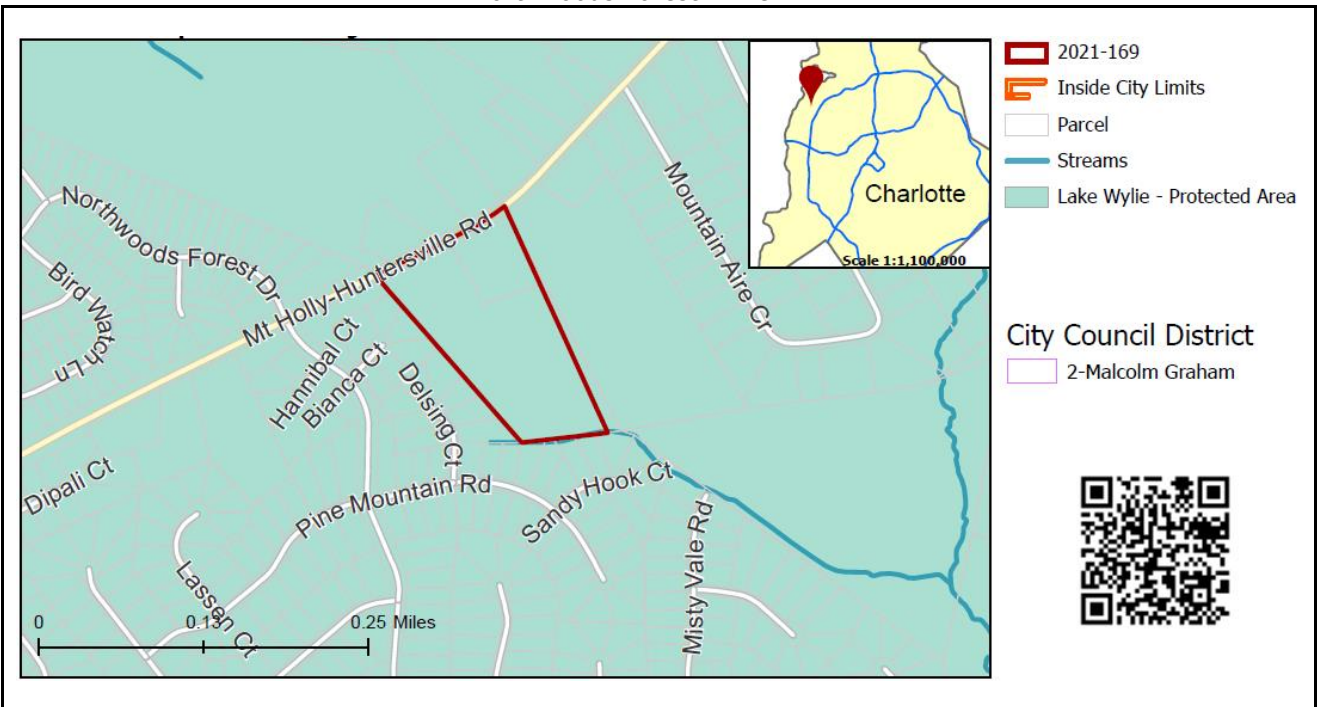


**REQUEST**

Current Zoning: R-3 (single family residential) LWPA (Lake Wylie Protected Area)  
Proposed Zoning: NS (neighborhood services) LWPA (Lake Wylie Protected Area)

**LOCATION**

Approximately 9.43 acres located on the south side of Mt Holly-Huntersville Road, west of Mountain Aire Circle and east of Northwoods Forest Drive.



**SUMMARY OF PETITION**

The petition proposes to allow up to 27,000 square feet of building area of police station, neighborhood services, emergency services, and general office uses on a site currently occupied by two single family homes near the Mountain Island Lake community.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE  
COMMUNITY MEETING**

City of Charlotte  
Patrick Cerri  
Jason Dolan

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the single family up to 4 dwelling units per acre for this site as per the *Northwest District Plan* (adopted).

Rationale for Recommendation

- The proposed rezoning to NS (neighborhood services) which proposes neighborhood services, a police station and emergency services for this site, is compatible with the single-family land use recommendation for the site and surrounding area.

- Police Stations and emergency services are complimentary uses for single-family residential areas, especially when the site is located along a major thoroughfare such as Mt. Holly – Huntersville Road, as they provide protection for the residents near the site
- Fire Station #33 is located 700 feet from this site, on Mt. Holly-Huntersville Road.
- The petition would contribute to multimodal mobility in the area by providing an 8' planting strip and 12' multi-use path along the site's Mt. Holly-Huntersville Road frontage.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from current recommended single-family up to 4 DUA land use to institutional land use for the site.

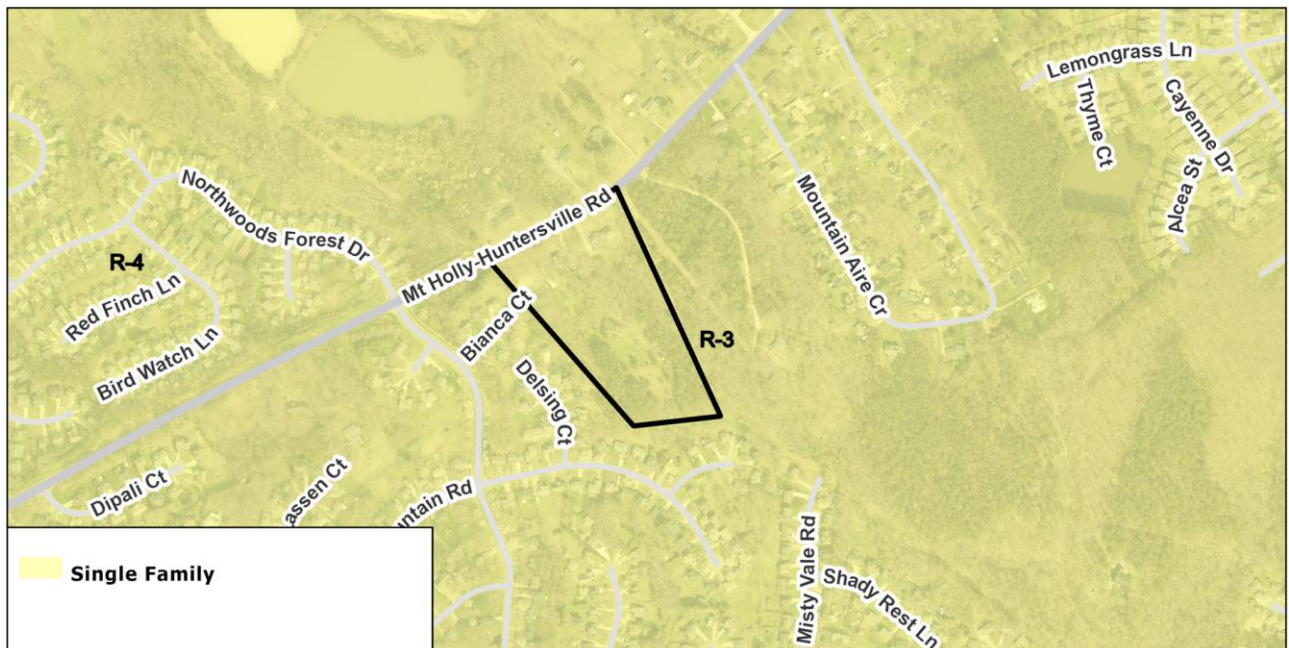
### PLANNING STAFF REVIEW

#### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes up to 15,000 square feet of neighborhood services, police station, and general office uses in Development Area A (front of site) and 12,500 square feet of emergency services and general office uses in Development Area B (rear of site).
- Limits building height to one story and 40'.
- Commits to the following transportation improvements:
  - Right-of-way dedication along Mt. Holly-Huntersville Road at 52' from centerline.
  - Construction of curb and gutter, 8' planting strip, and 12' multi-use path.
  - Left turn lane and right turn lane into the site with appropriate storage and taper.
- Provides a 54' Class B buffer along the perimeter of the site.
- Limits detached lighting height to 25' and requires that it be full cut-off type and downwardly directed.

#### • **Existing Zoning and Land Use**



The site is surrounded primarily by vacant wooded land and single family residential uses.

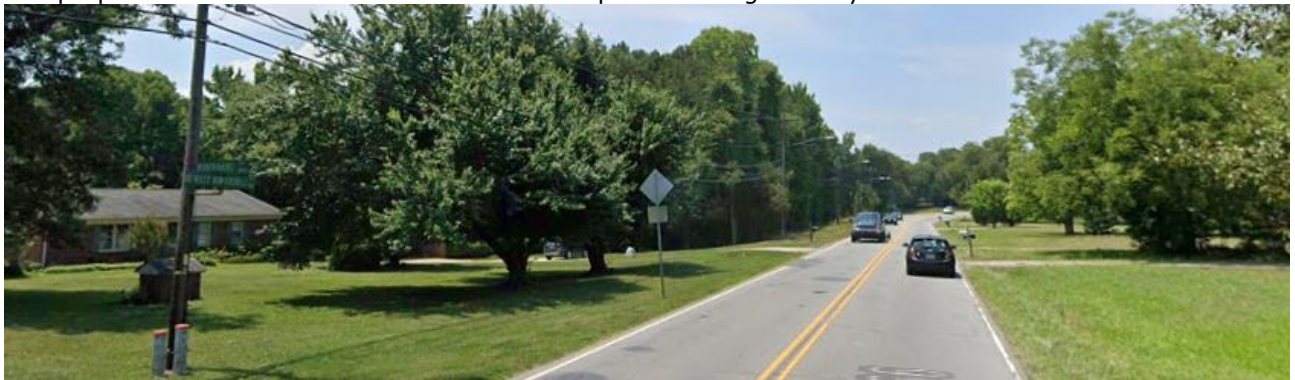




The site, marked by a red star, is surrounded primarily by single family homes and vacant land. There is a Charlotte Fire Department station less than  $\frac{1}{4}$  mile to the east on Mt. Holly-Huntersville Road.



The properties to the north of the site are developed with single family residential uses.



The properties to the east of the site include single family residential and vacant wooded land.



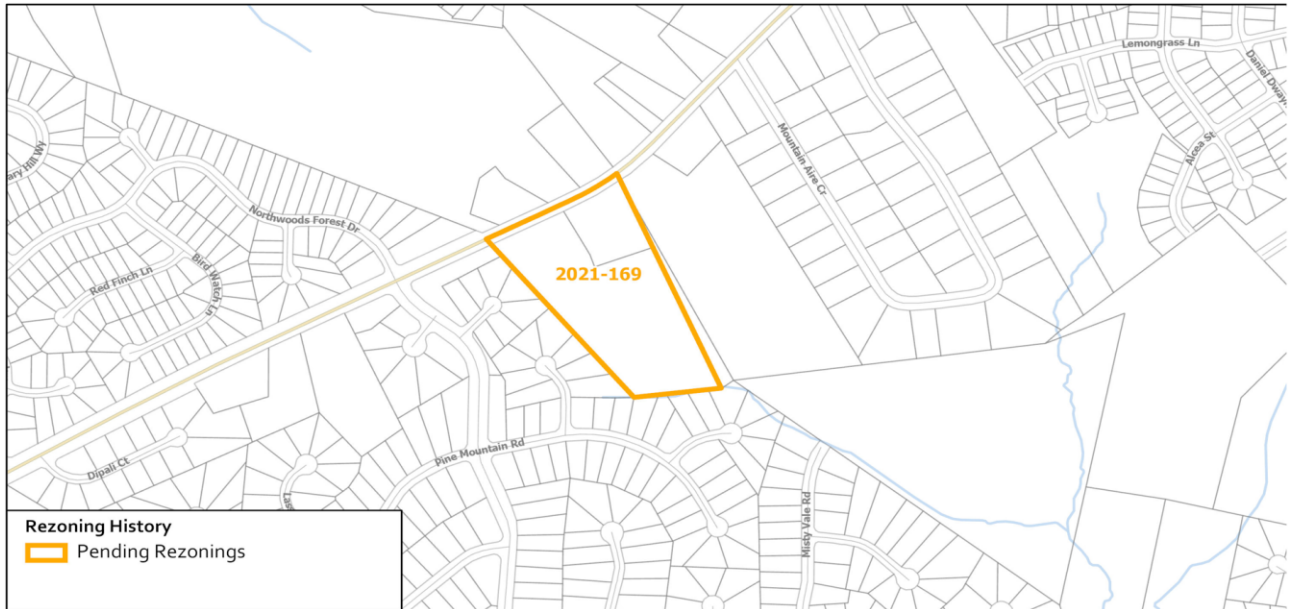
The properties to the south of the site are developed with single family residential uses.





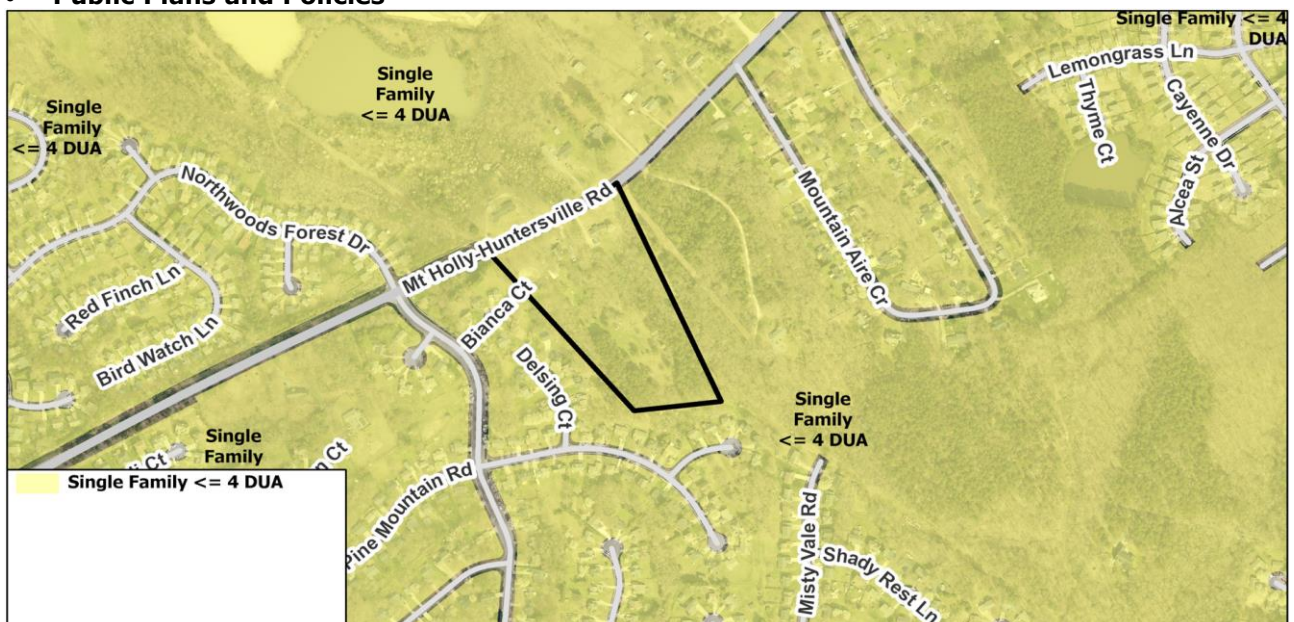
The properties to the west of the site are developed with single family residential uses.

- Rezoning History in Area**



There are no recent rezoning petitions in the vicinity of this site.

- Public Plans and Policies**



The *Northwest District Plan* (adopted 1990) recommends single family up to 4 DUA for this site and surrounding area.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Mount Holly Huntersville Road, a State-maintained major thoroughfare northeast of Northwoods Forest Drive, a City-maintained local street. In accordance with City Ordinances and the City's WALKS and BIKES Policies, the petitioner has committed to provide a 12-foot shared-use path along the site's frontage of Mount Holly-Huntersville Road. Additionally, the petitioner has committed to widening Mount Holly-Huntersville Road and provide left and right-turn lanes into the site. All CDOT comments have been addressed.

- **Active Projects:**

- There are no active projects in the vicinity of this site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on 2 single family dwellings).

Entitlement: 325 trips per day (based on 28 single family dwellings).

Proposed Zoning: 625 (based on 27,500 SF police department branch).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **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 distribution main located along Mt Holly-Huntersville Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Mt Holly-Huntersville Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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:** No comments submitted.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

- ~~1. Delete note regarding screening.~~ **ADDRESSED**
- ~~2. Revise site plan and notes to confirm the buffer width. The site plan indicates a 57' buffer while the notes list a 54' buffer.~~ **ADDRESSED**
- ~~3. Show proposed fence within the inner half of the buffer.~~ **ADDRESSED**
- ~~4. Delete all items that are standard ordinance requirements.~~ **ADDRESSED**

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**







**Planner:** Joe Mangum (704) 353-1908

## Goals Relevant to Rezoning Determinations Petition 2021-169

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 (anticipated early 2022) and when the **Policy Map** is adopted (anticipated summer 2022).

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

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	N/A
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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.	N/A
	<b>Goal 3: Housing Access for All</b> 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
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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><b>Goal 5: Safe &amp; Equitable Mobility</b></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><b>N/A</b></p>
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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><b>N/A</b></p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b></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><b>N/A</b></p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>N/A</b></p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b></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><b>N/A</b></p>
	<p><b>Goal 10: Fiscally Responsible</b></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><b>N/A</b></p>