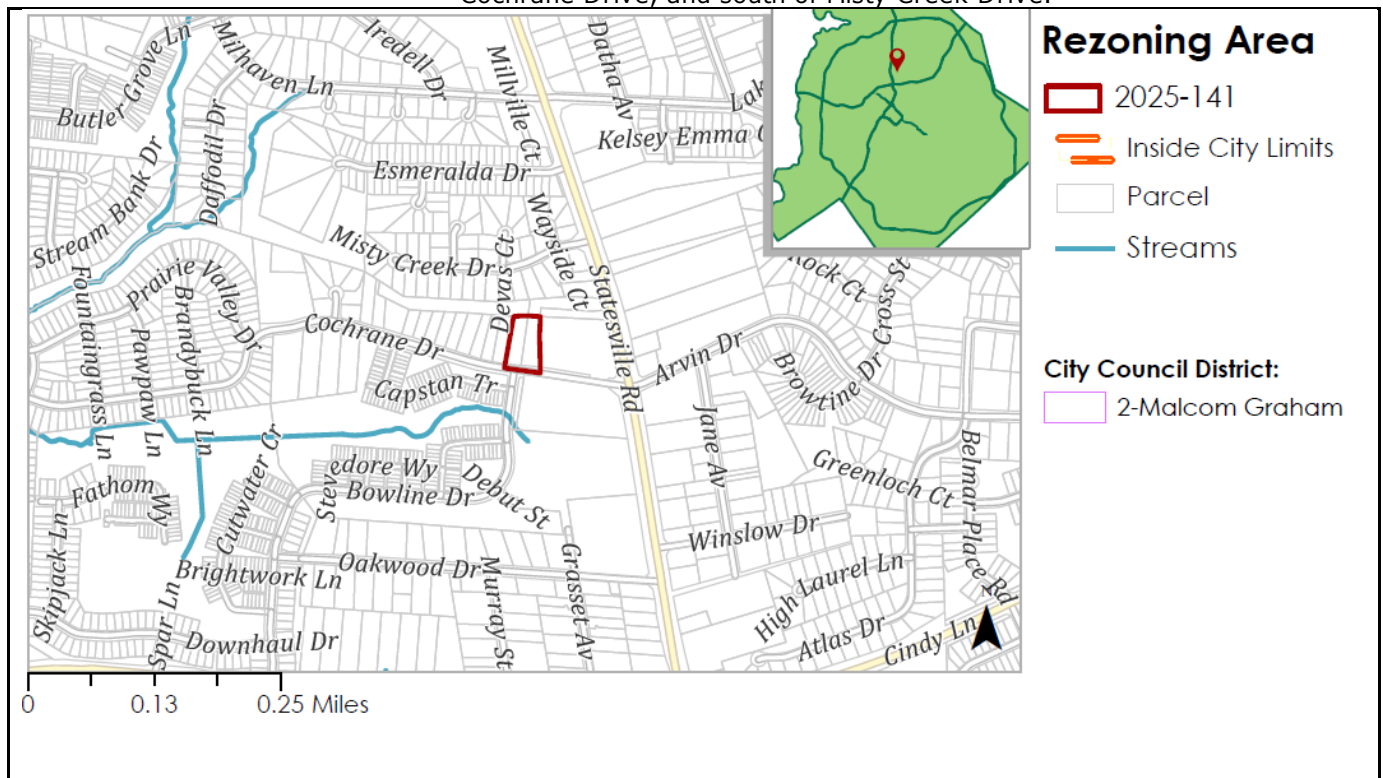
REQUEST

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

LOCATION

Address: 3133 Cochrane Drive, Charlotte, NC 28269

Approximately 0.97 acres located west of Statesville Road, north of Cochrane Drive, and south of Misty Creek Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the Neighborhood 1-C zoning district. The property is currently developed with two single family homes.

PROPERTY OWNER

Herb and Flo Realty, LLC

PETITIONER

Darway Dalmeida

AGENT/REPRESENTATIVE

Darway Dalmeida

COMMUNITY MEETING

The community meeting was held on April 24, 2026, and 2 people from the community attended.

The community meeting report notes that items discussed at the meeting included a presentation of the rezoning petition with a question and answer period following.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

- 2: Neighborhood Diversity & Inclusion may be facilitated by adding the ability to develop more infill housing near commercial areas and points of interest.

Rationale for Recommendation

- The site is designated as a Neighborhood 1 Place Type by the *West Middle Community Area Plan* and the *2040 Policy Map*. The request is in alignment with the site's Place Type designation and Community Area Plan goals.
- The proposed zoning represents a slight increase in intensity over the existing N1-B entitlements.
- The primary difference between N1-B (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.
- Directly south of the subject site, across Cochrane Drive, is the approved Rezoning Petition 2024-114, which permits up to 53 multi-family attached units.
- The site meets Place Type 5 criteria using the Creating Complete Communities policy guidance. This policy outlines criteria that a rezoning petition should meet if it is requesting a more intense Neighborhood 1 zoning district to assess impacts to established residential areas that may have defined characteristics.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

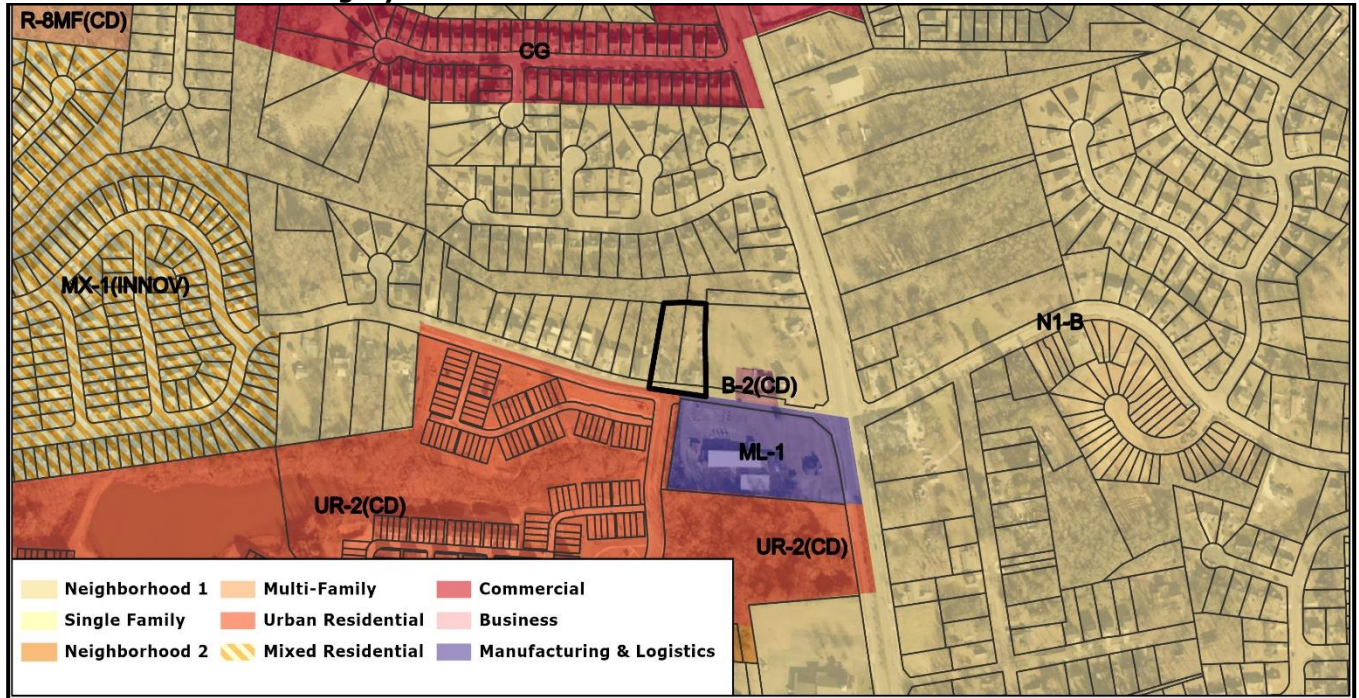
- Existing Zoning:
 - N1-B: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 8,000 square feet or greater.
- Proposed Zoning:
 - N1-C: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 6,000 square feet or greater.

- **Proposed Request Details**

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

Neighborhood 1 Zoning District Lot Standards						
	N1-A	N1-B	N1-C	N1-D	N1-E	N1-F
Minimum Lot Area	10,000	8,000	6,000	3,500	3,000	3,000
Minimum Lot Width	70'	60'	50'	40'	30'	30' ; MF:50'
Minimum Front Setback	27'	27'	17'	17'	10'	17'
Minimum Side Setback	5'	5'	5'	5'	5'	5'
Minimum Rear Setback	40'	35'	30'	25'	20'	20'
Maximum Residential Height	48'	48'	40'	40'	40'	48'

- **Site Context and Imagery**



- The site is currently zoned neighborhood 1-B. The surrounding zoning districts include Neighborhood 1-B, Urban Residential-2, Mixed Residential Innovative, General Business, and Manufacturing & Logistics.



The site (denoted by red star) is located west of Statesville Road, north of Cochrane Drive, and south of Misty Creek Drive. The site is in an area with single family homes, multi-family townhomes, and nonresidential uses.



The area to the south along Cochrane Drive is developed with townhomes.



The area to the west along Cochrane Drive is developed with single family homes.

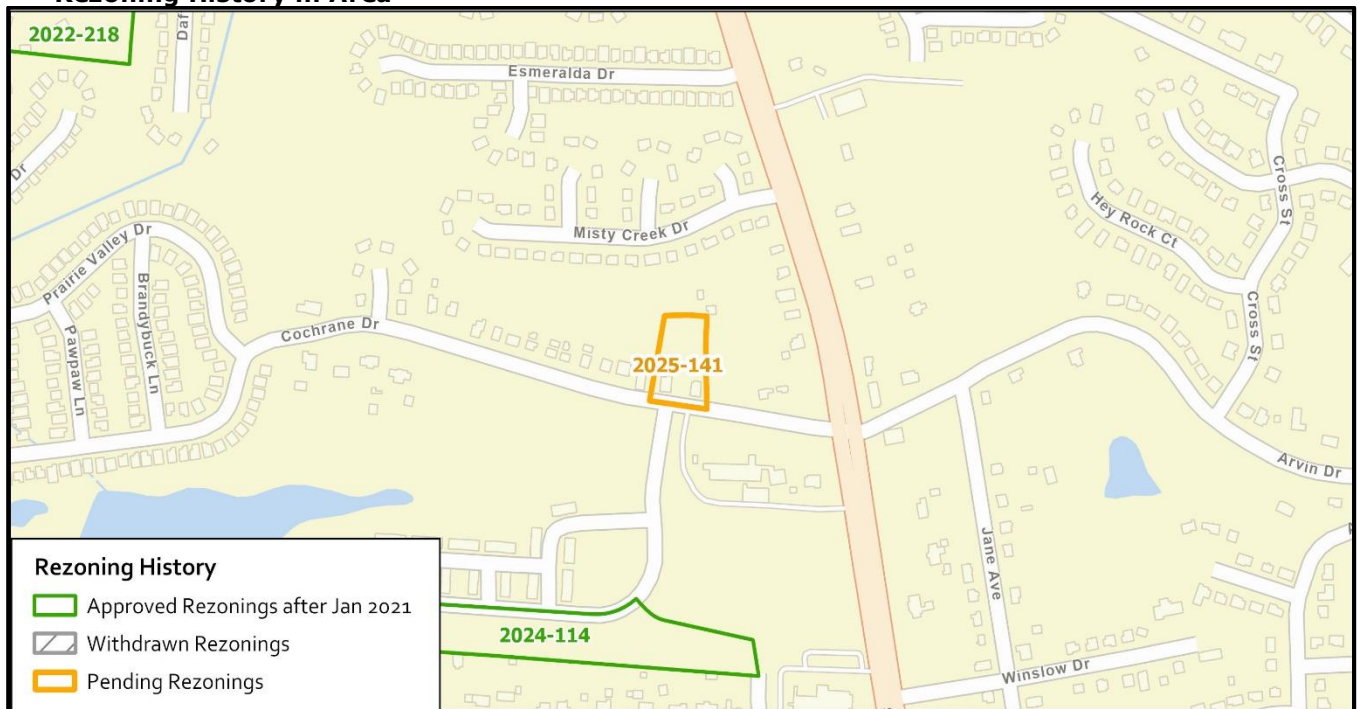


The area to the east along Cochrane Drive and Statesville Road is developed with single family homes.



The area to the southeast along Cochrane Road is developed with a warehouse use.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-218	Rezoned 15.9 acres from N1-B (Neighborhood 1-B) to R-8MF(CD) (Single Family Residential, Conditional) to allow up to 90 single family attached dwelling units.	Rezoning approved, no permit applications submitted.
2024-114	Rezoned 3.8 acres from UR-2(CD) (Urban Residential-2, Conditional) to N2-B(CD) (Neighborhood 2-B, Conditional) to allow up to 53 multi-family attached units.	Rezoning approved, subdivision plans approved, and project has been completed (SDRMF-2021-00164)

• 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 *West Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 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.

- This site is within the *West Middle Community Area Plan*. The rezoning petition may help facilitate the priority goal 2. The petition may advance Goal 2 (Neighborhood Diversity and Inclusion) by adding the ability to develop more infill housing.
- Petitions requesting a higher Neighborhood 1 zoning classification are reviewed using the Creating Complete Communities policy guidance. This framework outlines key criteria to help ensure that the scale and massing of new development or redevelopment fits within established areas. While not exhaustive, these criteria guide staff's analysis. The table below summarizes how they apply to the proposed change from N1-B to N1-C for this site.

Place Type-5 Criteria Creating Complete Communities Recommendations	Site Information
Existing Lot Patterns in the Area	The block that the site is located in does not have a clear, established lot pattern. The adjacent block to the south does have more uniformity.
Average Lot Dimensions	The subject site has larger lot areas than most of the comparable residential parcels along the north side of Cochrane Drive. The lot width of the subject parcels also exceed adjacent and nearby residential lots in the same block.
Road Frontage Classification	Cochrane Drive is classified as a local street on the Charlotte Streets Map but is adjacent to Statesville Road, a major arterial.
Location of the Subject Parcel	The rezoning site sits in a block on Cochrane Drive which has predominantly residential uses.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to Cochrane Drive, a City-maintained local street, west of Statesville Road, a State-maintained major arterial. 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 projects near the site.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 28 trips per day (based on 2 single family detached units).
 - Existing Zoning Entitlements: 28 trips per day (based on 2 single family dwelling units).
 - Proposed Zoning: 40 trips per day (based on 3 single family dwelling units).

• Storm Water Services

- **Considerations:**
 - Reviewed, no comments.

• Charlotte Water

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Cochrane Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer along Cochrane Drive.
- **Considerations:**
 - No outstanding issues.

- **Charlotte-Mecklenburg Schools**
 - Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
 - **Considerations:**
 - No outstanding issues.
- **Charlotte Area Transit System**
 - **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

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

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225