

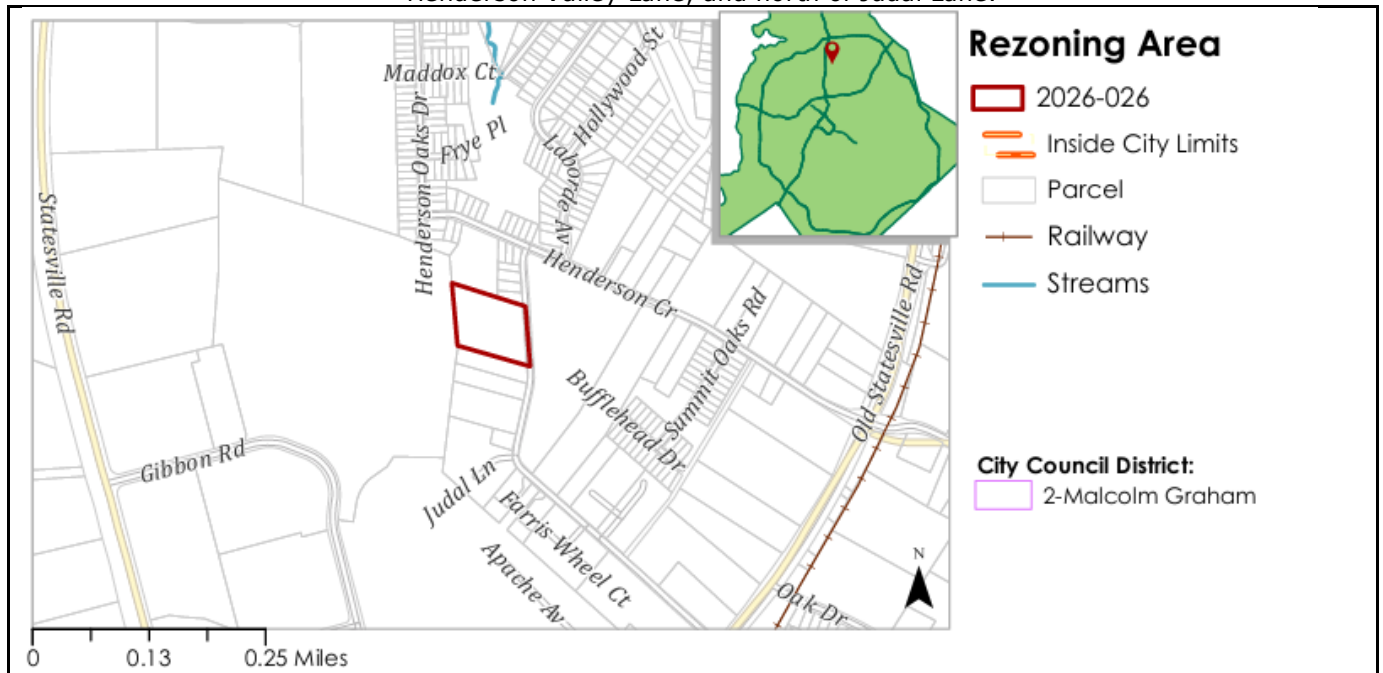
REQUEST

Current Zoning: MHP (Manufactured Home Park District)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Address: 5217 Henderson Circle, Charlotte, NC 28269

Approximately 3.06 acres located west of Henderson Circle, south of Henderson Valley Lane, and north of Judal Lane.



SUMMARY OF PETITION

The petition proposes all uses permitted by-right and under prescribed conditions in the N1-C zoning district, the site is currently occupied by a single family home.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Jaime Roberto De La Garza Rodriguez; Ivette De La Garza
Rachel Regalado
Rachel Regalado

COMMUNITY MEETING

The community meeting was held on July 7, 2026 and 2 people from the community attended.

The community meeting report notes that items discussed at the meeting included describing the site conditions, surrounding land uses, and the tentative intent to develop six single-family residential lots while preserving the existing stream corridor. This petition allows all uses permitted by-right and under prescribed conditions in the N1-C zoning district. The presentation also reviewed the project's consistency with the *Charlotte Future 2040 Policy Map*, the applicable development standards, and the anticipated rezoning timeline. One attendee expressed that the presentation was clear and was provided a timeline of events, with petitioner contact information for follow-up questions.

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 *North Middle and Outer Community Area Plan*.

Rationale for Recommendation

- The requested N1-C zoning district is intended to accommodate lower-density residential development and is compatible with the established Neighborhood 1 development pattern located around the site.
- The petition updates the zoning district of the site from the existing Manufactured Home Park zoning, a legacy district from the previous ordinance, to a UDO Neighborhood 1 zoning district that is consistent with the adopted land use.
- The single-family lots to the north of the site along Henderson Circle are developed out to lot standards that are similar to the Neighborhood 1-C district. This petition will allow for continuity with such lot characteristics.
- The site is located within an area containing a mix of residential, manufactured housing, commercial, and manufacturing/logistics uses, and the proposed zoning is compatible with the evolving development pattern in the surrounding area.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

- Existing Zoning:
 - MHP: This district allows for dedicated areas for manufactured home parks, ensuring these communities are developed with adequate space, infrastructure, and recreational amenities.
- 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**

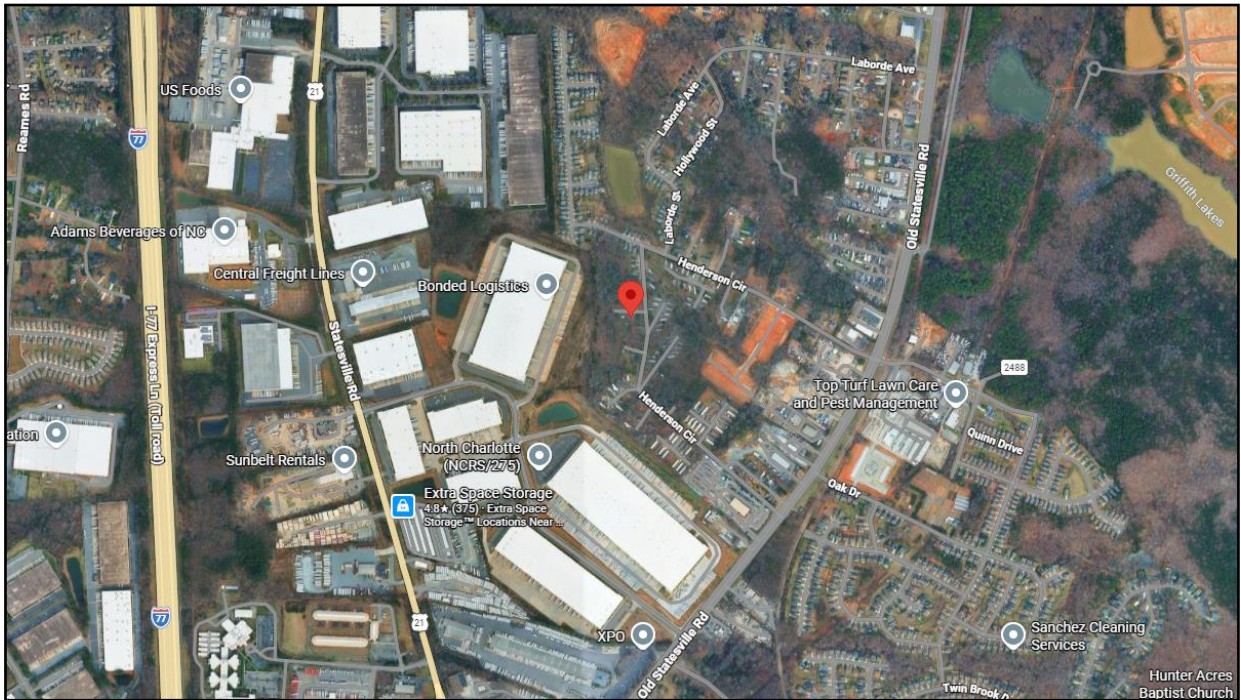
This is a conventional rezoning petition with no associated site plan.

- The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district, the site is currently occupied by a single-family home.

- **Site Context and Imagery**



- The site is surrounded by ML-1 (Manufacturing and Logistics) to the west; additional MHP zoning to the north, south, and east; N1-C (Neighborhood 1) to the east along Summit Oaks Road; N2-A(CD) (Neighborhood 2 Conditional) to the northeast; and CG (Commercial General) and ML-2 (Manufacturing and Logistics) farther to the east/southeast along Old Statesville Road.



The subject site is surrounded by a mix of industrial, commercial, and residential land uses. North of the site are established single-family neighborhoods and wooded areas. East of the site are additional residential neighborhoods. South of the site are large-scale warehouse, distribution, and industrial facilities. West of the site are additional industrial, and warehouse uses, with Interstate 77 located farther west.



The site is currently occupied by a single-family home.



North of the site along Henderson Circle, the streetscape is characterized by an established Neighborhood 1 context consisting of detached single-family dwellings

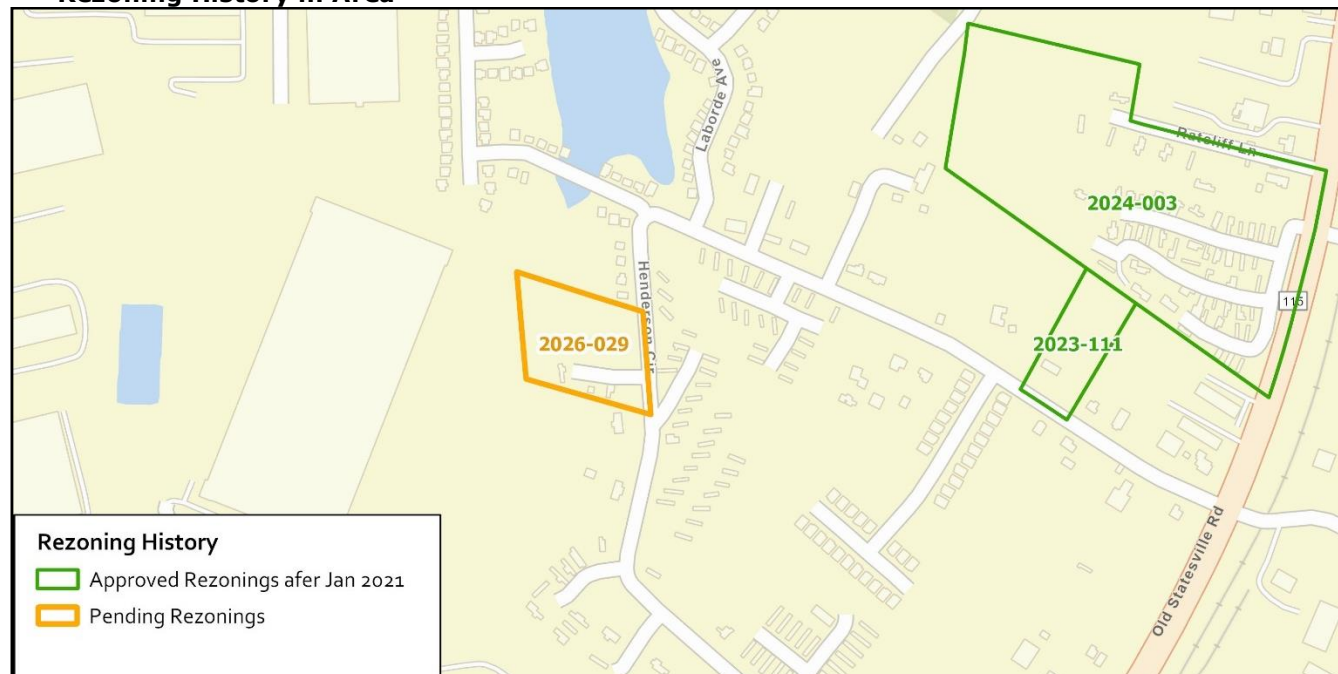


East of the site is an existing Manufactured Home Park development.



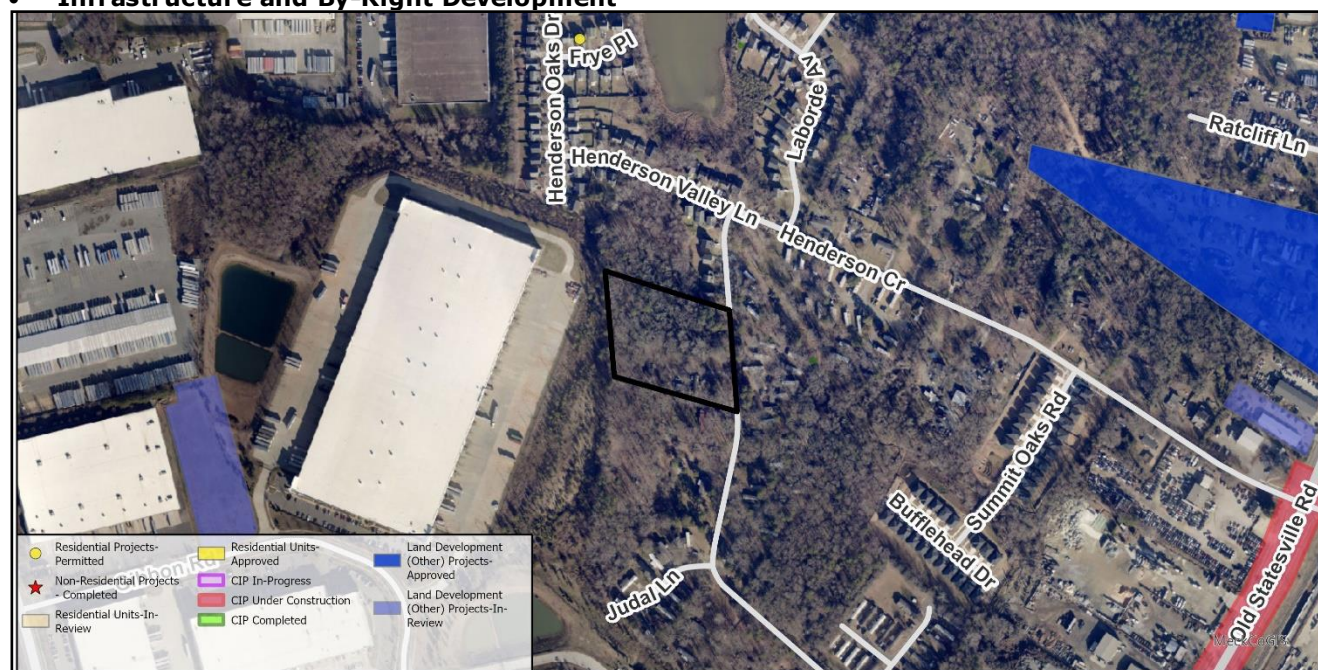
South of the site along Henderson Circle is an existing Manufactured Home Park development.

- **Rezoning History in Area**



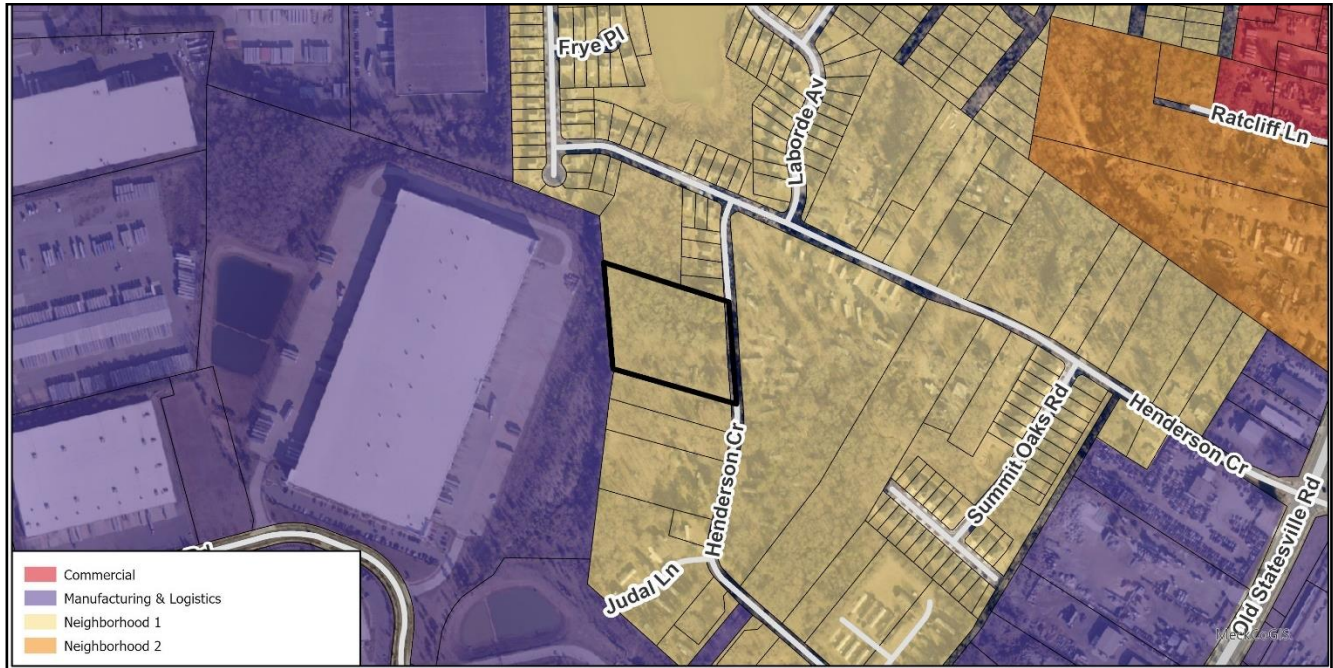
Petition Number	Summary of Petition	Status
2023-111	Rezoned 24.96 acres from N1-A to R-8(CD) to allow for development of a residential community of up to 84 single family attached townhouse style dwelling units.	Rezoning Approved. No permit applications submitted.
2024-003	Rezoned 16.91 acres from CG and MHP to N2-A(CD) to allow for development 198 triplex, quadraplex, and multi-family attached dwelling units.	Rezoning Approved. Permit application submitted and approved (LDGP-2025-00015)

- **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 Middle and Outer 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.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to Henderson Circle, a City-maintained local street, west of Old 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: 14 trips per day (based on Manufactured Home).
 - Existing Zoning Entitlements: 196 trips per day (based on Mobile Home Park).
 - Proposed Zoning: 177 trips per day (based on Single Family N1-C).

• Storm Water Services

- **Considerations:**
 - No comments submitted.

• Charlotte Water

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Henderson Circle. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**
 - Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
 - Winding Springs Elementary School current utilization is 118%.
 - Alexander Middle School current utilization is 90%
 - North Mecklenburg High School current utilization is 98%.
 - **Considerations:**
 - 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 comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

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.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163