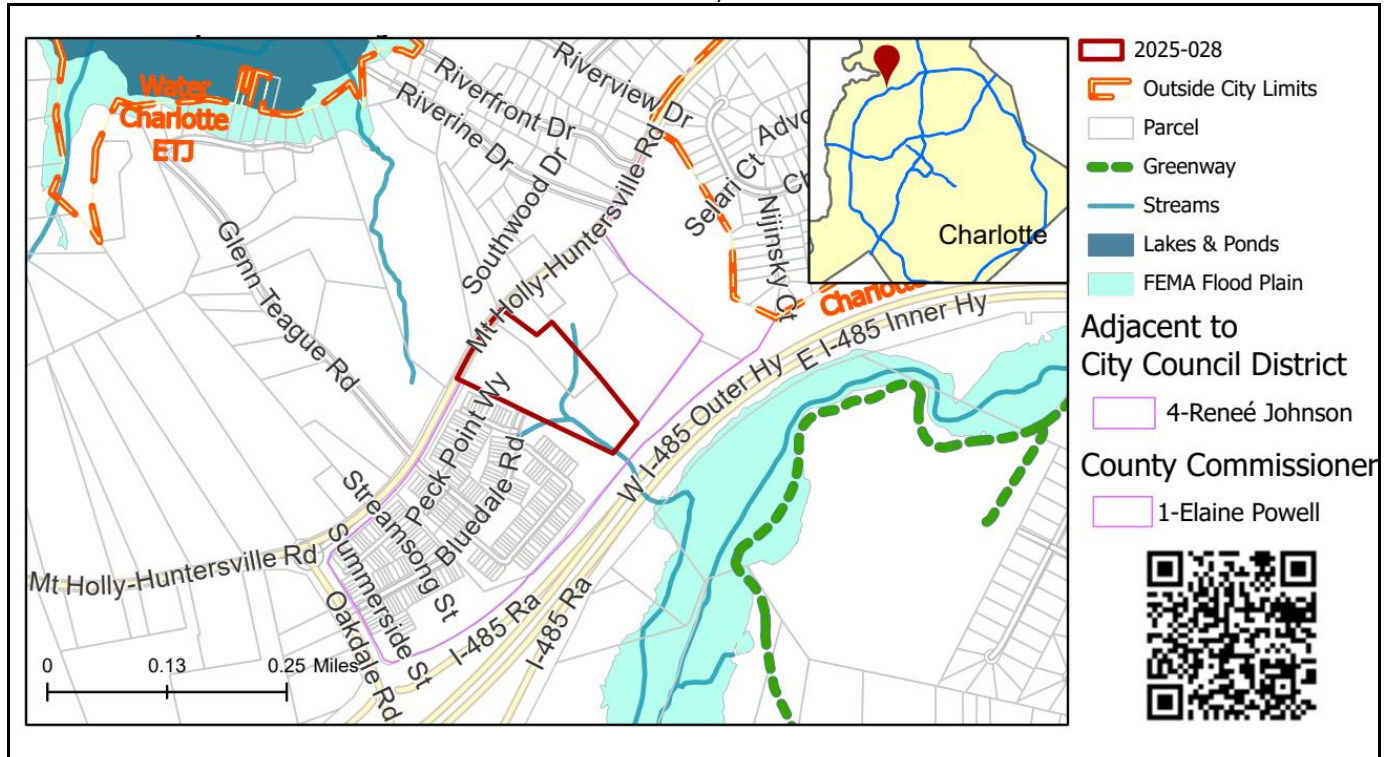


**REQUEST**

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

**LOCATION**

Approximately 8.91 acres located south of Mt Holly-Huntersville Road, east of Oakdale Road, and west of Firestreak Drive.



**SUMMARY OF PETITION**

The petition proposes a residential community of up to 65 multi-family dwelling units on land with 3 single family homes.

**PROPERTY OWNER**

Marion McKee Elliot

**PETITIONER**

Canvas Residential Partners, LLC

**AGENT/REPRESENTATIVE**

John Floyd, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The proposed development would fill a need for housing in an area that has been identified by the 2040 Comprehensive Plan as lacking opportunities for access to housing. The petition seeks to address the housing need with an allowance for up to 65 residential units.
- The site is adjacent to Neighborhood 2 Place Type area that are developed as multi-family housing along Mt. Holly-Huntersville Road to Oakdale Road. They share a similar development pattern and street connectivity.

- The proposed plan limits the number of units per building to four which is compatible with building forms allowed in the Neighborhood 1 Place Type. This provides an opportunity for a gentle increase in density.
- The proposed plan would continue the trend in moderate-intensity residential development along the Mt. Holly-Huntersville Corridor. Additionally, this site, combined with the adjacent N-2 Place Types, meets the minimum area requirements for establishing a new N-2 Place Type.
- The petition provides a transition from the Interstate to low density residential neighborhoods on the north side of Mt. Holly-Huntersville Rd.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

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

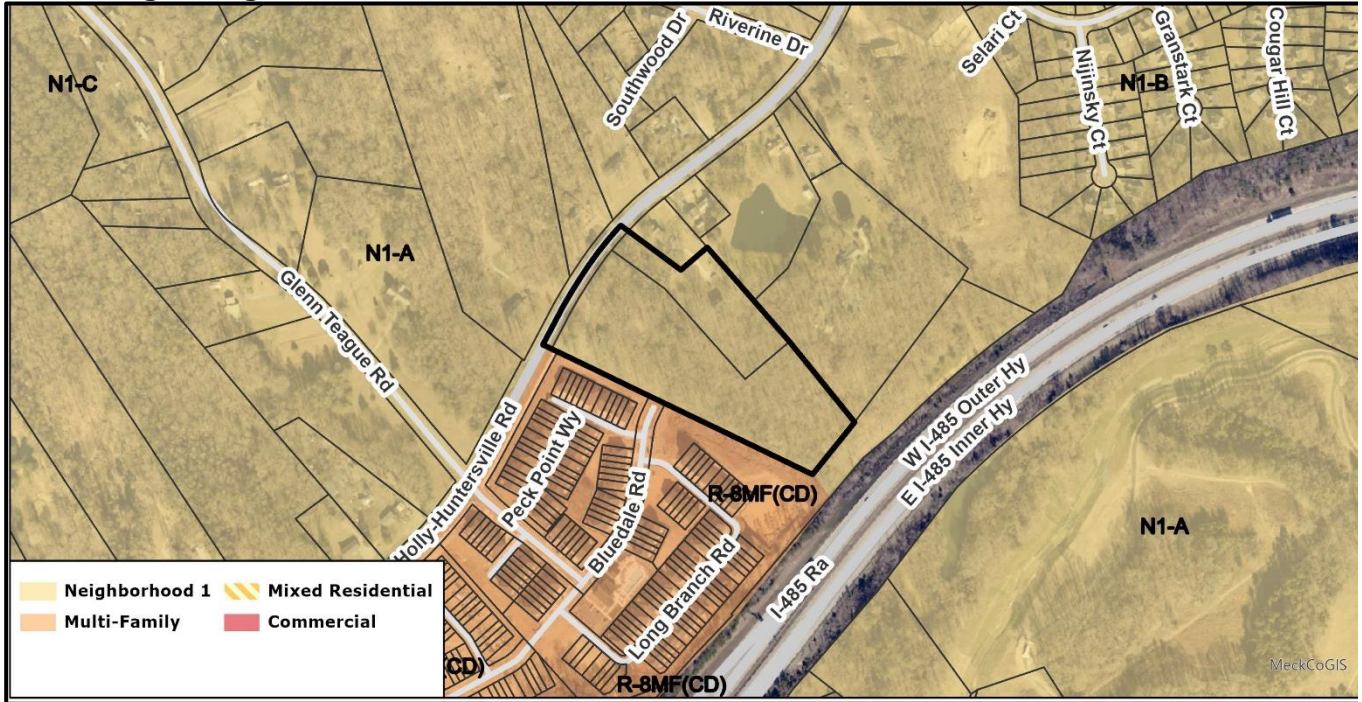
### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 65 multi-family attached residential dwelling units.
- Limits the number of units in a building to maximum of 4 units.
- Provides an 8-footwide planting strip and a 12-foot-wide multi-use path along Mt Holly-Huntersville Road.
- Provides and 8-foot-wide planting strip and an 8-foot-wide sidewalk along Public Road A.
- Provides connectivity with a public street connection to the existing townhome community via Bluedale Road and a street stub to the adjacent property.
- Provides on-street public parking on Bluedale Road.
- Provides open space centrally accessible to residents that consist of 4 or more of the following components: enhanced plantings, specialty paving materials, shading elements, seating, minimum dimension of 50-feet or more in all directions, public art/sculpture, decorative lighting, interactive elements to experience sensory stimulation such as water, music, lighting.
- Provides a 10-foot Class C landscape yard to adjacent single-family use or zoned property.
- Commits to the following design guidelines:
  - Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - 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 should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - All corner/end units that face a public or private street shall have multiple windows to avoid a blank wall. The maximum blank wall expanse shall be limited to 10 feet on all building levels.
  - Prohibits vinyl siding



- **Existing Zoning**



- The current zoning is Neighborhood 1-A. The surrounding zoning includes R-8MF(CD) (Multi Family Residential, Conditional), N1-A (Neighborhood 1-A), N1-B (Neighborhood 1-B), and N1-C (Neighborhood 1-C).



The site (indicated by the red star above) is located south of Mt Holly-Huntersville Road, east of Oakdale Road, and west of Firebreak Drive.





The property to the south along Mt Holly-Huntersville Road is developed with a townhome community that was rezoned in 2021.



The property to the east along Mt Holly-Huntersville Road is developed with large lot residential single family homes.





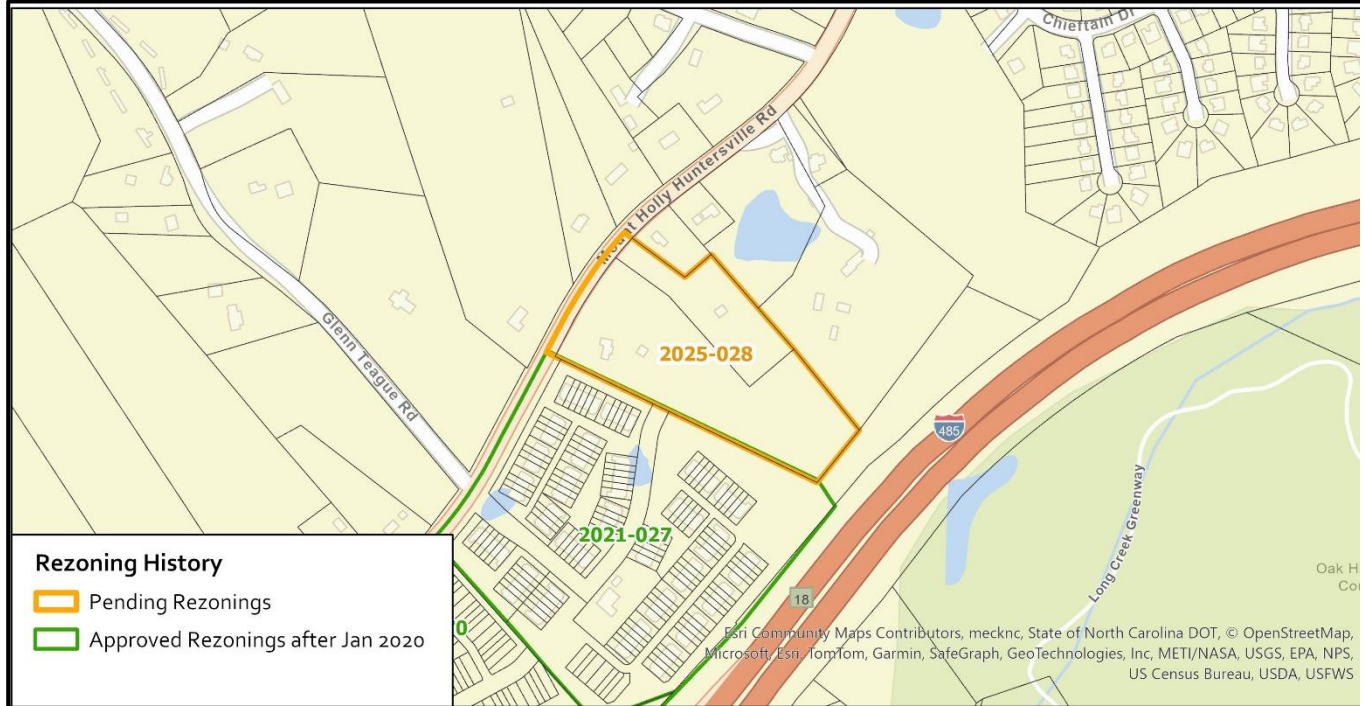
The property to the north along Mt Holly-Huntersville Road is developed with single family homes.



A view to the site from Interstate 485 on the eastern border of the site.

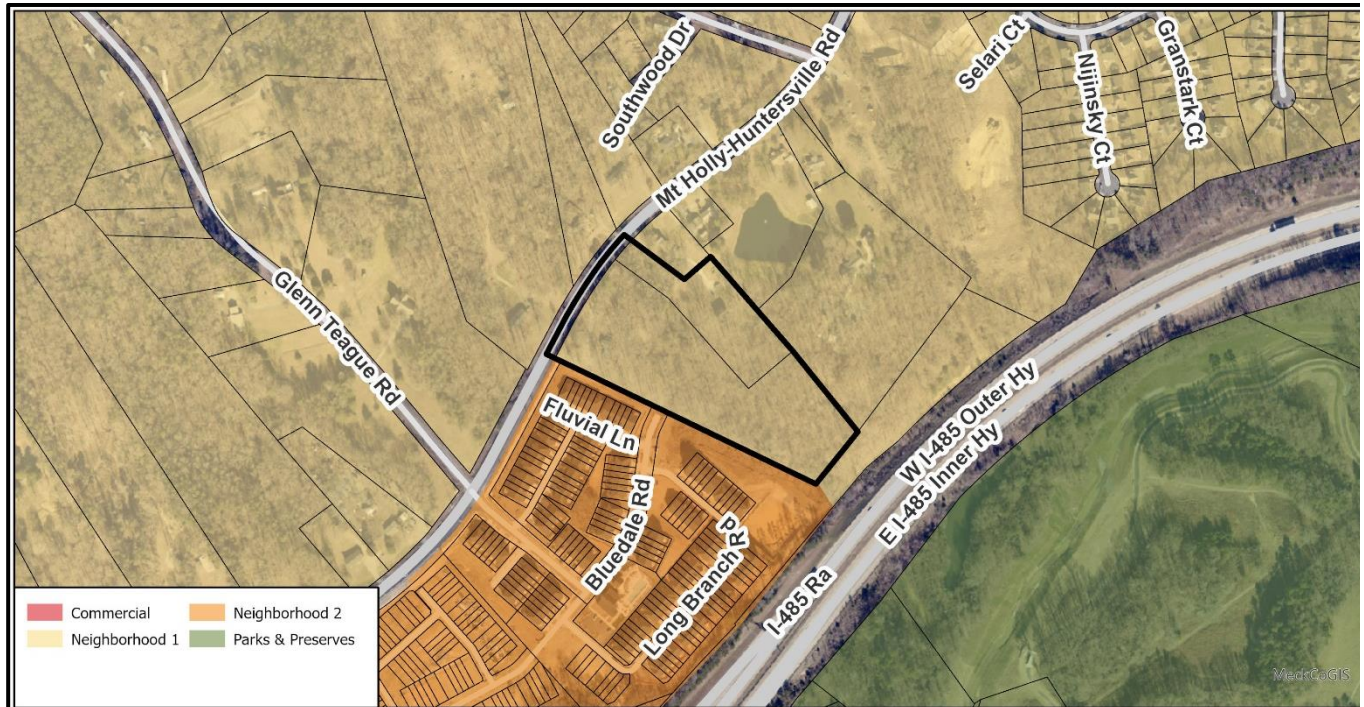


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-027	Rezoned 18.97 acres from R-3 LWPA (Single family Residential, Lake Wylie Protected Area) to R-8MF(CD) LWPA (Multi Family Residential, Lake Wylie Protected Area) to allow up to 140 townhome units.	Approved
2022-170	Rezoned 11.2 acres from R-3 LWPA (Single family Residential, Lake Wylie Protected Area) to R-8MF(CD) LWPA (Multi Family Residential, Lake Wylie Protected Area) to allow up to 88 single family attached units.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

## • TRANSPORTATION SUMMARY

- The site is located adjacent to Mount Holly-Huntersville Road, a State-maintained major arterial, north of Oakdale Road, a State-maintained minor arterial. 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, Note 1~~ Addressed
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 15 trips per day (based on 1 single family dwelling unit).
    - Entitlement: 292 trips per day (based on 26 single family dwelling units).
  - Proposed Zoning: 445 trips per day (based on 65 single family attached dwelling units).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **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.
- **Charlotte-Mecklenburg Schools:** This development may add 12 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:
    - Long Creek Elementary remains at 86%.
    - Francis Bradley Middle remains at 108%.
    - Hopewell High remains at 93%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Mount Holly-Huntersville Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 100-feet south of the rezoning boundary. A developer donated project will be required in cases there is not direct service. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** ~~See Outstanding Issues, Note 4~~ Addressed

## OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

### Transportation

1. ~~Clearly label and dimension left turn lane and right turn lane along Mt. Holly-Huntersville Road and add conditional note(s) committing to the improvements.~~ Addressed
2. ~~Public street A needs to be built as Residential Wide with 8-foot sidewalks.~~ Rescinded

### Site and Building Design

3. ~~Please quantify and define open space enhancements.~~ Addressed
4. ~~15% of the site area is roughly 58,200 square feet, less than that amount is being shown for tree save area calculations. Please provide updated calculations.~~ Addressed

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