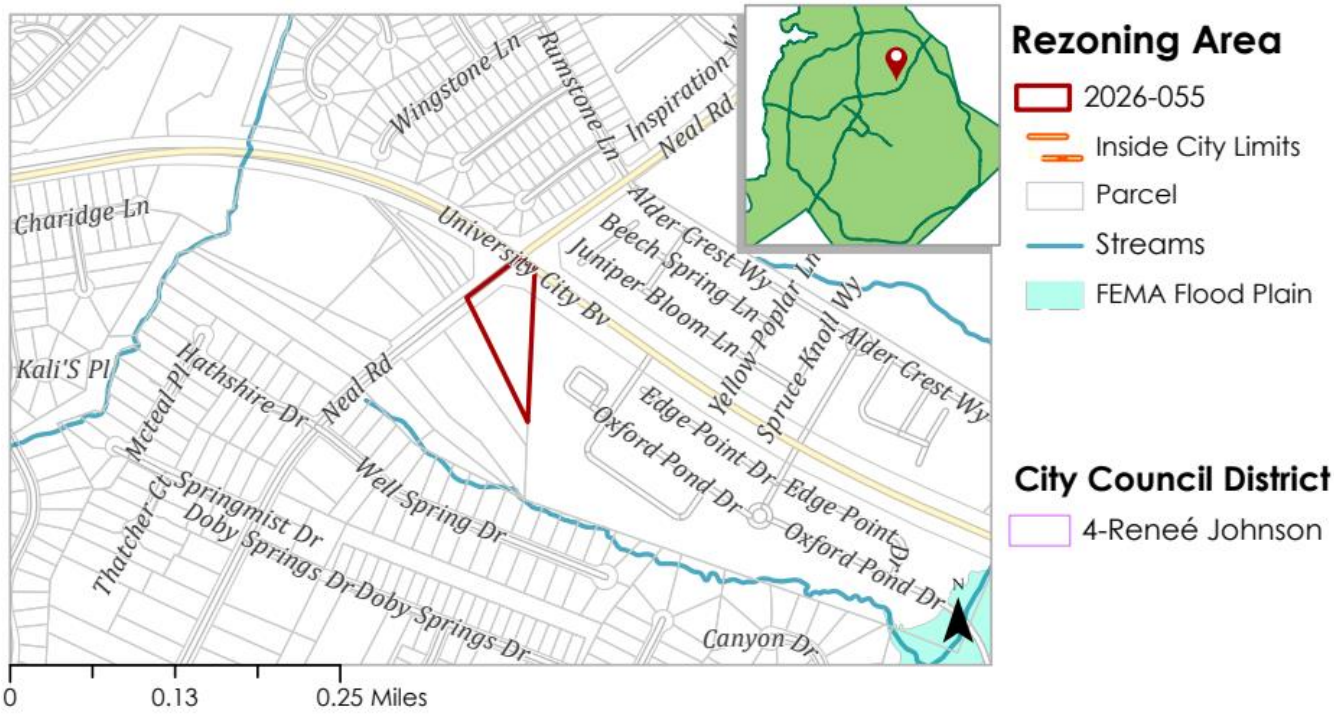
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2026-055
Pre-Hearing Staff Analysis

Public Hearing Date: November 16, 2026

REQUEST	Current Zoning: N1-A (Neighborhood 1-A) Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)
LOCATION	Address: 7324 Neal Road, Charlotte, NC 28262 Approximately 1.56 acres located east of Neal Road, west of University City Boulevard, and north of Well Spring Drive.



SUMMARY OF PETITION	The petition proposes to develop 16 multi-family attached units. The site is currently developed with a single family home.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Sameer & Anika Gupta Sameer Gupta Sameer Gupta
COMMUNITY MEETING	The community meeting was held on September 18, 2026, and 1 person from the community attended. The community meeting report notes that items discussed at the meeting included an overview and timeline for the project. The petitioner explained that the property is currently zoned N1-A and that the proposed rezoning to N2-A(CD) is intended to allow for the development of four quadruplexes. The full meeting report is available online.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to land use.

Plan Consistency

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

- 1: 10 Minute Neighborhoods. The petition may advance this goal by providing additional housing diversity and density within one-half mile of the Community Activity Center along University Boulevard, enhancing access to nearby services, amenities, and destinations.
- 2: Neighborhood Diversity & Inclusion. The petition may support this goal through the development of 16 residential units in a quadruplex building form, providing a broader range of housing options and increased residential density consistent with the N2-A zoning district.
- 3: Housing Access for All. The petition facilitates this goal with a commitment to designate at least one dwelling unit within each quadraplex as affordable to households earning 80% of the Area Median Income or less.

Rationale for Recommendation

- The plan is consistent with the goals and policies of the *North Middle & Outer Community Area Plan* and meets minor map amendment criteria to transition to the Neighborhood 2 Place Type from the Neighborhood 1 Place Type.
- The proposed request is appropriate because the site is situated between areas of varying residential intensities, including multi-family stacked apartments and single-family homes.
- The request for 16 multi-family attached units provides a compatible middle-density housing type that naturally transitions between the more intense multi-family to the east, and the single family to the south.
- The site is within ½ mile proximity to the Community Activity Center on University Boulevard.
- The site is within walking distance of CATS bus stops on the University Research Park route.
- Being situated near an activity center, having access to transit, and being adjacent to existing multi-family developments are all preferred locational criteria for a multi-family development.

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.

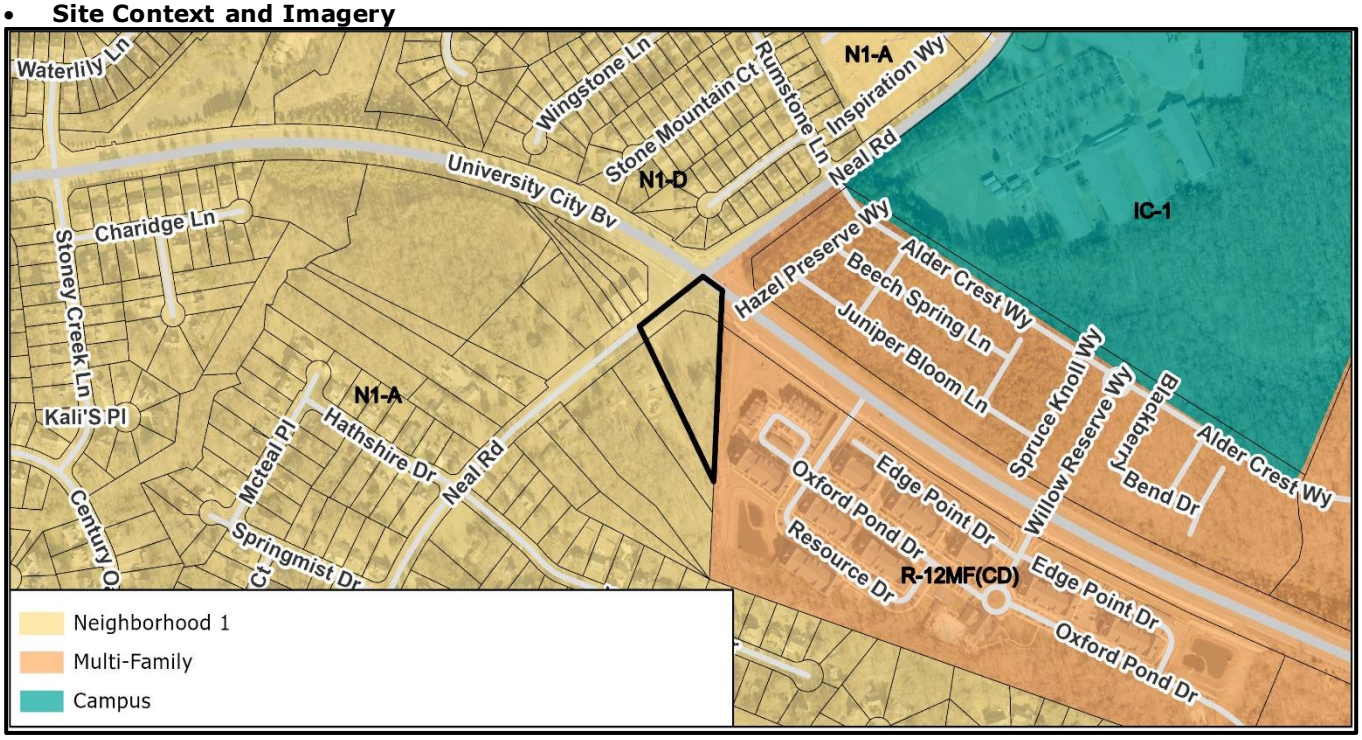
PLANNING STAFF REVIEW

- **Background and Zoning District Summary**
  - Existing Zoning:
    - N1-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 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:
  - Allows up to 16 multi-family dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district, together with accessory uses.
  - Limits number of units to 4 units in a building.
  - Provides 4 of the 16 units to households earning 80% of the Area Median Income (AMI) or less and coordinating with the City of Charlotte Housing & Neighborhood Services Department (HNS) regarding the identification, administration, monitoring, and documentation of the affordable dwelling units.
  - Provides preferred design guidelines.

- **Site Context and Imagery**



- The site is currently zoned Neighborhood 1-A. The surrounding properties are zoned Neighborhood 1-A, R-12MF(CD) (Multi-family Residential, Conditional), Neighborhood 1-D, and Institutional Campus.



The site (denoted by the red star) is located east of Neal Road, west of University City Boulevard, and north of Well Spring Drive. The surrounding land uses include multi-family apartments, single family homes, and public schools.



Street view along University City Boulevard to the southeast of the site. It is developed with multi-family apartments.



Street view along Neal Road abutting the site to the southwest. It is developed with single family homes.

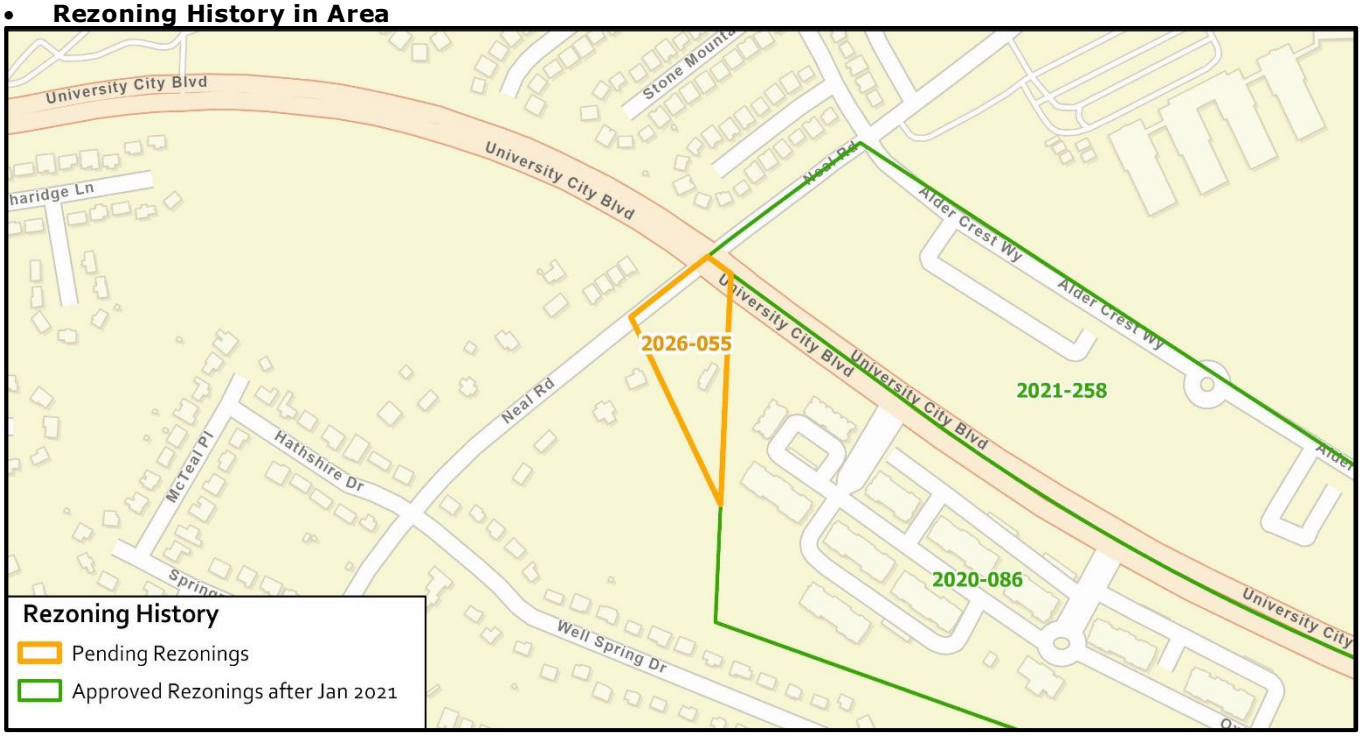


Streetview along Neal Road to the northwest of the site. It is developed with single family homes.



Streetview at the intersection of Neal Road and University City Boulevard to the north of the site. It is developed with single family homes.

- **Rezoning History in Area**



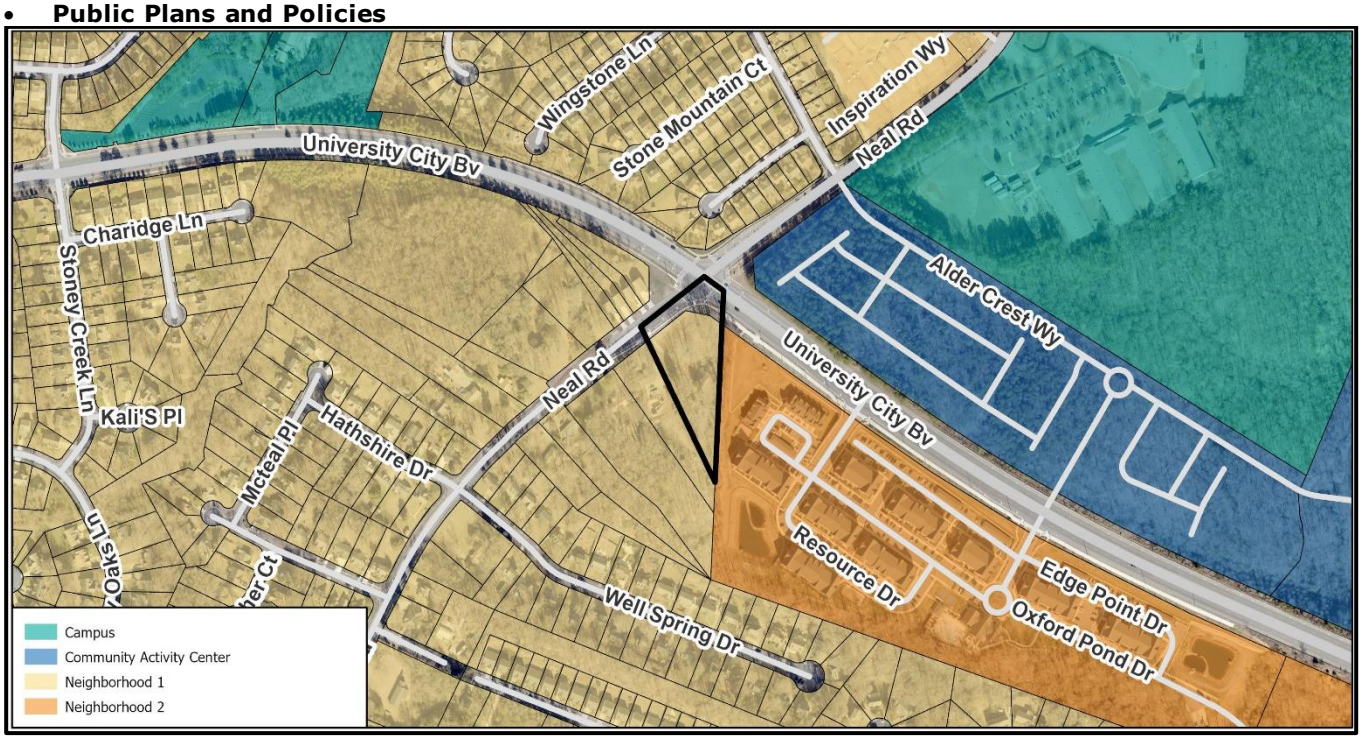
Petition Number	Summary of Petition	Status
2020-086	Rezoned 71.94 acres from RE-2 (Research) and RE-2(CD) (Research, Conditional) district to R-12MF(CD) (Multi-family Residential, Conditional) district to allow for 712 multi-family and 26 townhome dwelling units.	Rezoning approved, permit SDRMF-2022-00034 approved. Construction completed.
2021-258	Rezoned 64 acres from RE-2 (Research) to R-12MF(CD) (Multi-family Residential, Conditional) to allow for 450 multi-family apartments and up to 150 townhome units.	Rezoning approved, permit SDRMF-2022-00091 approved, in construction.

- **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 & Outer 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 *North Middle & Outer Community Area Plan*. The rezoning petition may help facilitate the priority goal 1 by providing additional housing diversity and density within one-half mile of the Community Activity Center along University Boulevard, enhancing access to nearby services, amenities, and destinations. Goal 2 may be facilitated by developing residential units in a quadruplex building form, providing a broader range of housing options and increased residential density consistent with the N2-A(CD) zoning district Goal 3 is facilitated by designating at least one dwelling unit within each quadraplex as affordable to households earning 80% of the Area Median Income or less.
- 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)	4 acres	The petition is 1.56 acres. However, it is adjacent to a larger N2 area, and the contiguous parcels meet the minimum acreage.
Preferred Place Type Adjacencies	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The site is adjacent to Neighborhood 1 and Neighborhood 2 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	The subject property is within a ½ mile of a designated Community Activity Center and Campus located at the intersection of University City Blvd and Neal Rd. The property is also within ½ mile of transit and has frontage along University City Boulevard which is an arterial road. The site is located in an Access to Housing Gap.

- **INFRASTRUCTURE COMMENTS**
  - **Charlotte Department of Transportation**
    - The petition is located at the intersection of University City Boulevard, a State-maintained arterial road, and Neal Road, a City-maintained collector road. 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. The petitioner will work with NCDOT and CDOT regarding access to the site that will be limited to Neal Road.
    - **Active Projects:**
      - N/A
    - **Transportation Considerations:**
      - No outstanding issues.
    - **Vehicle Trip Generation:**
      - Current:
        - Existing Use: 0 trips per day (based on vacant land).
        - Existing Zoning Entitlements: 52 trips per day (based on 4 single family units).
      - Proposed Zoning: 101 trips per day (based on 4 quadraplex structures).

- **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 Neal Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Neal Road.
  - **Considerations:**
    - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
  - The development may add 0 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:
    - Governors Village Elementary currently at 134% utilization.
    - Governors Village Middle currently at 46% utilization.
    - Julius Chambers High currently at 155% utilization.
  - **Considerations:**
    - See advisory comments at www.rezoning.org
    - CMS continually monitors enrollment, development activity, student generation trends, and school utilization across the district as part of long-range planning efforts.
- **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:** See advisory comments at www.rezoning.org
- **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.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Land Use

1. The proposed zoning should be N2-A(CD). Please correct development notes.
2. Include common open space standards in the development notes.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225