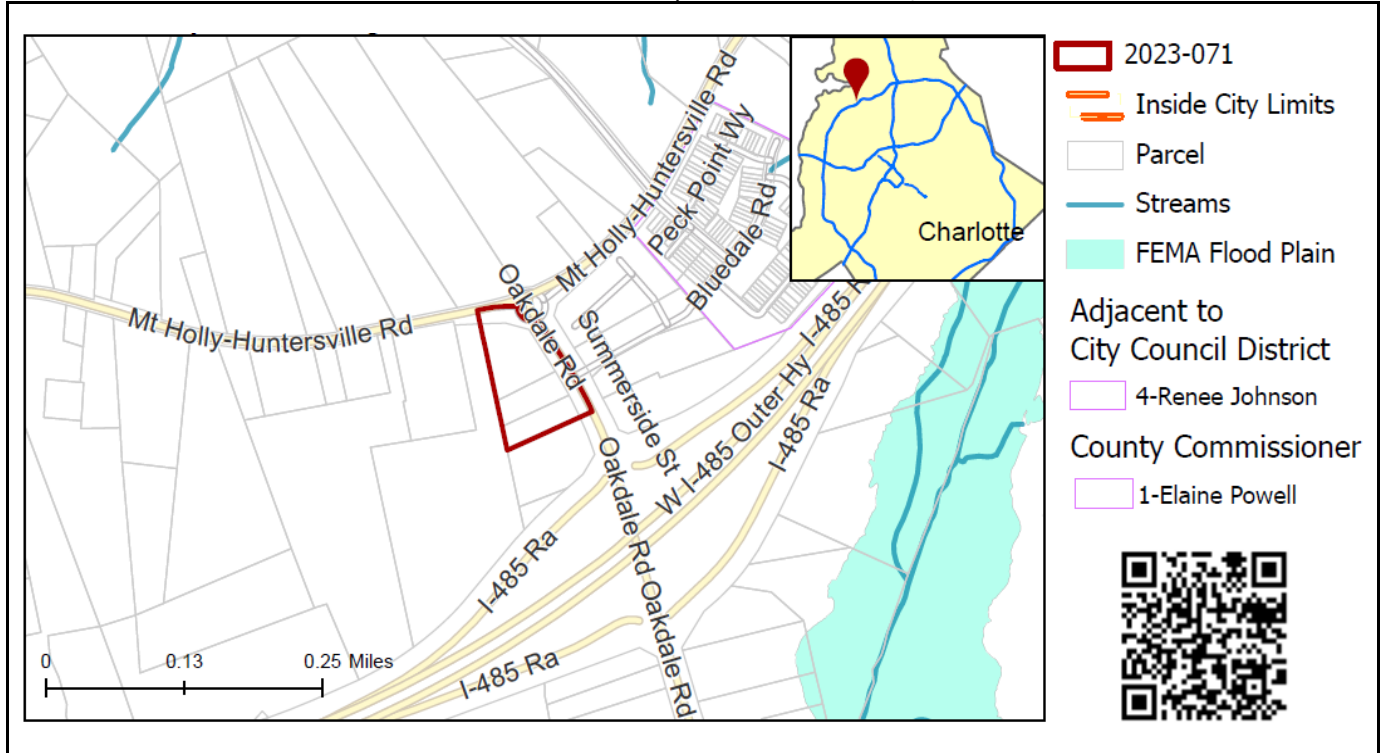


**REQUEST**

Current Zoning: N1-A (neighborhood 1-A)  
Proposed Zoning: CG(CD) (general commercial, conditional)

**LOCATION**

Approximately 3.85 acres located at the southwest intersection of Oakdale Road and Mt. Holly-Huntersville Road, north of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes a neighborhood shopping center with up to 31,500 square-feet of commercial/retail space as allowed in the General Commercial Zoning District.

**PROPERTY OWNER**

Mt Holly Investments, LLC

**PETITIONER**

Mt. Holly Investments, LLC

**AGENT/REPRESENTATIVE**

Sharjeel Ahmad, AHSUL Consultants

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0 (both meetings)

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 2 Place Type.

Rationale for Recommendation

- The petition proposes a mix of commercial land uses that have the potential to promote access to employment opportunity.
- The subject property is in an Access to Essential Amenities, Goods & Services gap. Access to essential amenities, goods and services is a high priority need in this area, and the proposal for 31,500 square feet of retail space has the potential to improve access.

- The subject property is not located within ½ mile walkshed of a high-capacity transit station or major transportation corridor.
- The petition installs a 12-foot multi-use path along the site’s frontages to add to the pedestrian infrastructure in the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 Place Type to a Commercial Place Type for the site.

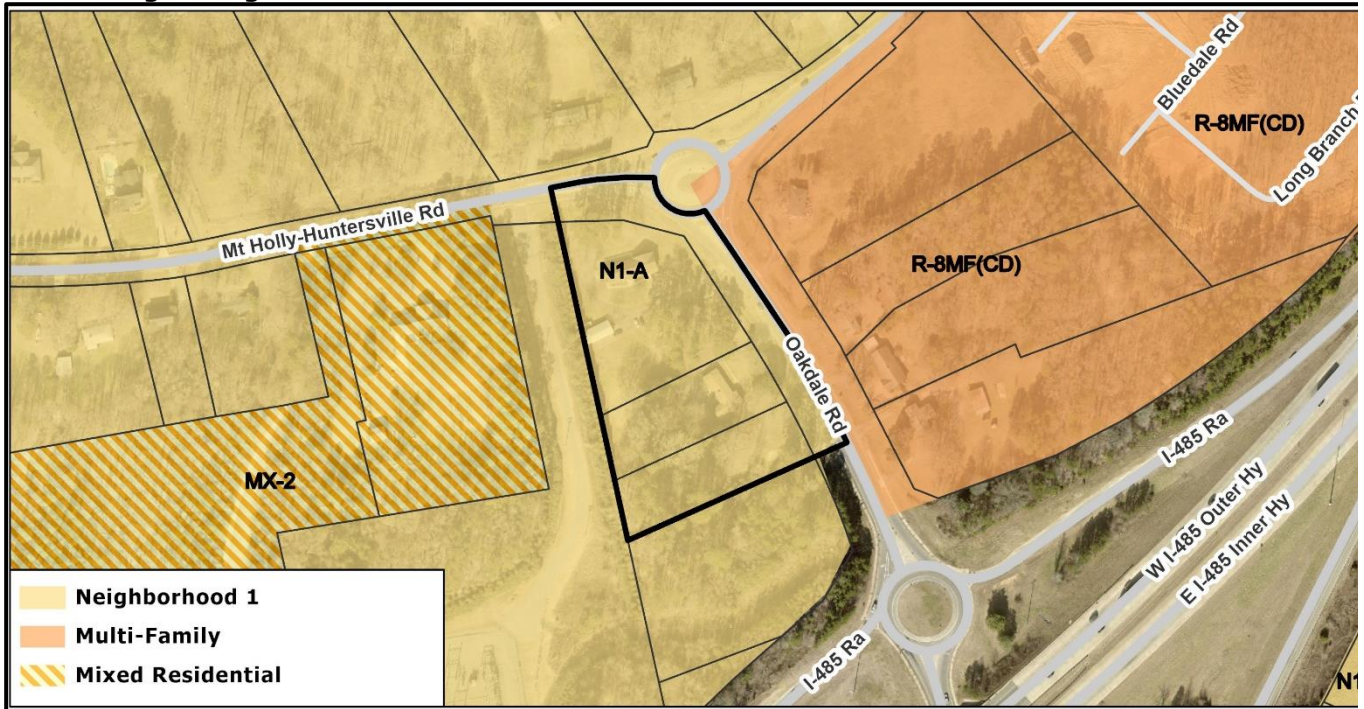
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 31,500 square-feet of commercial/retail space.
- Provides an 8-foot planting strip and 12-foot multi-use path along the site’s frontage.
- Limits height to a 50-foot maximum.
- Provides a 25-foot type B landscape buffer to adjacent properties.
- Transportation improvements:
  - Commits to an 8-foot wide concrete median on Oakdale Road.
  - Constructs a right turn lane on the I-485 off ramp with 100-feet of storage.
  - Constructs access A on Mt. Holly-Huntersville Road with a right-in ingress only.
  - Constructs an eastbound right turn lane only on Mt. Holly-Huntersville Road with 100-feet of storage.
  - Constructs a southbound right turn lane on Oakdale Road with 100-feet of storage.
  - Constructs a northbound left turn lane on Oakdale Road with 125-feet of storage.

• **Existing Zoning**



- The site is currently zoned N1-A, developed with 2 single family homes. The surrounding land uses include single family, multi-family, and large lot single family.



The subject property located at the southwest intersection of Oakdale Road and Mt. Holly-Huntersville Road is denoted with a red star.



The property to the east along Oakdale Road is currently developed with single family homes. However, rezoning 2022-170 will allow up to 88 single family attached units.



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

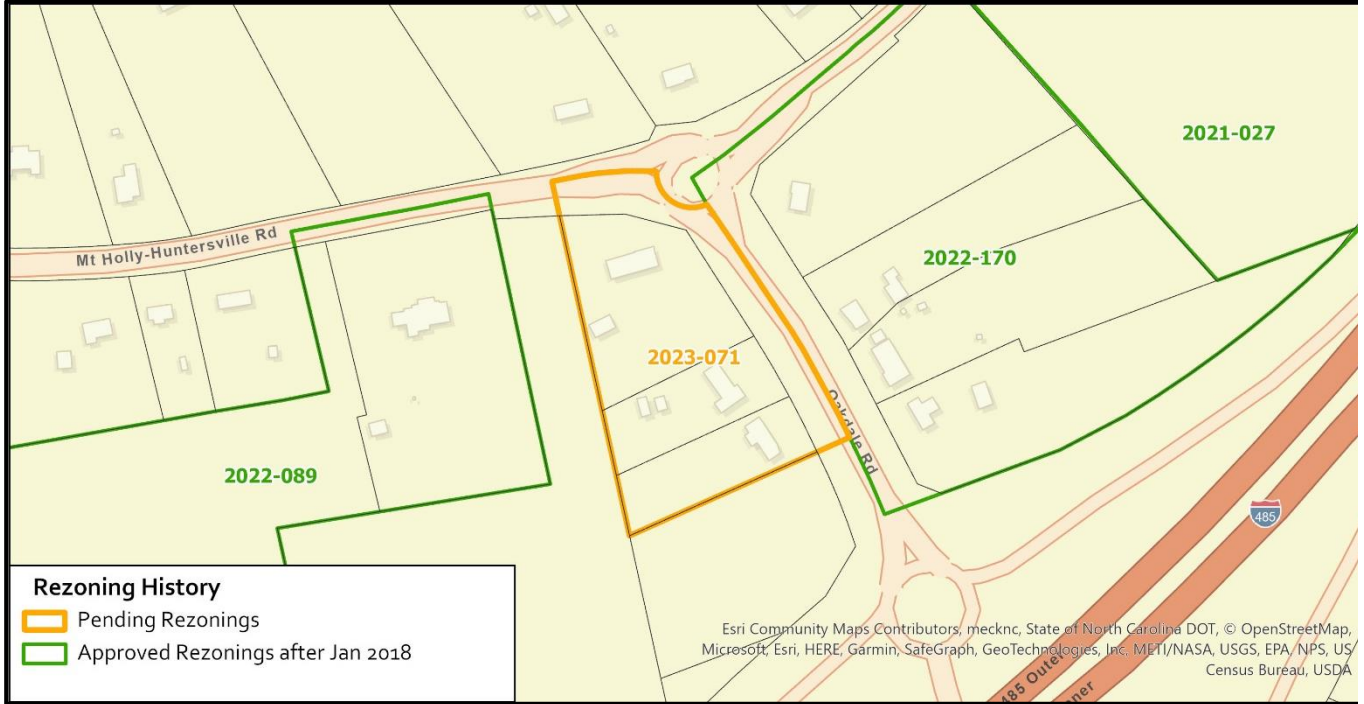


The properties to the west along Mt. Holly-Huntersville Road is currently a single family home. Rezoning 2022-089 will allow up to a maximum of 322 residential units. There is a Duke Energy station to the southwest.



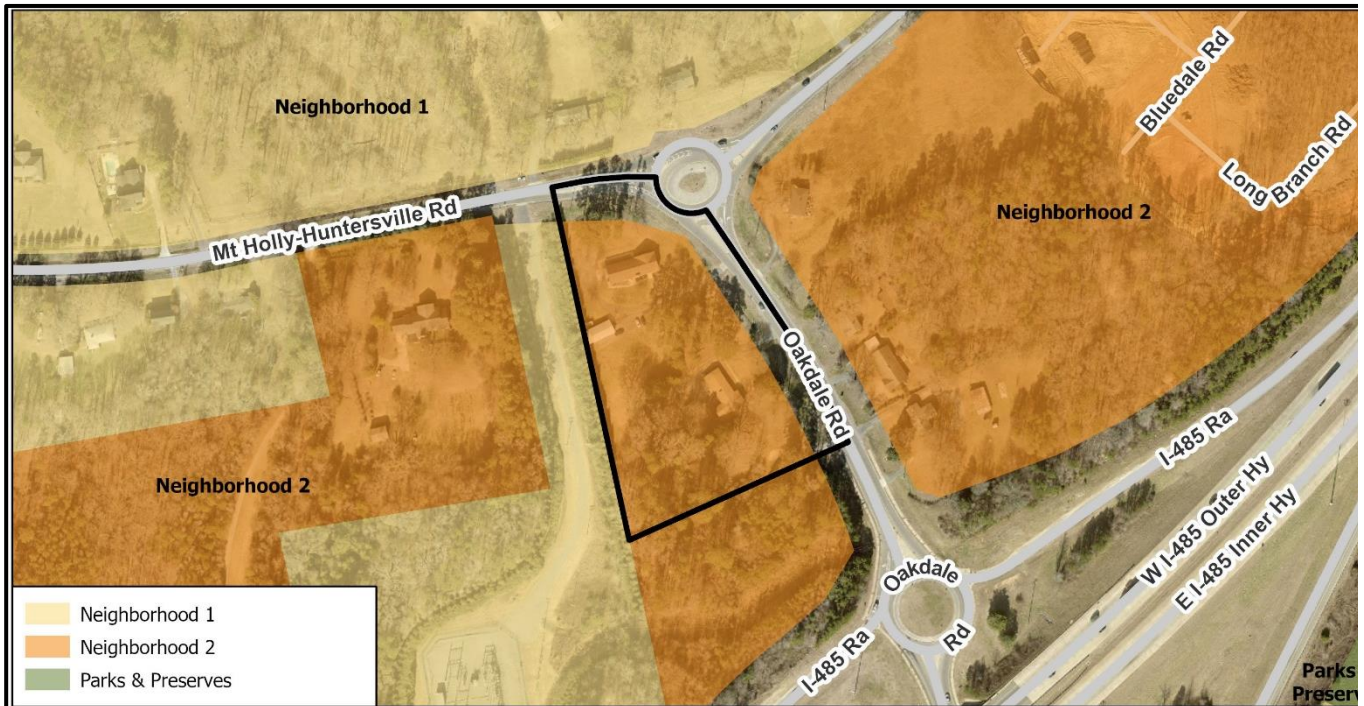
The property to the south along Oakdale Road is vacant land and Interstate 485.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-027	Rezoned 18.97 acres from R-3 to R-8MF(CD) to up to 140 townhome units.	Approved
2022-089	Rezoned 43.7 acres from R-3 to MX INNOV to allow up to a maximum of 322 residential units. The unit mix could consist of single family detached and/or single family attached dwelling units and /or multi-family attached (triplexes) dwelling units with innovative standards.	Approved
2022-170	Rezoned 11.2 acres from R-3 to R-8MF(CD) to allow up to 88 single family attached units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Oakdale Road, a State-maintained minor arterial, south of Mount Holly-Huntersville Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 1,560 daily trips, this will trigger a Tier 3 multimodal assessment and Traffic Impact Study (TIS). CDOT approved the TIS on March 22, 2024. Site plan and/or conditional note(s) commit to showing the future back of curb for Mt Holly Huntersville Road and Oakdale Road, installing Multi-Use paths along entire frontage, installing right turn lane on Mt. Holly-Huntersville Road, committing to median on Oakdale, and adding conditional notes. All outstanding CDOT issues have been addressed.

- **Active Projects:**

- There are no known active city projects in the area.

- **Transportation Considerations**

- ~~See Outstanding Issues, Note 1~~ Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 30 trips per day (based on 2 single family detached dwelling units).

Entitlement: 135 trips per day (based on 11 single family dwelling units).

Proposed Zoning: 1,560 trips per day (based on 31,500 square-feet of retail uses).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Mt 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 3100-feet northeast of the rezoning boundary along Mt. Holly-Huntersville Road. 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:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** ~~See Outstanding Issues, Note 2~~ Addressed

## OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

### Transportation

1. ~~Complete CTR summary table and include on the revised plan.~~ Addressed

### Environment

2. ~~Tree save needs to be shown on the plans in a way that meets the ordinance. Tree save must be comprised of existing protected tree canopy.~~ Addressed

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225