

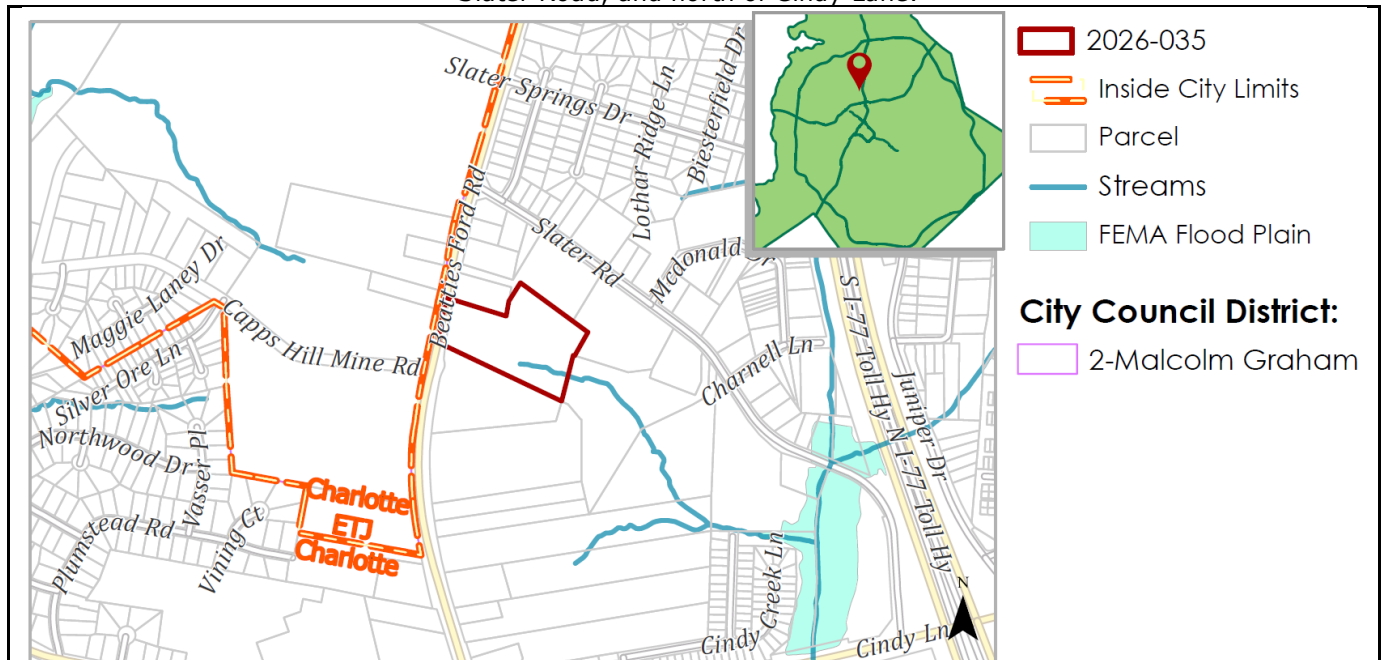
REQUEST

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

LOCATION

Address: 3998 Beatties Ford Road Charlotte, NC 28216

Approximately 6.00 acres located east of Beatties Ford Road, south of Slater Road, and north of Cindy Lane.



SUMMARY OF PETITION

The petition proposes up to 64 multi-family attached townhome dwellings on a site that is undeveloped.

PROPERTY OWNER

Movement Resources

PETITIONER

Dreamkey Partners

AGENT/REPRESENTATIVE

Bridget E Grant, Moore and Van Allen, PLLC

COMMUNITY MEETING

The community meeting was held on June 29, 2026 and 2 people from the community attended.

The community meeting report notes that items discussed at the meeting included a description of the proposed multi-family townhome development including planned streetscape, open space, and infrastructure. Community concerns focused on neighborhood identity and design, environmental and traffic impacts, pedestrian safety, the nearby quarry's effects, and support for electric vehicle charging.

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:

- 1: 10 Minute Neighborhoods may be facilitated by developing new housing in a location that has convenient access to neighborhood serving daily needs such as a daycare, grocery, retail, medical, and fitness uses. The site is accessible by existing sidewalks along Beatties Ford Road, as well as nearby bus stops, to further enhance connectivity.
- 2: Neighborhood Diversity & Inclusion may be facilitated by developing 64 additional multi-family attached townhome dwelling units, including a mix of duplexes, triplexes, and quadplexes.

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 not in alignment with the *Policy Map* recommendation.
- However, the plan is consistent with the goals and policies of the *West Middle Community Area Plan* and meets minor map amendment criteria to transition to the Neighborhood 2 Place Type.
- 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 Beatties Ford Road, which the Charlotte Streets Map identifies as a 4+ Lane Avenue, an Arterial Street, and a major corridor. The site is within walking distance of CATS bus stops. The plan provides a 12-foot multi-use path along the site's frontage, improving existing pedestrian facilities.
- The site abuts a recently approved multi-family attached townhome development to the south and will gain access through this development at the signalized intersection of Beatties Ford Road and Capps Mine Road.
- The site is adjacent to the McCrory YMCA and within a ½-mile walk of daily needs such as daycare, grocery, retail, and medical uses.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to 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.

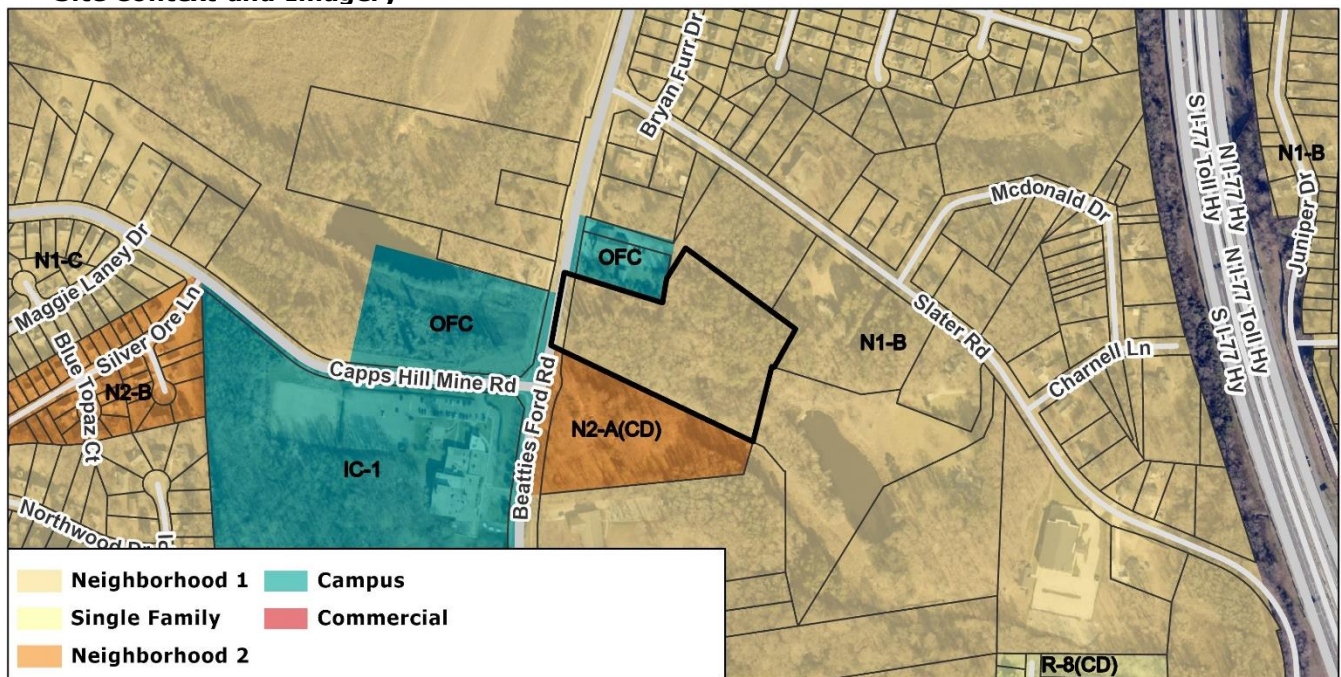
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

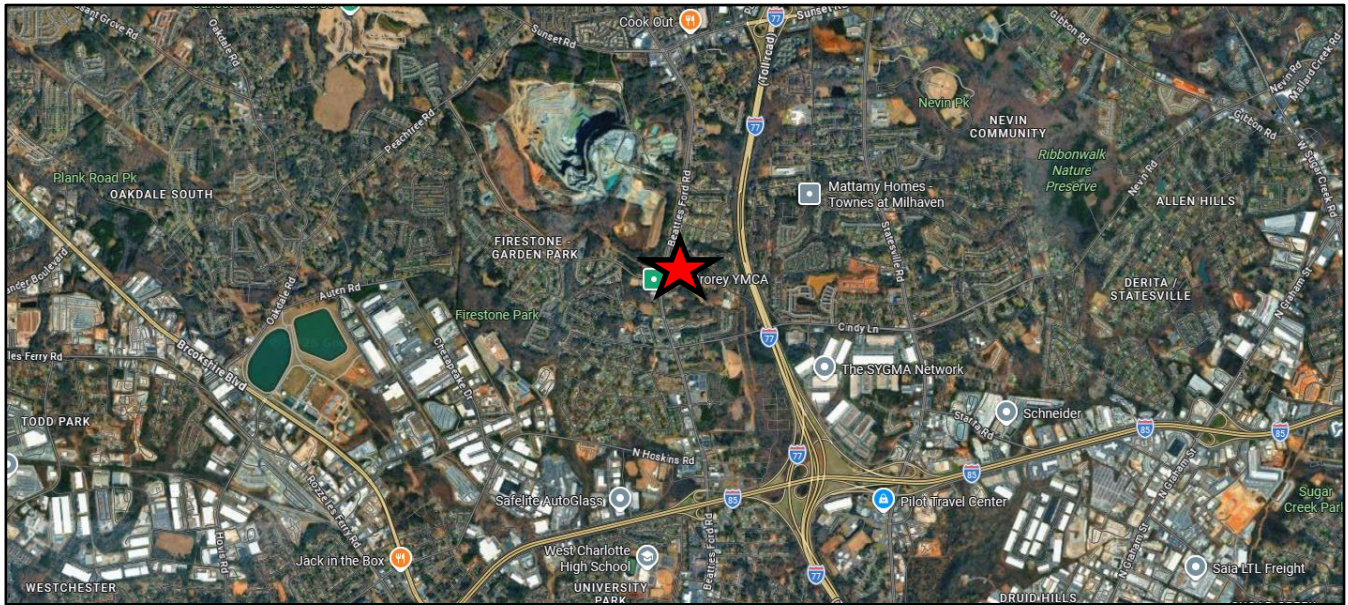
- Proposes the development of up to 64 multi-family attached townhome dwelling units.
 - The site is divided into 2 development areas, Development Area A and Development Area B.
 - Development Area A is limited to buildings with up to four dwelling units.
 - Development Area B requires at least 60% of buildings to have no more than two units and allows a maximum of three units per building.

- The following transportation and streetscape improvements are proposed:
 - The plan does not propose new access points on Beatties Ford Road.
 - Access to the site will be gained via the previously approved townhome development to the south (rezoning petition 2024-112).
 - The new Public Street B will connect to the development to the south and will be constructed to the local residential wide street cross-section per the development from the Charlotte Land Development Standards Manual (CLDSM).
 - 8-foot sidewalk and 8-foot planting strip will be provided along internal public streets.
 - A 12-foot multi-use path and 8-foot planting strip will be provided along the frontage with Beatties Ford Road.
 - 5-foot sidewalks will be provided along at least one side of all proposed alleys.
 - A direct sidewalk connection from Public Street B to Beatties Ford Road will be provided through Development Area A.
 - An upgraded CATS bus waiting pad will be installed on Beatties Ford Road.
- The following open space standards are proposed:
 - Common open space must be centrally located, accessible, and include at least four enhanced features such as upgraded plantings, specialty paving, shade elements, diverse seating, public art, interactive components, or decorative lighting.
 - Open space must have a minimum dimension of 30 feet in all directions.
 - Seating must be provided at a rate of 1 linear foot per 300 square feet of open space.
 - At least one open space area must be located within 1,000 feet of all residential lots, which may require multiple open space areas to meet this standard.
- The following architectural standards are proposed:
 - Preferred building materials include brick, stone, precast materials, cementitious fiber board, stucco, EIFS, vinyl, decorative block, and wood.
 - Roofs will incorporate varied elements like gables, hips, dormers, or parapets. Pitched roofs must be at least 4:12.
 - Ground-floor residential entrances must be slightly above or below sidewalk grade and connected directly to public or private sidewalks.
 - Buildings on Beatties Ford Road must front Beatties Ford Road.

• Site Context and Imagery



- The site abuts properties zoned N1-B (Neighborhood 1-B) on the east side of Beatties Ford Road, OFC (Office Flex Campus) to the north, and N2-A(CD) (Neighborhood 2-A, Conditional) to the south. Additional nearby zoning districts include OFC and IC-1 (Institutional Campus-1) located across Beatties Ford Road to the west.



The site (indicated by red star above) is located on the east side of Beatties Ford Road. Approximately 1 and ¼-mile north of Interstate I-85, 1-mile south of Sunset Road, and 1 and ½-mile west of Interstate I-77. The site is in an area with a mix of uses including a proposed townhome development to the south, institutional uses to the north and west, and manufacturing and logistic uses to the west. The site is located 1-mile south of a *2040 Policy Map* designated Neighborhood Activity Center at the intersection of Beatties Ford Road and Sunset Road that hosts a variety of daily goods and services such as retail, restaurant, grocery, pharmacy, and personal services.



View of the site looking northeast from Beatties Ford Road. The site is currently undeveloped and primarily wooded.



View of the property to the south of the subject site zoned N2-A(CD) (Neighborhood 2-A, conditional), rezoning petition 2024-112. The subject site is proposed to gain access through the townhome development to the south via the signalized access at the intersection of Beatties Ford Road and Capps Hill Mine Road.



View of an institutional use abutting the subject site to the north zoned OFC (Office Flex Campus).

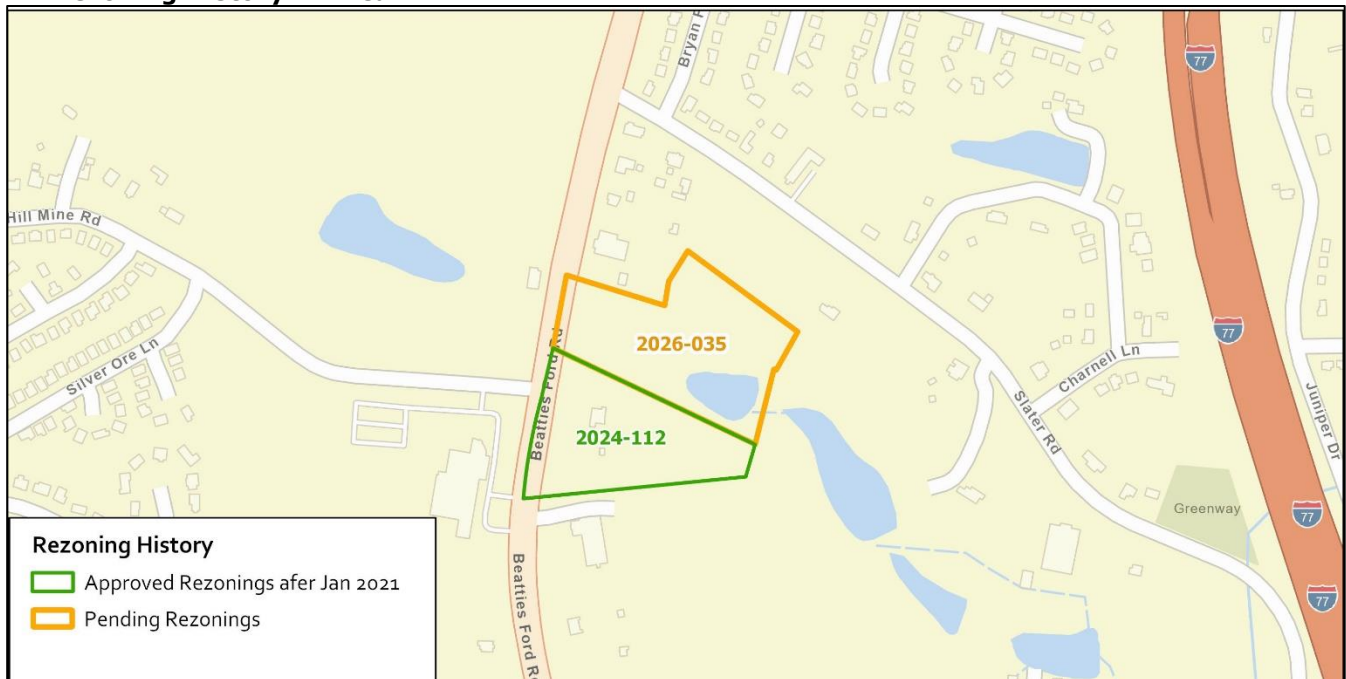


View of the McCrorey YMCA located southwest of the subject site across Beatties Ford Road. The YMCA is accessible to the proposed development via the signalized intersection of Beatties Ford Road and Capps Mine Road.



View of a Neighborhood Activity Center at the intersection of Beatties Ford Road and Sunset Road located 1-mile north of the site. The Neighborhood Activity Center hosts a variety of daily goods and services such as retail, restaurants, grocery, pharmacy, and personal services.

• **Rezoning History in Area**



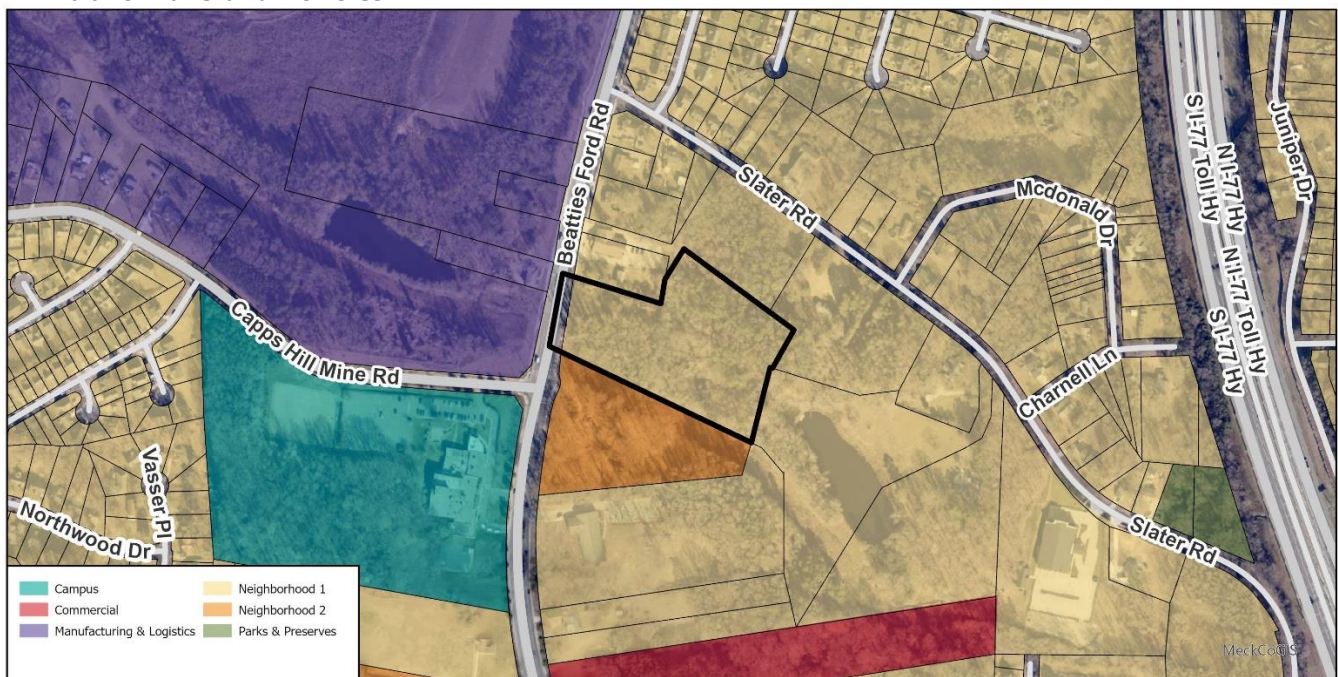
Petition Number	Summary of Petition	Status
2024-112	Rezoned 4.4 acres from N1-B (Neighborhood 1-B) to N2-A (CD) (Neighborhood 2-A, Conditional) to allow for 40 multi-family townhome residential dwellings.	Rezoning approved. No permit applications submitted.

• 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 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 *West Middle Community Area Plan*. The rezoning petition may help facilitate the priority goals 1 and 2 given its commitment to add 64 additional multi-family dwelling units, including a mix of duplexes, triplexes, and quadplexes, on a site that is accessed through another multi-family attached development with signalized ingress and egress. The site is also located near nonresidential uses that support 10-minute neighborhoods, such as a daycare, market, Family Dollar, and medical services. Existing sidewalks along Beatties Ford Road, as well as nearby bus stops, further enhance connectivity.
- 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 6.0 acres and is abutting another site designated as Neighborhood 2 Place Type to the south. Therefore, meeting the minimum preferred acreage of 2-4 acres.
Preferred Place Type Adjacencies	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The site is adjacent to the preferred Neighborhood 1 Place Type. However, The petition is located across Beatties Ford Road from the Manufacturing & Logistics Place Type, which is not a preferred adjacency.
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	The site is within ½-mile walkshed of high-capacity transit station and within ½-mile of major transportation corridor. The petition is within ½-mile of the Campus Place Type. The site is located in an Access to Housing Gap (EGF) The petition is located along a major arterial street.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Beatties Ford Road, a City-maintained major arterial, south of Slater Road, a City-maintained major collector. 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:**
 - See Outstanding Issues, Notes 1 – 4.
 - **Vehicle Trip Generation:**
 - Current: N1-B
 - Existing Use: N/A trips per day (based on vacant site).
 - Existing Zoning Entitlements: 261 trips per day (based on 23 single family dwelling units).
 - Proposed Zoning: N2-A(CD). 437 trips per day (based on 64 multi-family attached townhome dwelling units).

- **Storm Water Services**

- Beatties Ford Road drainage: it appears per GIS map that there are drainage systems from Beatties Ford that discharge into this site - please ensure design receives this runoff and passes it through the site to follow pre-development drainage patterns.
 - **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Beatties Ford Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.
 - **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The development may add 33 students to the schools in this area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Statesville Road Elementary currently at 82% utilization, would increase to 84%
 - Ranson Middle currently at 79% utilization, would increase to 80%
 - West Charlotte High currently at 109% utilization, would increase to 110%.
 - **Considerations:**
 - One or more schools serving this development are projected to exceed 100% utilization as a result of the proposed development. While utilization above 100% indicates enrollment exceeds permanent building capacity, schools may continue operating through the use of mobile classrooms, program adjustments, boundary changes, or future capital investments.
 - 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 comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.

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 HEARINGTransportation

1. ~~CDOT: Beatties Ford Road: Location of future back of curb and gutter needs to be moved 30 feet from centerline. Cross section from Streets Map: 41 Avenue, Shared Use Path.~~ **Addressed**
2. ~~CDOT: Public Street B: Location of the future back of curb is to be constructed at 17.5 feet from the roadway centerline following CLDSM U-03A1.~~ **Addressed**
3. ~~CDOT: Revise site plan and conditional note(s) to commit to dedicate 50 feet of right of way from the Beatties Ford road centerline. The site plan shall label and dimension the right of way from the road centerline. Conditional Note "h" under Transportation should be updated to have specific dimension of right of way.~~ **Addressed**
4. ~~CDOT: Add a conditional note specifying "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**

Site and Building Design

5. ~~Urban Design: Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry level porches may be covered but should not be enclosed. Stoops shall be at least 3 feet deep.~~ **Addressed**
6. ~~Entitlement Services: Provide a direct sidewalk connection through Development Area A from Public Street B to Beatties Ford Road.~~ **Addressed**
7. ~~Entitlement Services: Provide list of prohibited building materials rather than permitted building materials.~~ **Addressed**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818