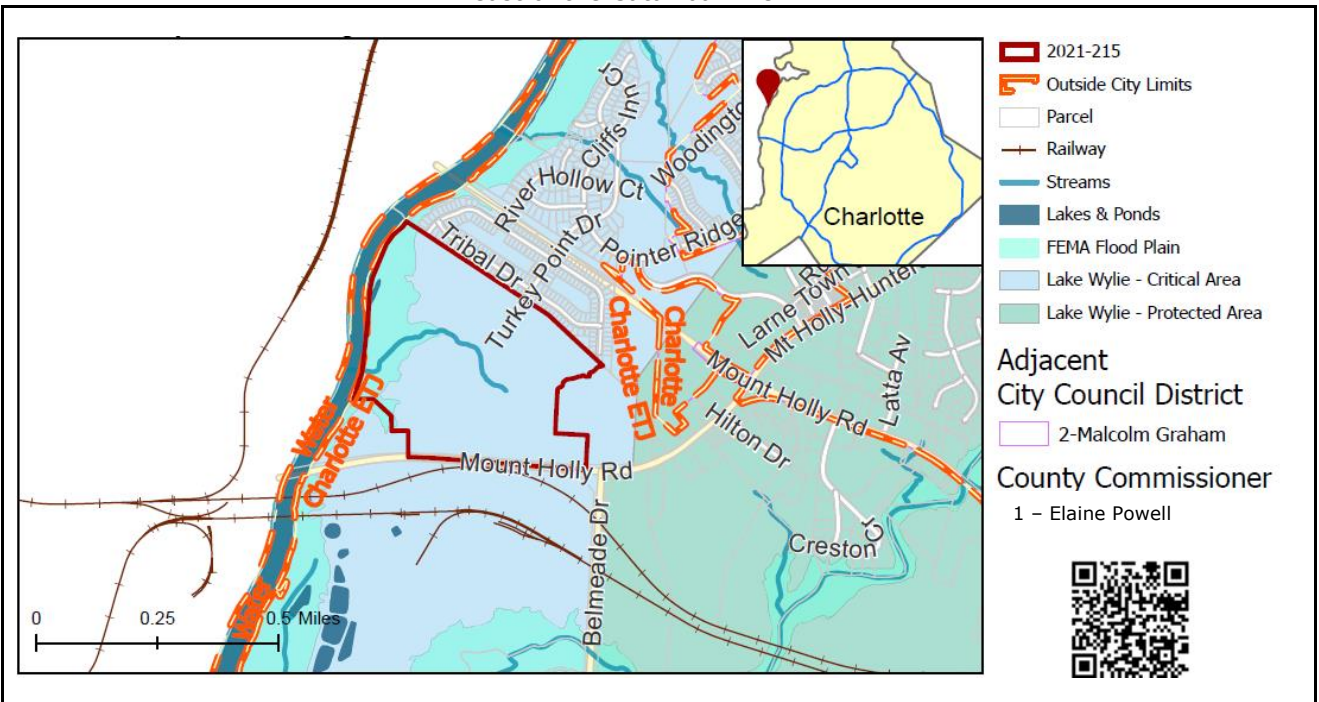


REQUEST

Current Zoning: CC LWCA (commercial center, Lake Wylie Critical Area) and I-1 LWCA (light industrial, Lake Wylie Critical Area)
Proposed Zoning: MX-2 INNOV LWCA (mixed-use, innovative, Lake Wylie Critical Area)

LOCATION

Approximately 102 acres located north of Mount Holly Road and east of the Catawba River.



SUMMARY OF PETITION

The petition proposes to allow the development of 810 dwelling units at 7.94 dwelling units per acre (DUA) in the form of multifamily apartments, townhomes, duplexes, triplexes, quadrplexes, and single family detached dwelling units on a vacant site adjacent to the Catawba River.

PROPERTY OWNER

Reventure Park Investments North LLC

PETITIONER

Longbranch Development

AGENT/REPRESENTATIVE

Keith MacVean

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.

Plan Consistency

The petition is **consistent** with the residential component of the office/retail/residential land use recommended for this site, as per the *Catawba Area Plan*. However, it is inconsistent with office and retail part of the recommendation.

Rationale for Recommendation

- The petition is consistent with the residential development in the Mount Holly Road and Mount Holly-Huntersville Road corridor.

- The proposed site plan includes connections to the Catawba River with amenity areas and access to the river.
- The petition commits to transportation improvements including new traffic signals at Mount Holly Road & Belmeade Drive and Mount Holly Road & Access B, as well as a 12' multi-use path along the site's Mount Holly Road frontage.
- The petition proposes to develop "missing middle" housing in the form of single family attached residential and multifamily residential dwelling units.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from mixed use to residential up to 8 dwelling units per acre for the site.

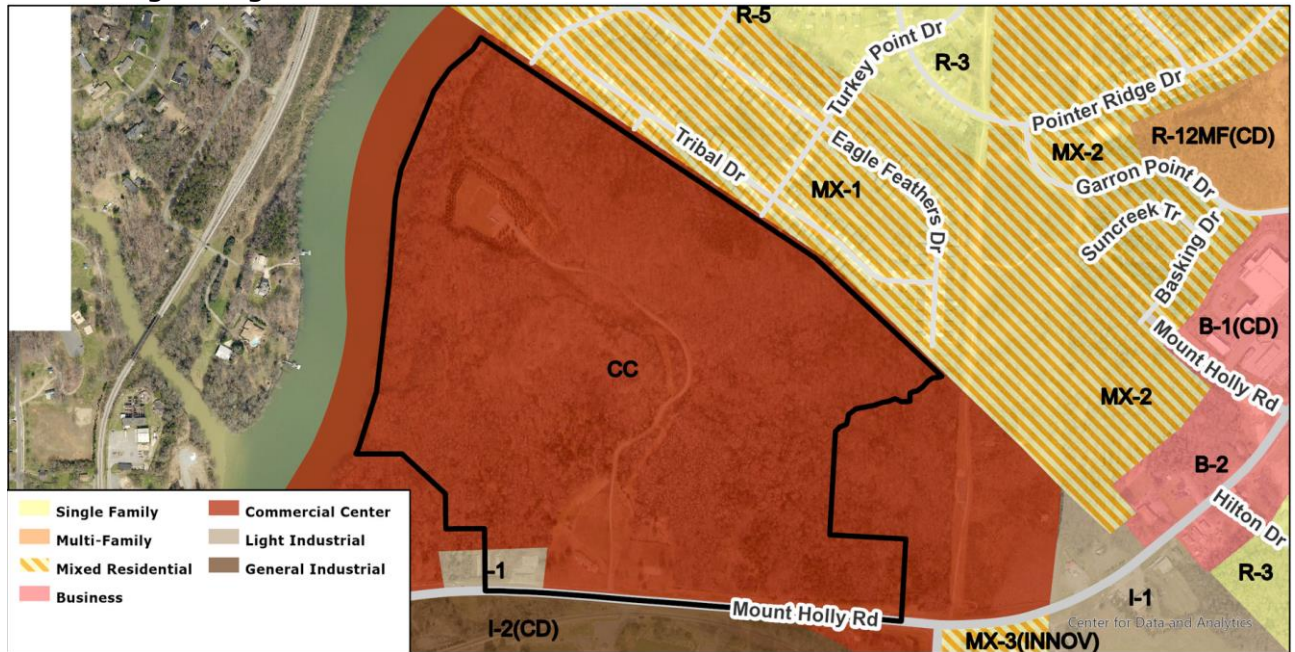
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for the development of 810 dwelling units composed of apartments, townhomes, duplexes, triplexes, quadraplexes, and single family detached dwelling units at a density of 7.94 DUA.
- Defines two development areas:
 - Development Area A – the area closest to Mount Holly Road, allows for all dwelling unit types to be constructed. The maximum building height in this area is 62'.
 - Development Area B – the area closer to Tribal Drive, allows on for single family attached dwelling units to be constructed. The maximum building height in this area is 48'.
- States that all units may be either rented or sold.
- Request the following innovative provisions as they pertain to single family detached dwelling units (i.e. villa units):
 - No minimum lot sizes
 - No minimum required frontage on a public or private street (the overall parcel on which the units are located must have frontage on a public street).
 - No minimum side or rear yards.
 - Minimum building separation of 10 feet must be maintained.
- Proposes the following transportation improvements:
 - Establishes a street network composed of public streets and/or private streets built to city standards with permanent public access overlays.
 - Provides connections to street stubs along Tribal Drive while providing stubs to the east and west of the site for possible future connections.
 - Traffic signals with turn lanes at Mt. Holly Road & Access B and Mt. Holly Road & Belmeade Drive.
 - Improvements at the following intersections: Mt. Holly Road & Belmeade Drive/Access A, Mt. Holly Road & Mt Holly-Huntersville Road, and Mt. Holly Road & Garron Point Drive.
 - Construction of a 12' multi-use path along the site's Mt. Holly Road frontage.
 - 8' planting strip and 6' sidewalk along the site's network required streets.
- Proposes architectural and urban design standards, including but not limited to, massing and height requirements, usable porches and stoops, façade treatments,
- Provides a Class C buffer between Development Area B and the existing single family homes along Tribal Drive.
- Sets aside 10% of the site as open space.
- Commits to dedicate and convey 2 acres along the Catawba River to Mecklenburg County for use as a public park.
- Proposes two community boat docks with trails providing access from the development to the Catawba River.

- Existing Zoning and Land Use



The site was rezoned by petition 2005-076 to allow for a mixed use development containing retail, hotel, single family residential, and multifamily residential. None of those uses have been developed. A small portion of the site is occupied by a Charlotte Water pump station, which is to remain. The site is bordered to the west by the Catawba River and is surrounded by a mix of uses including single family residential, retail, and industrial.



The site is situated adjacent to the Catawba River, is across the river from the town of Mount Holly and is surrounded by a mix of uses including single family residential, retail, and industrial.



The properties to the north of the site, along Tribal Drive, are developed with single family residential uses.



The properties to the east of the site are developed with utility right of way and commercial uses along Mount Holly Road.

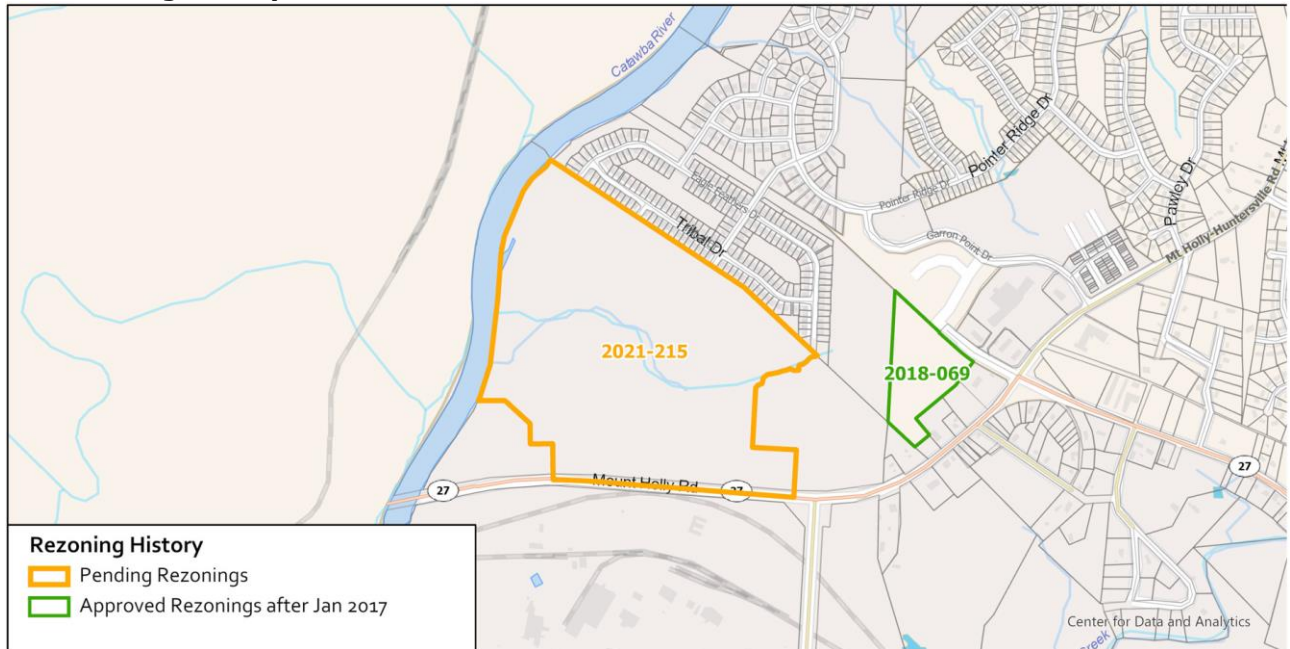


The properties to the south of the site, across Mount Holly Road, are developed with railroad right of way and industrial use.



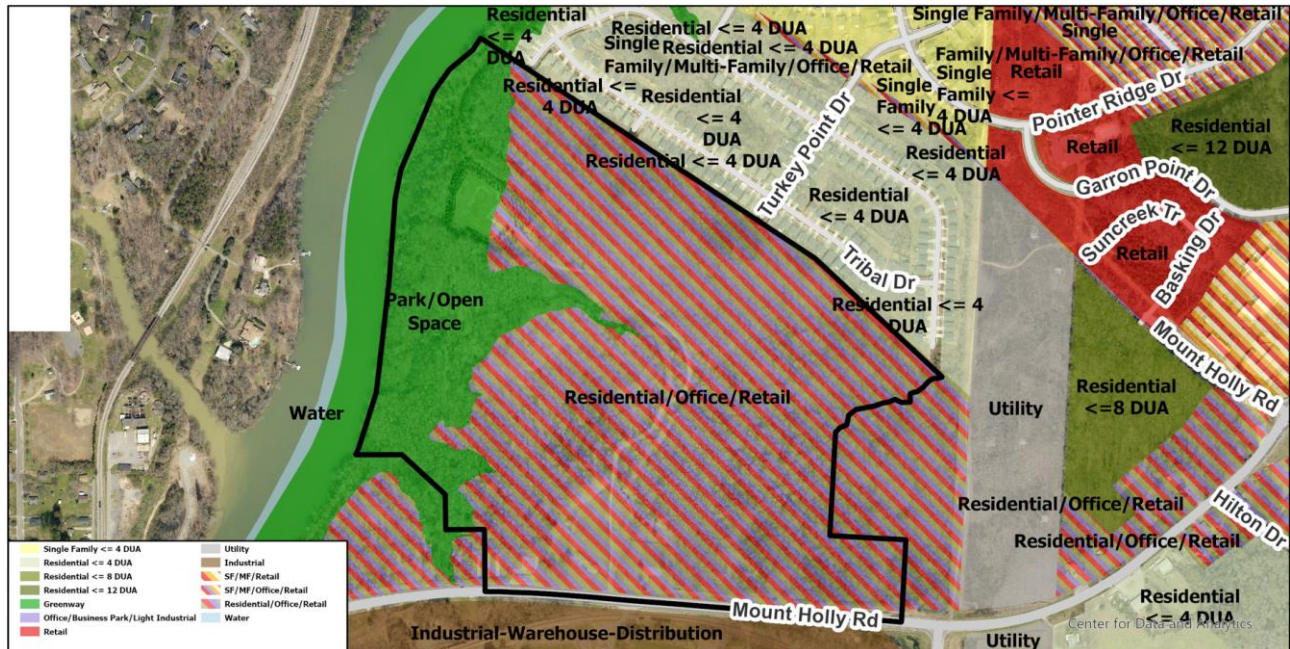
The Catawba River, as seen from the Mount Holly Road bridge, is immediately west of the site.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-069	Request to allow up to 73 attached dwelling units at 7.3 DUA.	Approved

- Public Plans and Policies**



The *Catawba Area Plan* (adopted 2010) recommends residential/office/retail land uses for this site.

- **TRANSPORTATION SUMMARY**

- This site is located on Mount Holly Road, a State-maintained major thoroughfare, west of the intersection of Belmeade Drive, a State-maintained minor thoroughfare. A Traffic Impact Study (TIS) was required for this site and the TIS was approved on February 17, 2022. Additionally, in accordance with the Charlotte WALKS and BIKES policies, the petitioner has committed to providing 6-foot sidewalks along the internal public streets and a 12-foot shared-use path along the site's frontage of Mount Holly Road. Lastly, the petitioner is providing full vehicular and pedestrian connectivity to the adjacent Catawba Plantation subdivision.

Site plan and conditional note revisions are needed to address outstanding items including, but not limited to committing to constructing curb and gutter along Mount Holly Road and removing two conditional notes. Further details are listed below.

Active Projects:

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 19,305 trips per day (based on 800 multifamily units, 335,000 SF retail, 150 hotel rooms).

Proposed Zoning: 810 trips per day (based on multifamily units).

DEPARTMENT COMMENTS (see full department reports online)

- **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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 264 students, while the development allowed under the proposed zoning may produce 267 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 3.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - River Oaks Academy Elementary from 90% to 108%
 - Coulwood Middle from 95% to 104%
 - West Mecklenburg High from 78% to 81%.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See Outstanding Issues, Note 3.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See Outstanding Issues, Note 4.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUESTransportation

1. ~~Revise site plan to illustrate Mount Holly Road back of curb to be constructed 30' from existing centerline.~~ **ADDRESSED**
2. ~~Revise conditional notes by removing 4.II.C and 4.II.E.~~ **ADDRESSED**

Environment

3. ~~The lake and stream buffers should be labeled as "100 foot undisturbed watershed buffer" and not Post Construction buffers. These buffers are more stringent than post construction buffers and are not allowed to be graded, built upon or disturbed.~~ **ADDRESSED**
4. ~~Please label (size and type) of all SWIM/PCSO buffers on site and include the following note on the site plans: Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.~~ **ADDRESSED**

Site and Building Design

5. ~~On note 6.IX regarding the maximum number townhome units per building change the word "should" to "shall".~~ **ADDRESSED**
6. ~~Delete note 6.VIII regarding walkway connections to sidewalks. This is an ordinance requirement.~~ **ADDRESSED**
7. ~~Correct note 7.b regarding setback reduction to reflect the correct ordinance section.~~ **ADDRESSED**
8. ~~Remove conditional note references to villas and replace with language that aligns with the zoning ordinance.~~ **ADDRESSED**
9. ~~Remove notes stating that units may be rented or sold as this is not a condition that can be enforced.~~ **ADDRESSED**





See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org


Planner: Joe Mangum (704) 353-1908

Goals Relevant to Rezoning Determinations Petition 2021-215

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (February 2022) and when the **Policy Map** is adopted (anticipated March 28, 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✗
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>