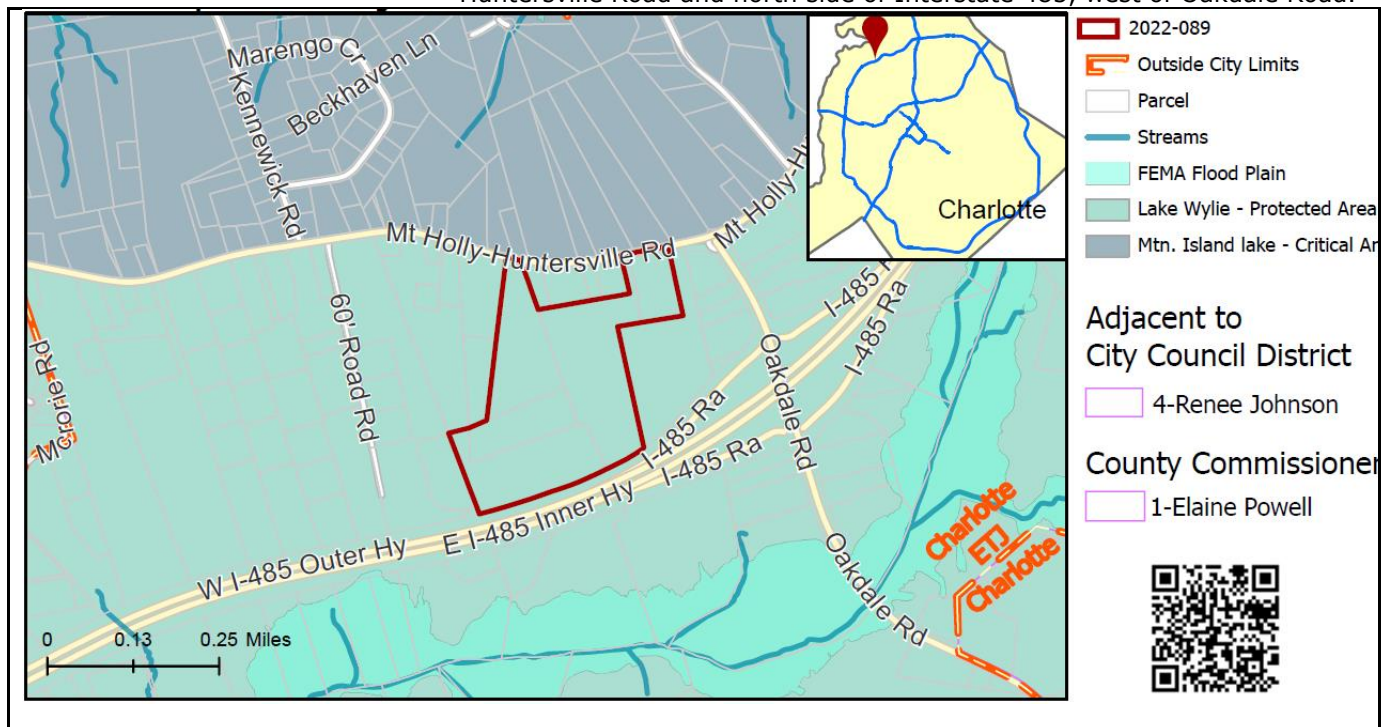


REQUEST

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)
Proposed Zoning: MX-2 Innov LWPA (mixed use, innovative, Lake Wylie Protected Area)

LOCATION

Approximately 43.72 acres located on the south side of Mt. Holly-Huntersville Road and north side of Interstate 485, west of Oakdale Road.



SUMMARY OF PETITION

The petition proposes a residential community containing a maximum of 313 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.

PROPERTY OWNER

McCall G C & Associates, LP

PETITIONER

Taylor Morrison

AGENT/REPRESENTATIVE

Colin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 9

STAFF RECOMMENDATION

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

Plan Consistency

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

Rationale for Recommendation

- The proposed plan would add to the variety of housing options in the area.
- The proposed building forms of single family, duplexes and triplexes are consistent with the Neighborhood 1 Place Type.

- The petition proposes streetscape improvements of an 8-foot planting strip and 12-foot multi-use path on Mount Holly-Huntersville Road.
- The proposed plan includes a 50-foot Class C landscape buffer around the whole site, except along the north parcels where it's reduced with a screening fence.
- The proposed site plan includes an amenity corridor totaling about 1.6 acres to include a minimum of three of the following elements: covered pavilion/shelter, benches, picnic tables, leasing office, maintenance buildings, fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.
- The proposed plan includes additional amenities including a pedestrian trail and a dog park.
- The site plan includes proposed future street connections with stubs on the north, east and west sides of the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

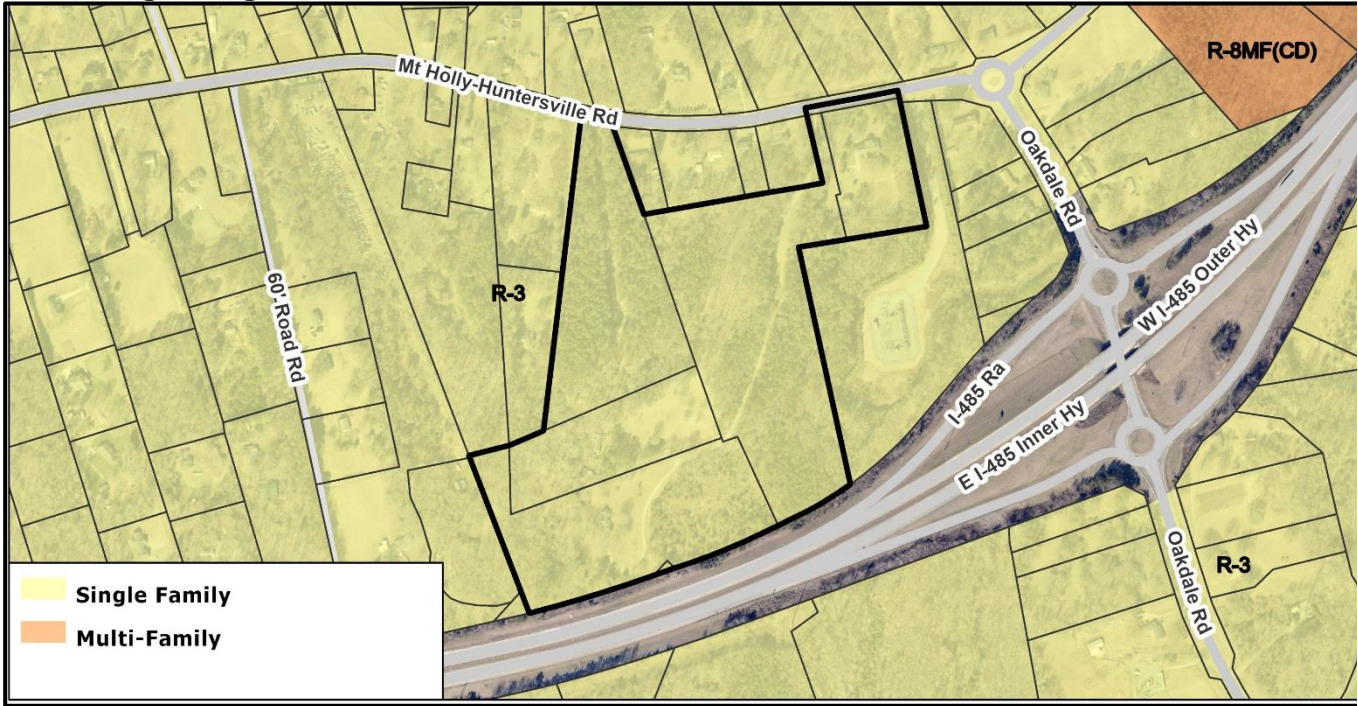
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to a maximum 313 single family detached, single family attached, and/or multi-family attached (triplexes) dwelling units.
- Limits height to 48 feet.
- Innovative Standards:
 - Internal private streets shall have public access easements.
 - No minimum lot size or width.
 - Individual units will not be required to have frontage on a public or private streets but will comply with the 400-foot rule.
 - Reduction of setback along private streets to 14-feet from back of curb.
 - All yards and setbacks will be provided for the overall parcels and not applied to individual units.
 - Building separation internal to the site shall be a minimum of 10-feet of separation.
- Dedicates all necessary rights-of-way in fee simple conveyance to the City.
- Provides an 8-foot planting strip and 12-foot multi-use path on Mount Holly-Huntersville Road.
- Provides an amenity corridor to include a minimum of three of the following elements: covered pavilion/shelter, benches, picnic tables, leasing office, maintenance buildings, fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.
- Provides walkways to connect all residential entrances to sidewalks along public and private streets.
- Provides an easement over the amenity corridor for public access in coordination with Parks & Recreation.
- Provides architectural standards including building materials.

Existing Zoning



- The current zoning is R-3 (single family residential). The surrounding land uses include large lot single family homes.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (neighborhood 1 A)	N1 (neighborhood 1)



The subject property is denoted by a red star.



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

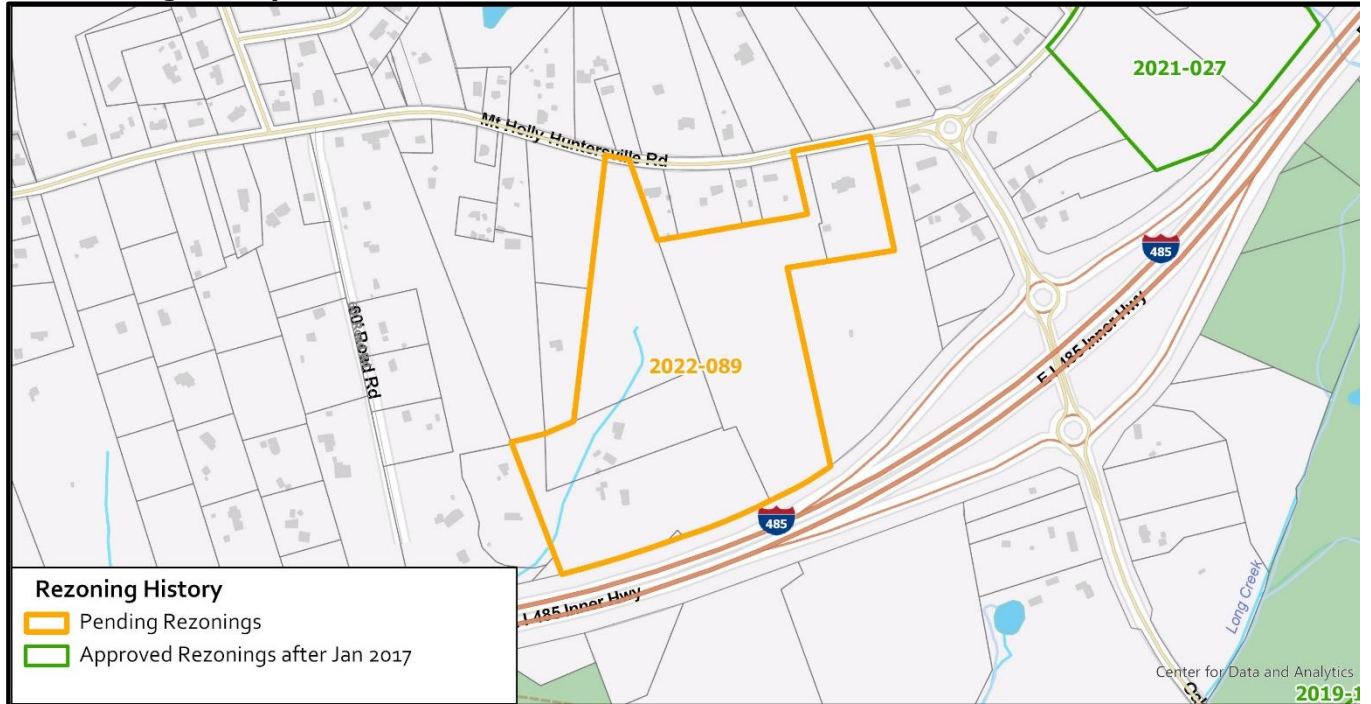


The property to the east is a Duke Energy station. The property is bordered by Interstate 485 to the south. The red star indicates the subject property.



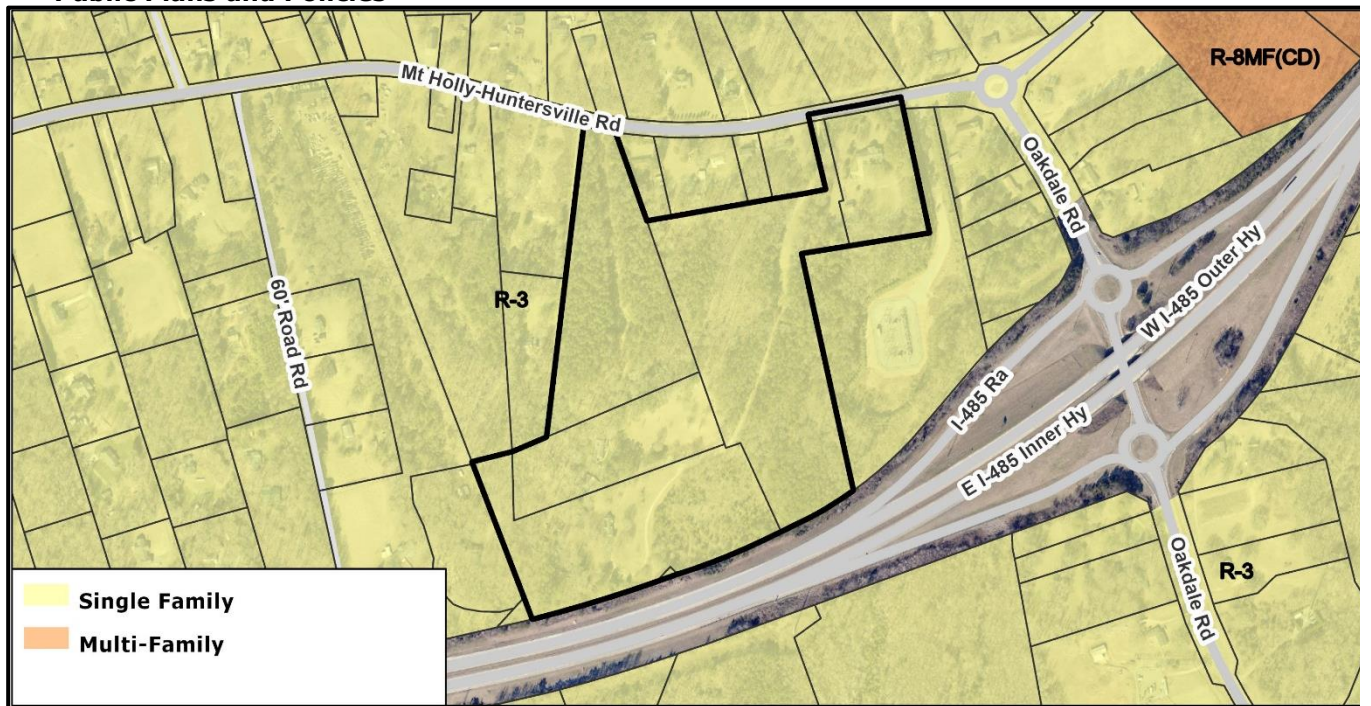
The property to the west along Mt. Holly-Huntersville Road is developed with single family homes.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-027	Rezoned 18.97 acres to allow up to 140 townhome units.	Approved

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The petition is located on the west side of Old Statesville Road, a State-maintained major throughfare south of Vance Davis Drive, a City-maintained major collector. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to committing to turn lane improvements on Mt Holly Huntersville Road, constructing internal public roadways to CLDSM standards, labeling and conditional note revisions. Further details are listed below.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-5.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 25 trips per day (based on 3 single family detached units).
 - Entitlement: 1,295 trips per day (based on 131 single family units).
 - Proposed Zoning: 2,345 trips per day (based on 56 multi-family units, 257 single family attached units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 67 students, while development allowed with the proposed zoning may produce 83 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 16 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Mountain Island Academy (Pre-K-8th) from 134% to 143%
 - Hopewell High from 99% to 100%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located in Mt. Holly-Huntersville Road. Charlotte Water currently does not have sewer system accessibility for the rezoning boundary under review. The closest available sewer main is approximately 2,400 feet southeast of the rezoning boundary across the I-485-Oakdale Rd interchange, adjacent to Long Creek. The applicant should contact Charlotte Water's New Services for more information regarding accessibility to sewer system connections. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Add a conditional note committing to the construction of each public roadway. Identify each roadway as U-03 on the site plan and in the conditional note.
2. Site plan and conditional note revisions are needed to show turn lane improvements. The site plan shall label and dimension the components of the turn lane. Add a conditional note committing to the turn lane improvements. Coordinate with NCDOT on turn lane storage length requirements.
3. A site plan notes specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

4. Add conditional note "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."
5. Revise site plan to construct a 12-foot multi-use paths on Mt Holly Huntersville Road. The site plan shall label and dimension both items from the back of curb and gutter and road centerline. The entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of the 12-foot multi-use paths on Mt Holly Huntersville Road.
6. Remove garages.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225