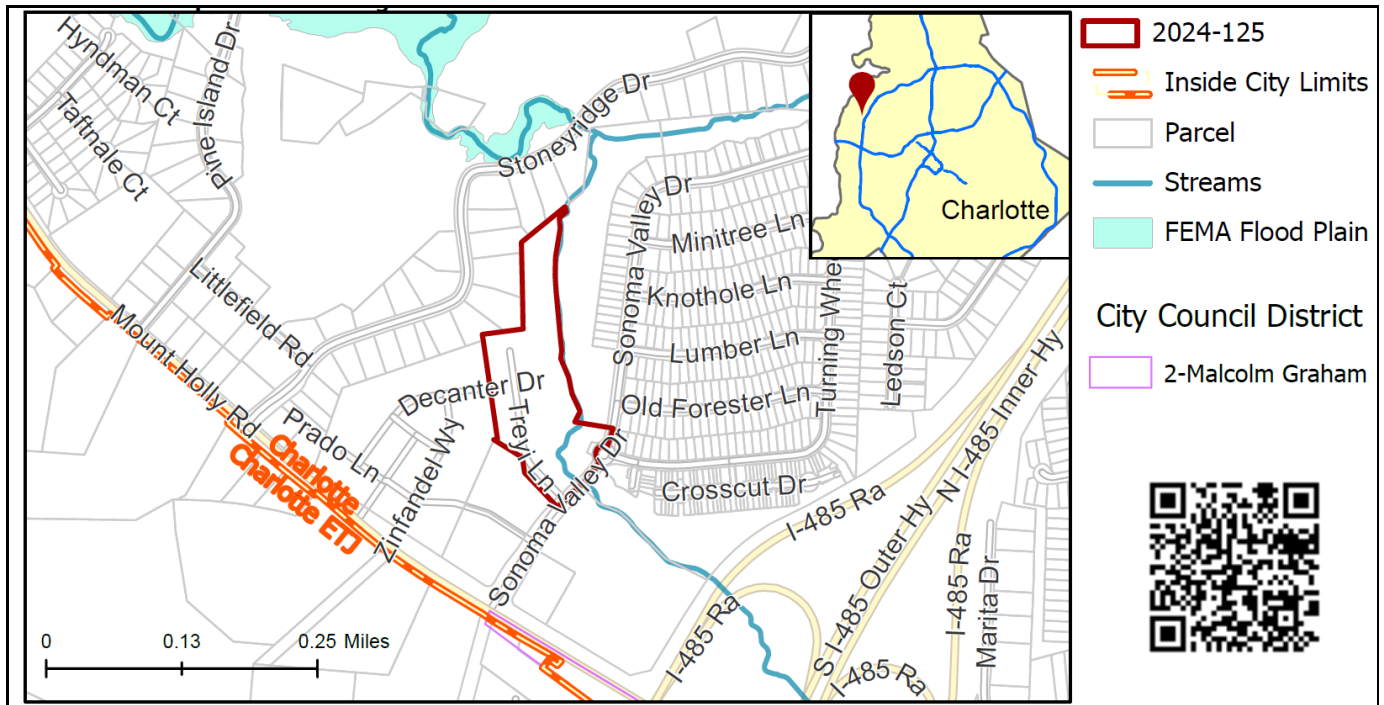


**REQUEST**

Current Zoning: MX-2(INNOV) (Mixed-Use, innovative).  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)

**LOCATION**

Approximately 8.47 acres located on the west side of Sonoma Valley Drive, east of Stoneyridge Drive, and north of Mt Holly Road.



**SUMMARY OF PETITION**

The petition proposes the development of up to 39 multi-family attached dwelling units. The site is currently undeveloped.

**PROPERTY OWNER**

Cedarmill Townhomes, LLC

**PETITIONER**

Tay Holdings, LLC

**AGENT/REPRESENTATIVE**

Nolan Groce, Urban Design Partners

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 6

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to environment and site and building design.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map (2022) recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- The petition is consistent with the 2040 Policy Map recommendation for the Neighborhood 2 (N-2) Place Type. The N-2 Place Type promotes a variety of housing types such as attached multi-family dwellings as proposed by this conditional plan.
- The site is abutting other properties designated N-2 as well as the Community Activity Center (CAC) Place Type. The CAC Place Type calls for a variety of uses such as retail, restaurant, office, and multi-family residential.

- The site is served by transit, the number 18 CATS local bus providing service between Callabridge Commons/Riverbend shopping centers and the Rosa Parks Community Transportation Center.

## PLANNING STAFF REVIEW

- **Background**

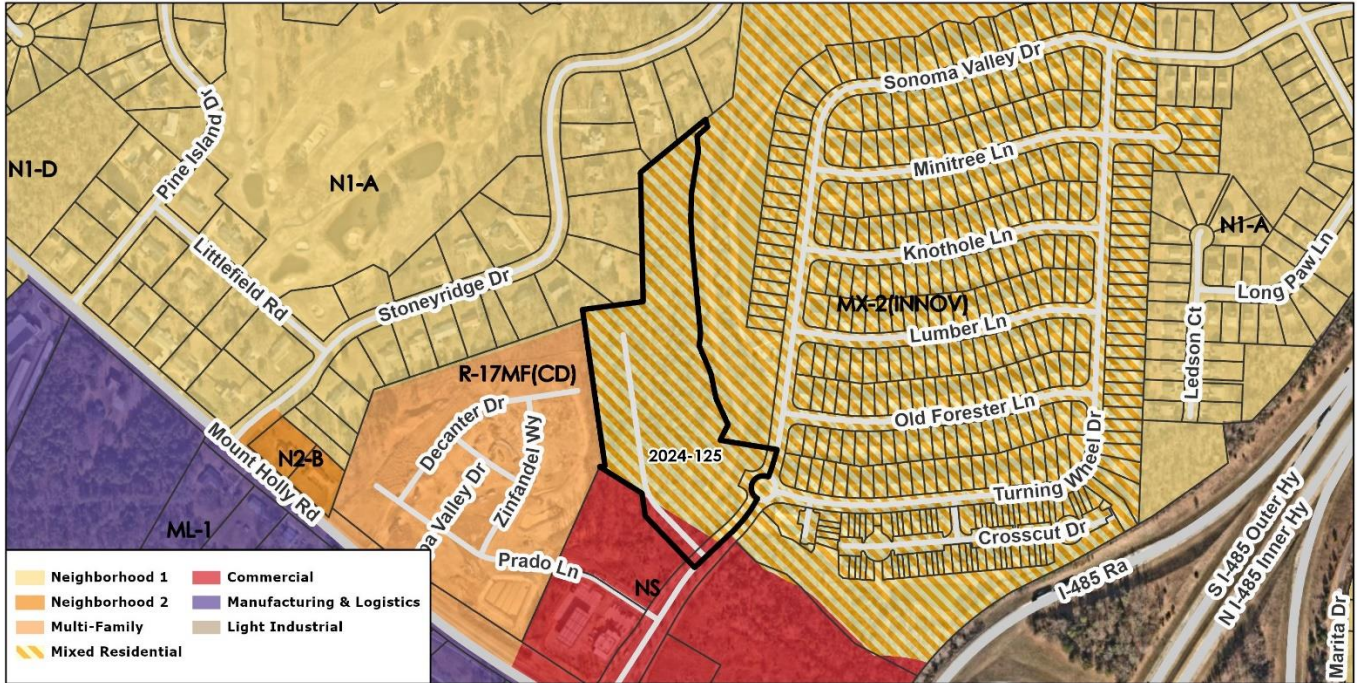
- The site previously received rezoning approval in 2003, petition 2003-088, as part of a larger mixed-use development zoned MX-2(INNOV) (Mixed-Use, innovative). The development area from the MX-2(INNOV) plan that makes up this site was permitted to contain up to 40 townhome units.
- In 2021, the site received subdivision approval for a development containing 31 townhome units.

- **Proposed Request Details**

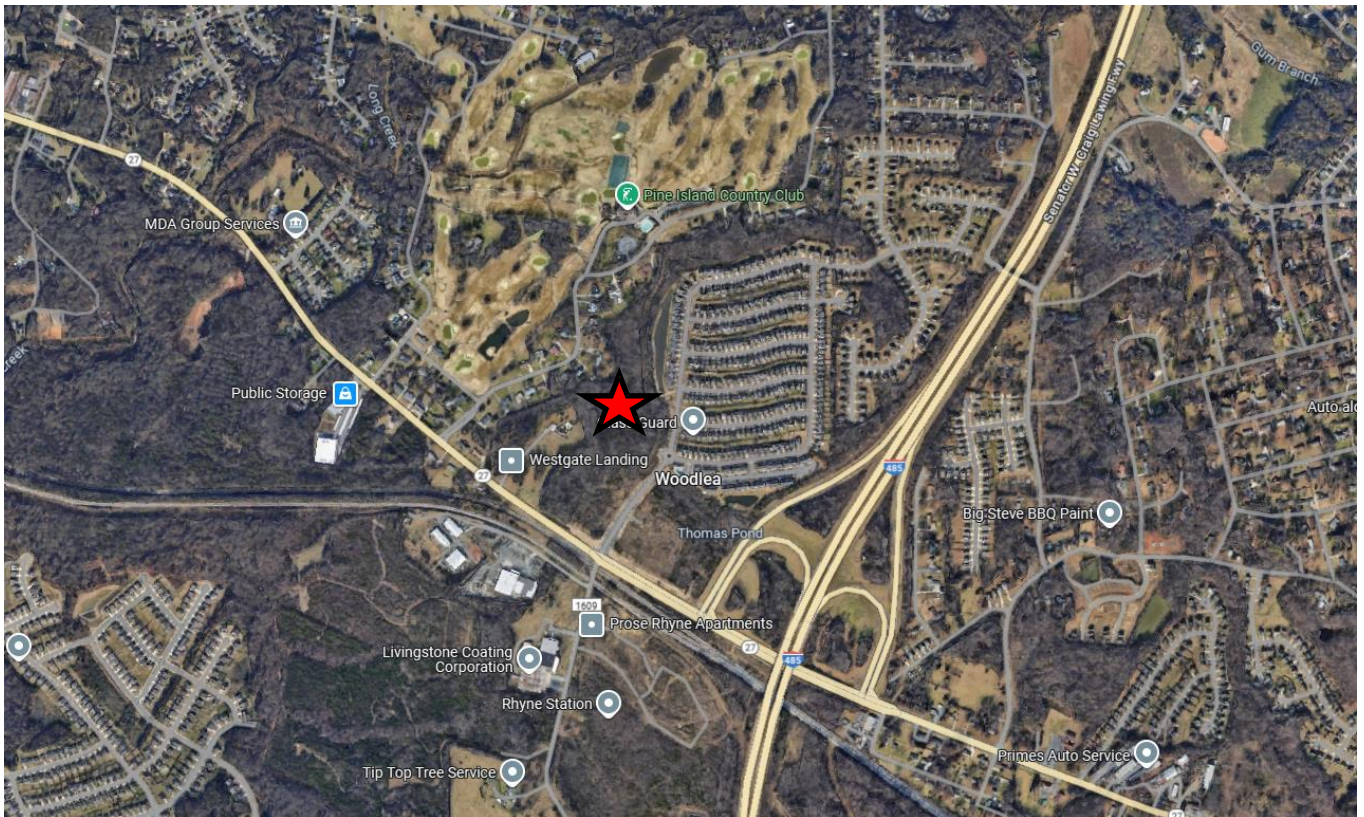
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 39 multi-family attached dwelling units.
- The following streetscape and landscaping improvements are proposed:
  - A 10' Class C landscape yard will be provided along the side and rear of the site where abutting the Neighborhood 1 Place Type, as generally depicted on the site plan.
  - Street trees will be provided along the private alley, 75 feet on-center and between buildings where feasible.
  - A 40-foot setback will be provided adjacent to lots in the abutting Neighborhood 1 Place Type.
  - Direct pedestrian connections will be provided from residential units to the public street.
- The following architectural requirements are proposed:
  - Maximum building height is limited to 48 feet.
  - Buildings shall contain a maximum of 6 dwelling units.
  - HVAC and solid waste areas will be screen from view.
- The following transportation improvements are proposed:
  - Vehicular access will be via a private alley off Sonoma Valley Dr.
  - The petitioner shall construct a 4-foot concrete median on Sonoma Valley Dr limiting access to right-in/right-out.
  - All transportation improvements and dedication of right-of-way will be completed prior to the issuance of the first certificate of occupancy (CO).

• Existing Zoning



- The site is zoned MX-2(INNOV) (Mixed-Use, innovative). The property is adjacent to properties zoned MX-2(INNOV) to the east, N1-A (neighborhood 1-A) to the northwest, R-17MF(CD) (Multi-family, conditional) to the southwest, and NS (Neighborhood Services) to the south.



The site (indicated by red star above) is located along the north side of Hovis Road, west of Wildwood Avenue, near the I-485 interchange with Mt. Holly Rd.



View of the site looking northwest from Sonoma Valley Dr.



View of townhomes and single-family homes located on Turning Wheel Dr east of the site zoned MX-2(INNOV) (Mixed-Use, innovative).



View of a vacant commercial properties, now developed as a gas station/convenience store and a drive-through restaurant located south of the site at the intersection of Mt. Holly Rd and Sonoma Valley Dr zoned NS (Neighborhood Services).

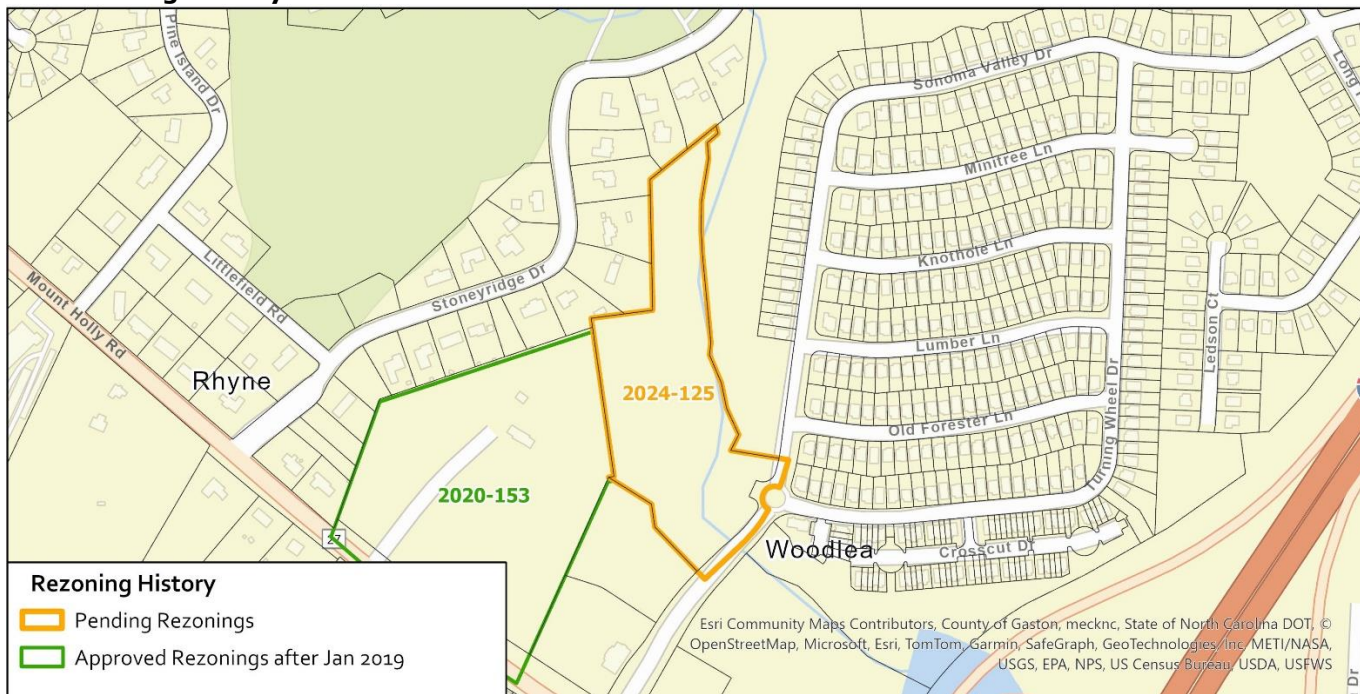


View of a vacant multi-family site, now developed with multi-family housing located southwest of the site along Mt. Holly Rd zoned R-17MF(CD) (multi-family, conditional).



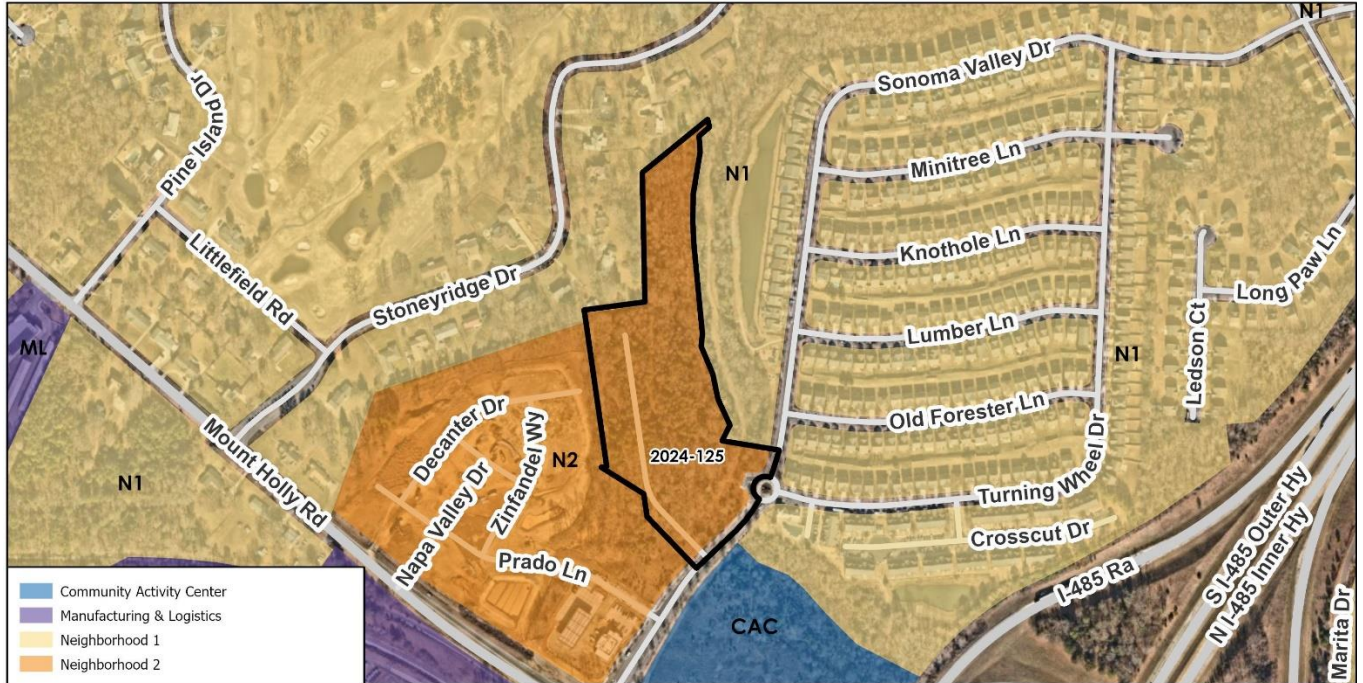
View of multi-family development located near the site long the south side of Mt. Holly Rd zoned CC (Commercial Center).

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-153	13.04 acres located along the north side of Mount Holly Road, south of Stoneyridge Drive, and northwest of Sonoma Valley Drive. From R-3 and R-17MF to R-17MF(CD).	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Sonoma Valley Drive, a City-maintained local street, north of Mount Holly Road, a State-maintained major 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. The site has committed to construction of a median along Sonoma Valley Drive, solid waste and fire turnarounds, and internal pedestrian connectivity.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- No Outstanding Issues.

• **Vehicle Trip Generation:**

Current Zoning: MX-2(INNOV).

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

Entitlement: 216 trips per day (based on 35 dwellings)

Proposed Zoning: N2-A(CD). 247 trips per day (based on 39 multi-family dwellings).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **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](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 6 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - River Oaks Elementary remains at 90%
    - Coulwood Stem Middle remains at 89%
    - West Mecklenburg High remains at 80%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Sonoma Valley Dr. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main located inside the zoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.

- **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 comments submitted.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** See outstanding Issues, Notes 1-2.

**OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**Environment

1. Urban Forestry: A tree survey shall be required for all conditional zoning map amendments.
2. Urban Forestry: Utilities or easements cannot be located within green areas.

Site and Building Design

3. Entitlement Services: Provide a wider variety of unit counts per building, including 2, 3 and 4 unit buildings.
  4. Entitlement Services: Provide a visitor parking area on site.
  5. Entitlement Services: Provide enhanced architectural standards to conditional notes.
  6. Entitlement Services: Specify on the plan ways in which open space areas will be amenitized.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Maxx Oliver 704-336-3818