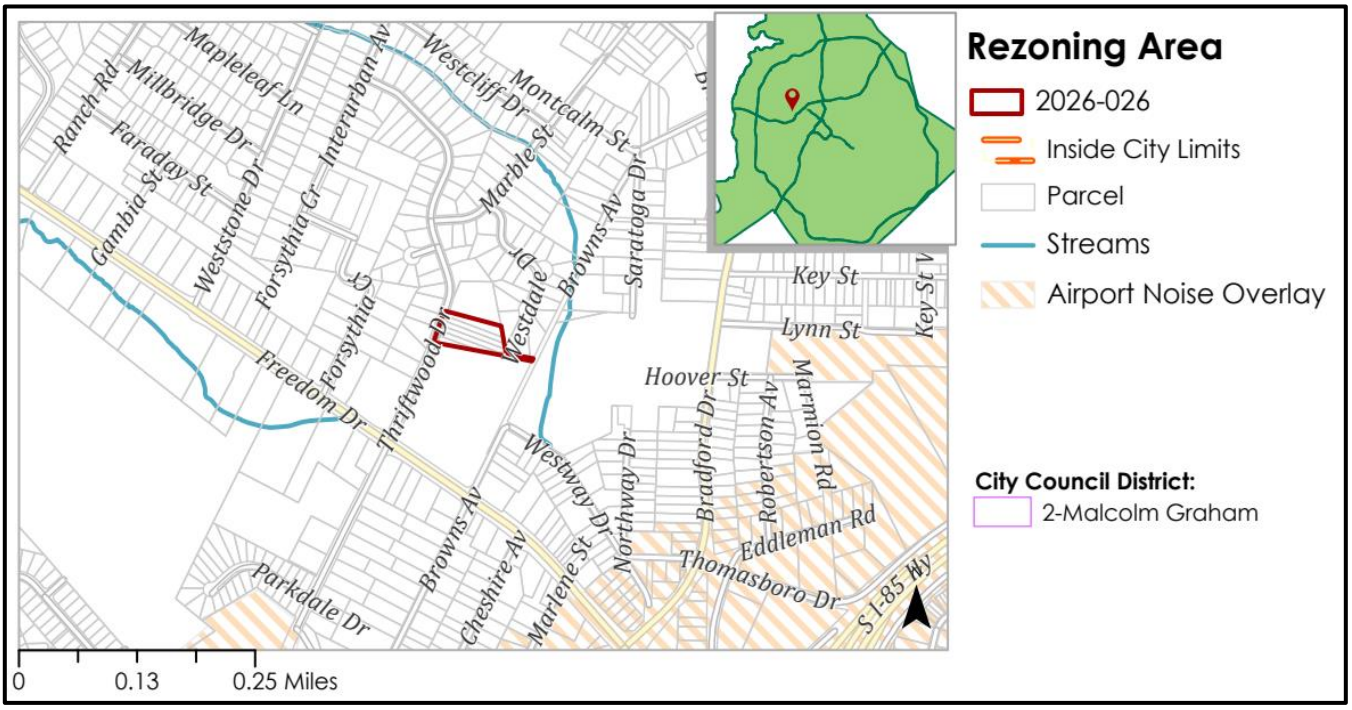
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2026-032
Final Staff Analysis

City Council Decision Date: September 21, 2026

REQUEST	Current Zoning: N1-C (Neighborhood 1-C) Proposed Zoning: N1-D(CD) (Neighborhood 1-D, Conditional)
LOCATION	Address: 1535 Thriftwood Drive, Charlotte, NC 28208 Approximately 1.39 acres located east of Thriftwood Drive, north of Freedom Drive, and south of Marble Street.



SUMMARY OF PETITION	The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-D zoning district with the following exceptions: Townhomes, condominiums or other single-family attached housing. The site contains a cell phone tower.
PROPERTY OWNER	Savalex Homes, LLC
PETITIONER	Savalex Homes LLC
AGENT/REPRESENTATIVE	Russell Fergusson, PLLC
COMMUNITY MEETING	The community meeting was held on July 27, 2026, and 2 people from the community attended. The community meeting report notes that items discussed at the meeting included overview of the townhome proposal. Attendee concerns were not specific to plans but more generally with construction timelines, location of the proposed development in relation to the cell phone tower access. 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*.

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.
- The proposed zoning represents a slight increase in intensity over the existing N1-C entitlements although the conditions of the proposal limit development to single family uses and would create fewer lots than currently exist on the site.
- The primary difference between N1-C (current zoning) and N1-D(CD) (proposed zoning) is in dimensional standards, such as lot size and lot width.
- The site meets Place Type 5 criteria using the Creating Complete Communities policy guidance in the Community Area Plan. The PT-5 criteria establish standards to ensure that new development is compatible with surrounding residential patterns by evaluating factors such as lot size and configuration, street frontage types, and the location of the parcel within the block (e.g., mid-block or corner), with the goal of maintaining cohesive neighborhood character. Given the lack of established lot pattern in the area and the location of the site, the petition substantively meets PT-5 criteria.

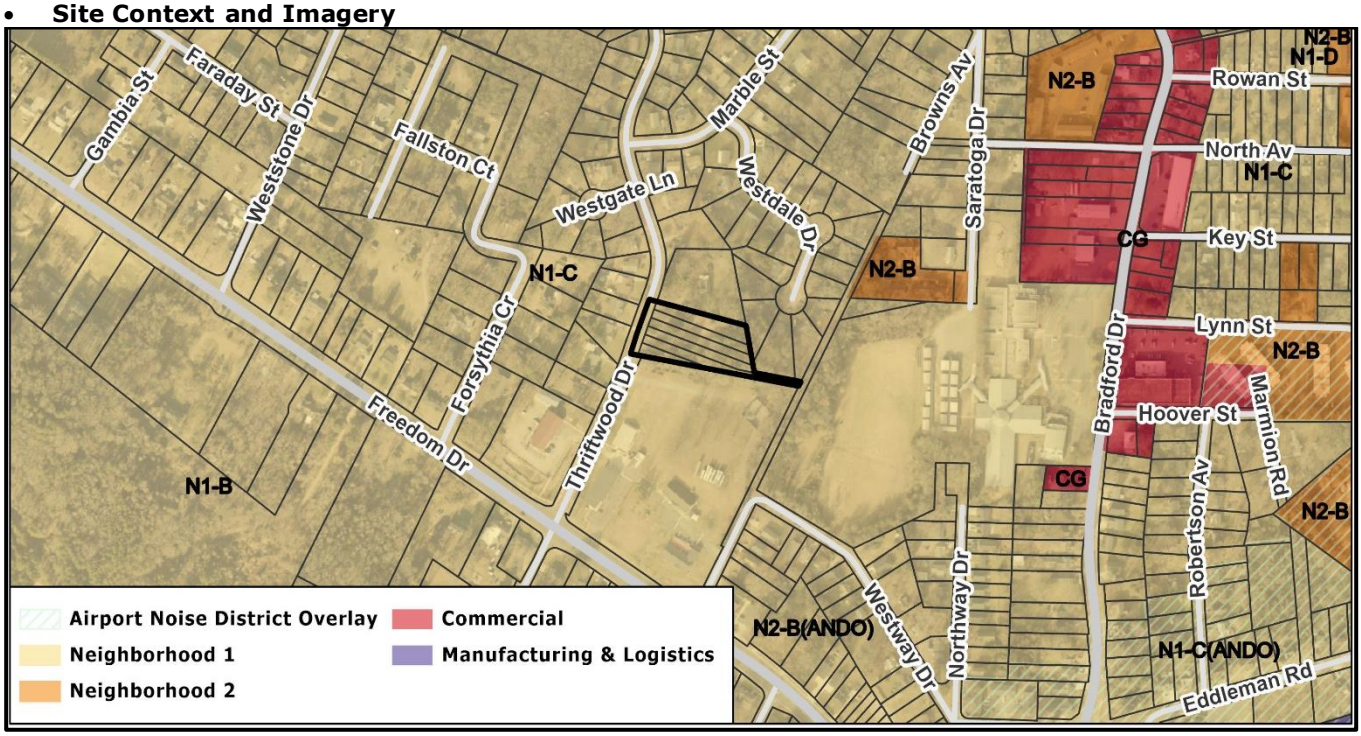
PLANNING STAFF REVIEW

- **Background and Zoning District Summary**
  - Existing 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 Zoning:
    - N1-D: 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 3,500 square feet or greater.
    - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**
  The development standards accompanying this petition contain the following provisions:
  - Allow all uses permitted by-right and under prescribed conditions in the N1-D zoning district.
  - The following uses are not allowed on the site: Duplex, Triplex, Quadraplex, Multi-Family, or other Attached Housing with separate ownership, provided that this shall not prohibit Accessory Dwelling Units as set forth in the Ordinance.
  - The site may be divided into no more than four separate parcels.

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′

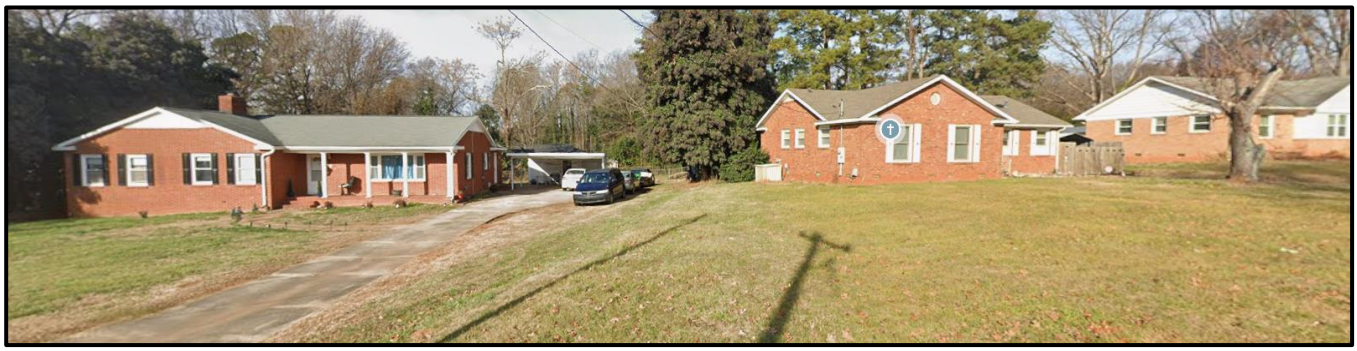
- **Site Context and Imagery**



- The current zoning is Neighborhood 1-C. The surrounding zoning is Neighborhood 1-C, Neighborhood 1-B, Neighborhood 2-B, and General Commercial.

The site (denoted by a red star) is located east of Thriftwood Drive, north of Freedom Drive, and south of Marble Street. The surrounding land uses include single family homes, a school, and a religious institution.

The property to the south along Thriftwood Drive is developed with a religious institution.

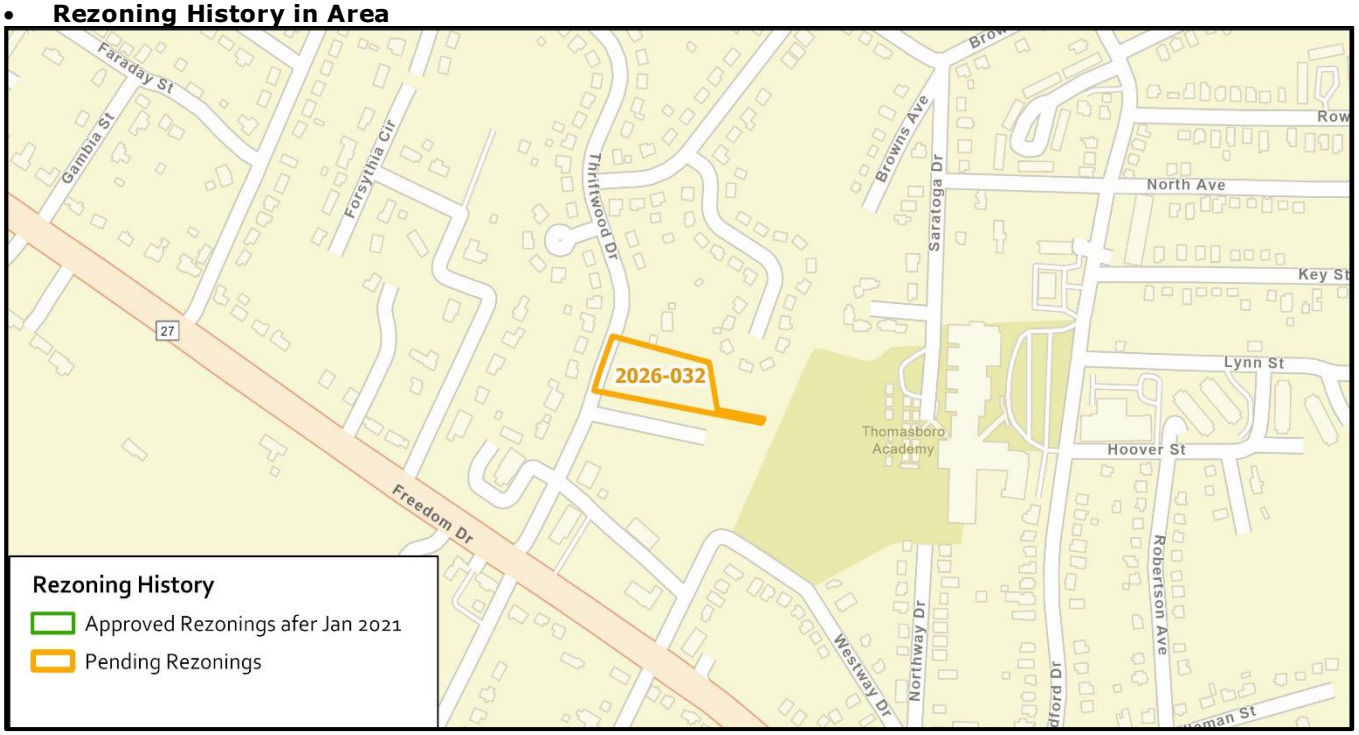


The property to the west along Thriftwood drive is developed with single-family homes.

The property to the north along Thriftwood Drive is developed with single family homes.

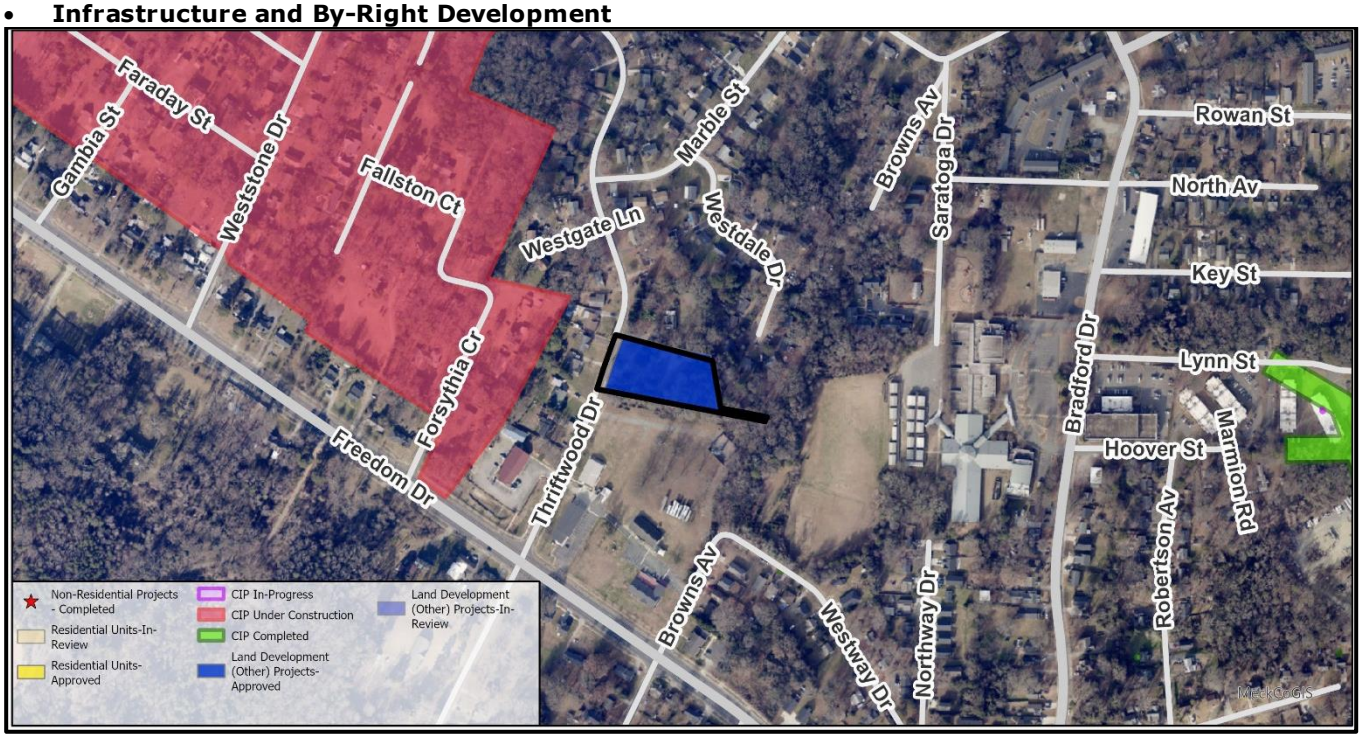
The property to the east along Bradford Drive is Thomasboro Academy School.

- **Rezoning History in Area**



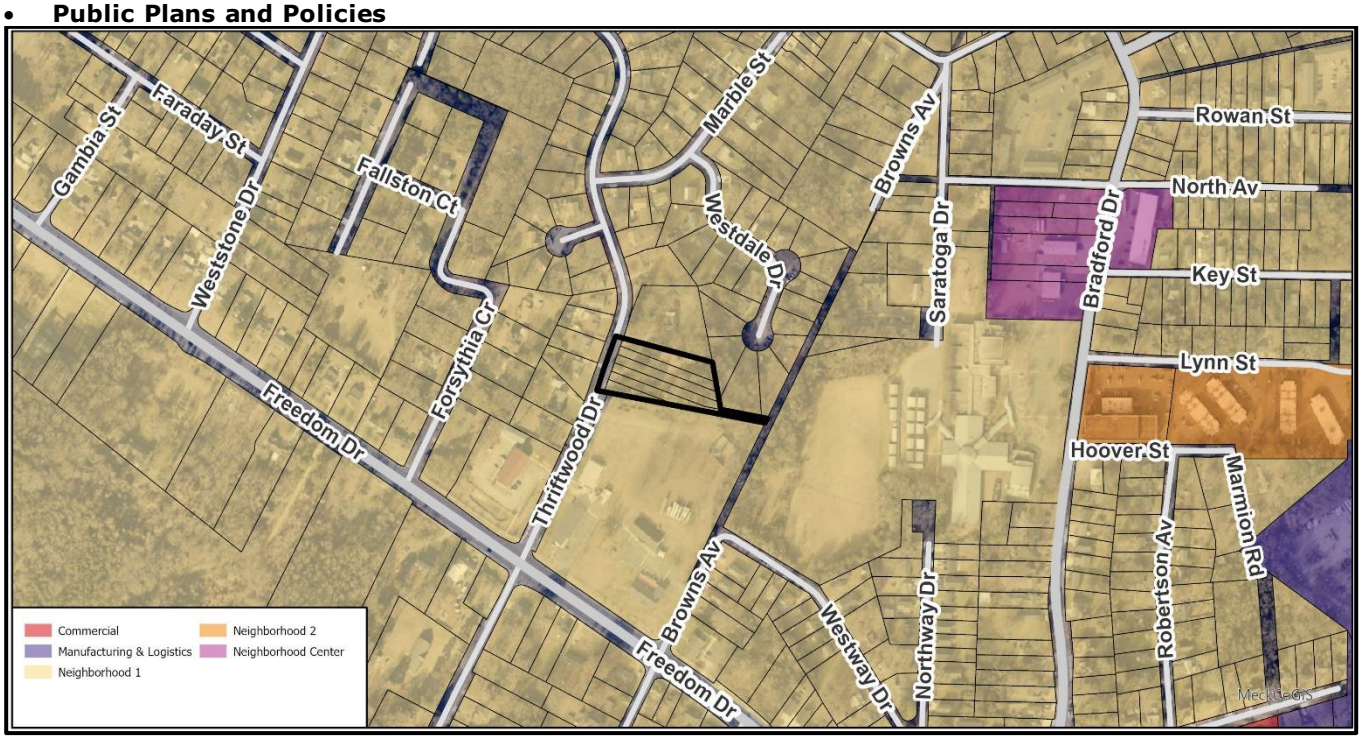
- There have been no rezonings in the past 5 years around the subject site.

- **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*.

- 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-C to N1-D(CD) for this site.

Place Type-5 Criteria Creating Complete Communities Recommendations	**Site Information**
Existing Lot Patterns in the Area	The existing lot patterns in the area vary considerably.
Average Lot Dimensions	The lot sizes vary from as small as 8,000 square feet to 330,000 square feet in the area, indicating there is not a formalized lot size pattern. The conditions of the plan would allow for no more than 4 lots across the site, creating larger lot widths than currently exist.
Road Frontage Classification	The petition does not meet the road frontage classifications for the subject parcels.
Location of the Subject Parcel	The location of the subject parcel is mid-block and spanning multiple parcels on an existing neighborhood road. Though the site itself is not located within the middle of a neighborhood as the property to the south hosts institutional uses.

- **INFRASTRUCTURE COMMENTS**
  - **Charlotte Department of Transportation**
    - The site is located adjacent to Thriftwood Drive, a City-maintained major collector, north of Freedom Drive, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional 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:**
      - There are no known transportation related projects in the vicinity.
    - **Transportation Considerations:**
      - No outstanding issues.
    - **Vehicle Trip Generation:**
      - Current:
        - Existing Use: 0 trips per day (based on vacant land).
        - Existing Zoning Entitlements: 76 trips per day (based on 6 single family units).
      - Proposed Zoning: 50 trips per day (based on 4 single family 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 Thriftwood Drive.
    - The proposed rezoning is 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. It is recommended that the applicant contact the Charlotte Water New Services for further information and to discuss options regarding sanitary sewer system capacity.
    - **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.
    - ThomasboroK-8 currently at 107% utilization.
    - West Charlotte High currently at 109% utilization.
  - **Considerations:**
  - See advisory comments at www.rezoning.org

- **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.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Land Use

~~1. Revise the list of prohibited uses to be consistent with UDO language in Article 15.~~ Addressed

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Planner: Michael Russell (704) 353-0225