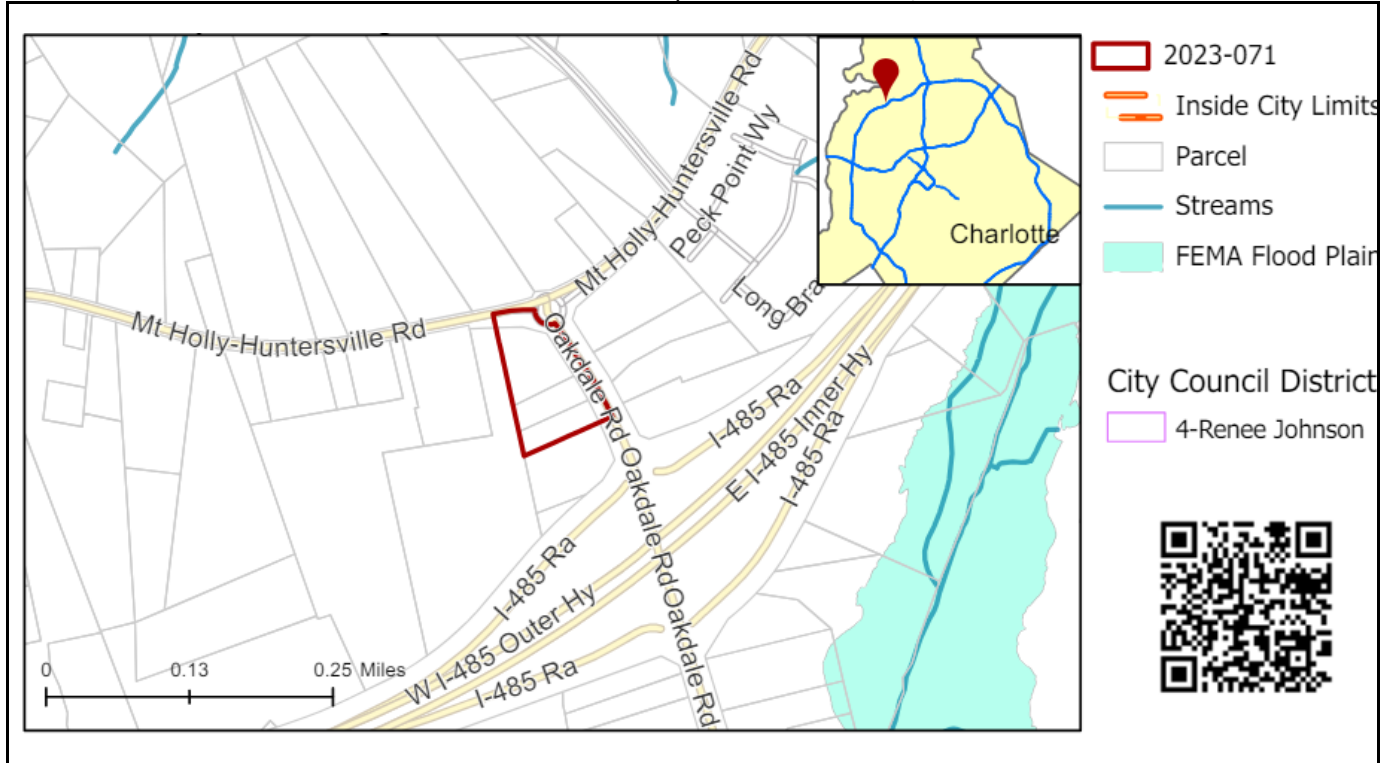


REQUEST

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
PETITIONER
AGENT/REPRESENTATIVE

Mt Holly Investments, LLC
Mt. Holly Investments, LLC
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 upon resolution of outstanding issues related to transportation and environment.

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.

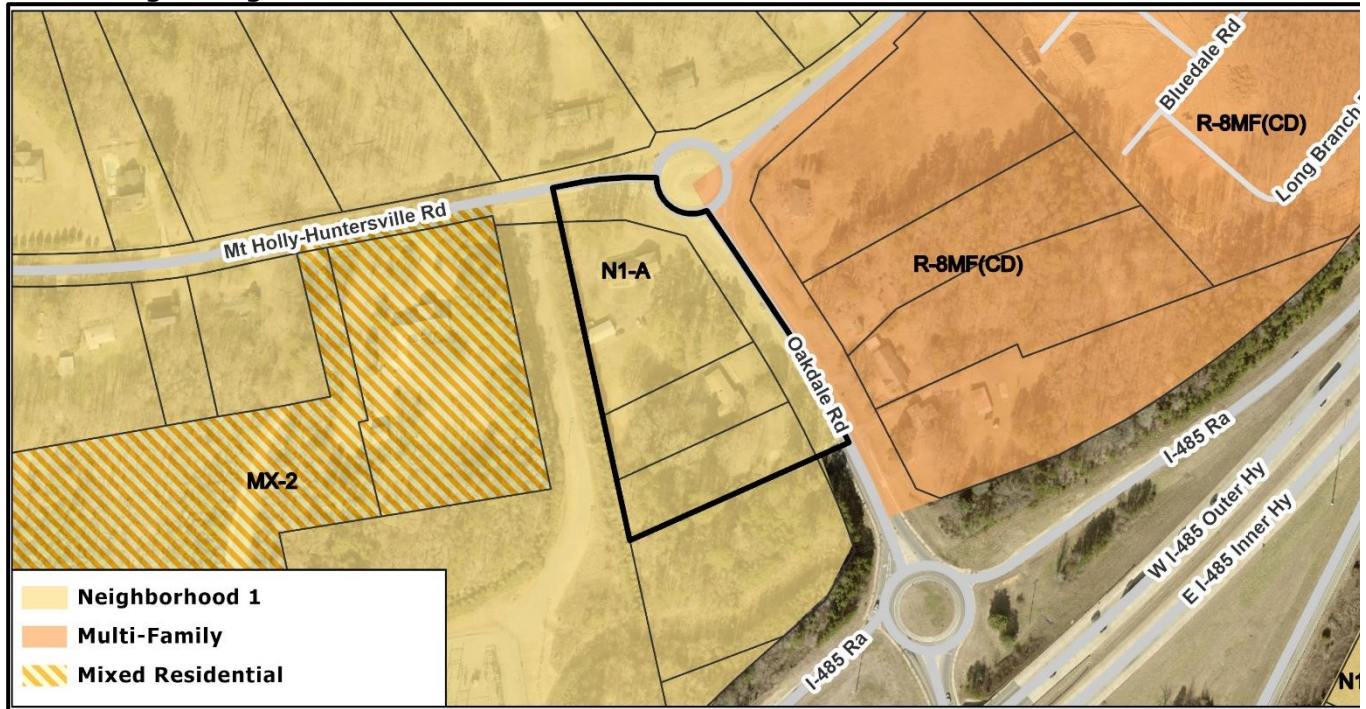
PLANNING STAFF REVIEW

• **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.

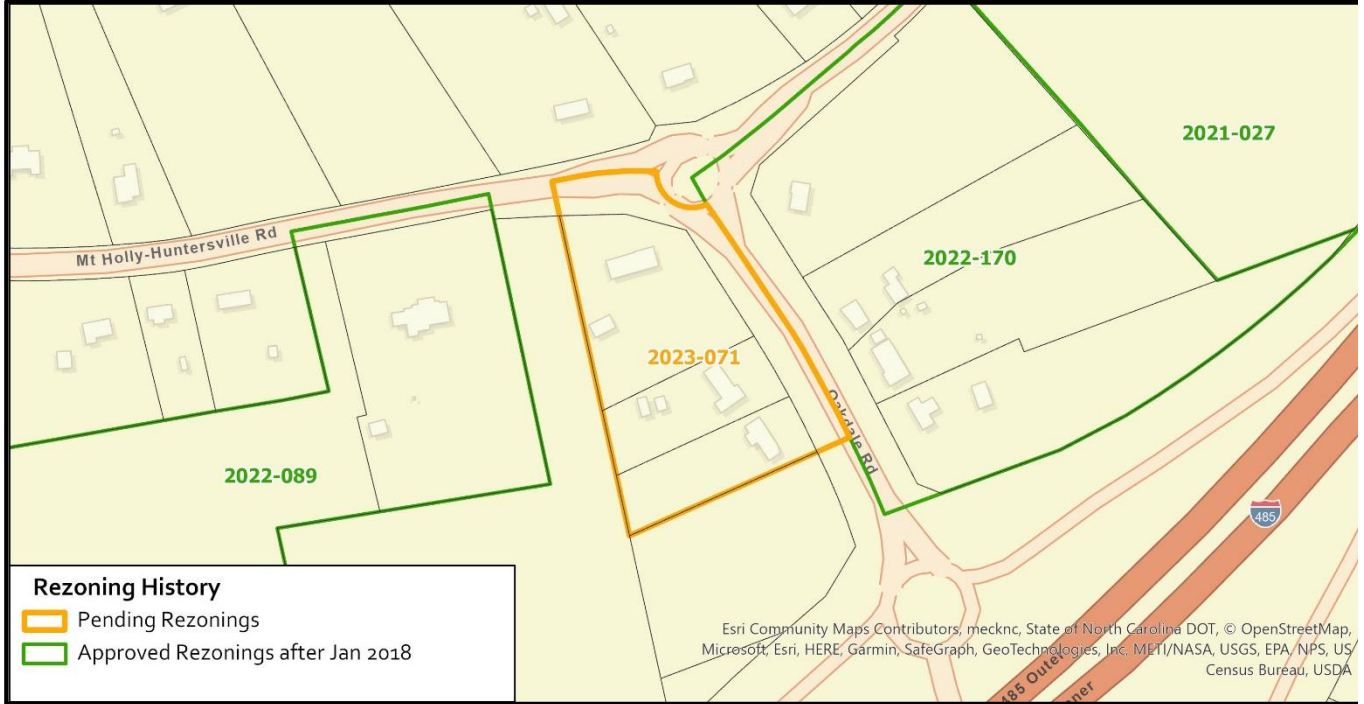


The properties to the west along Mt. Holly-Huntersville Road is currently a single family home. Rezoning 2022-089 will allow up to a maximum of 322 residential units. There is a Duke Energy station to the southwest.



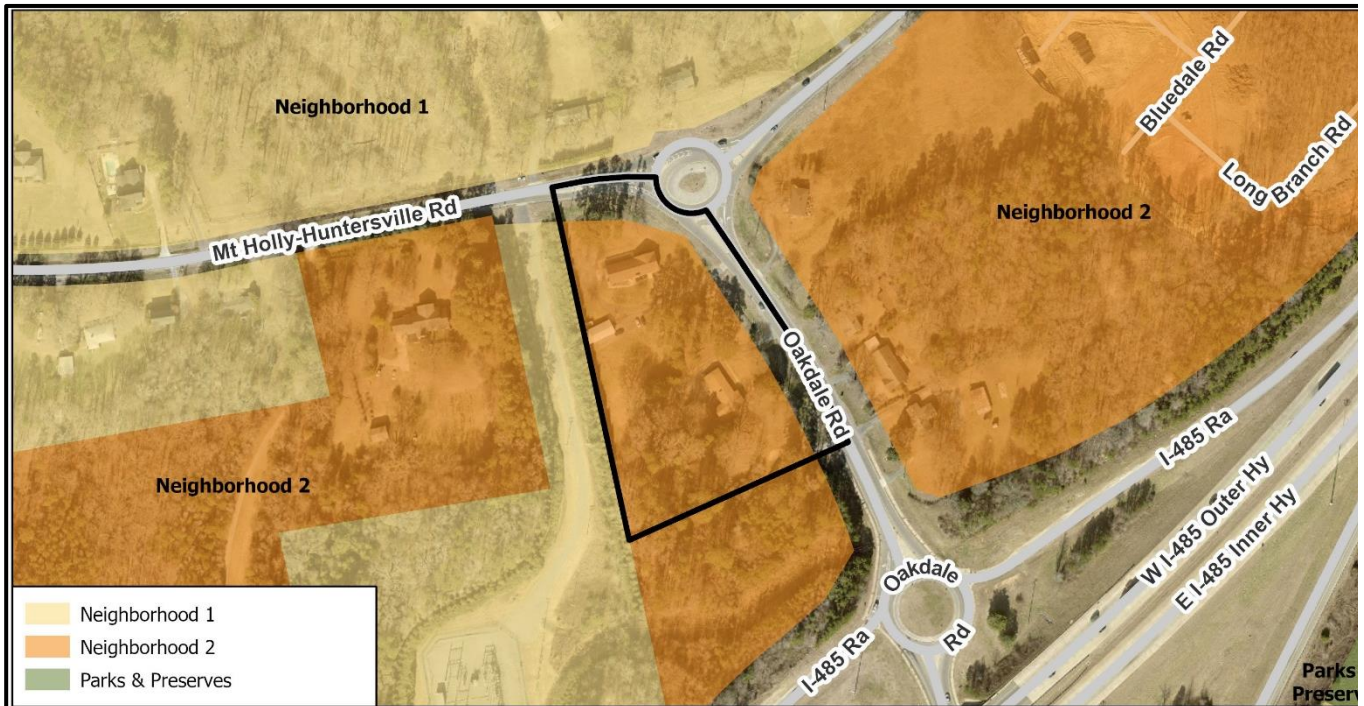
The property to the south along Oakdale Road is vacant land and Interstate 485.

• **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. Site plan revisions are needed to add the CTR summary table to the rezoning plan.

- **Active Projects:**

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

- **Transportation Considerations**

- See Outstanding Issues, Note 1

- **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
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **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:** See Outstanding Issues, Note 2

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

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

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.

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

Planner: Michael Russell (704) 353-0225