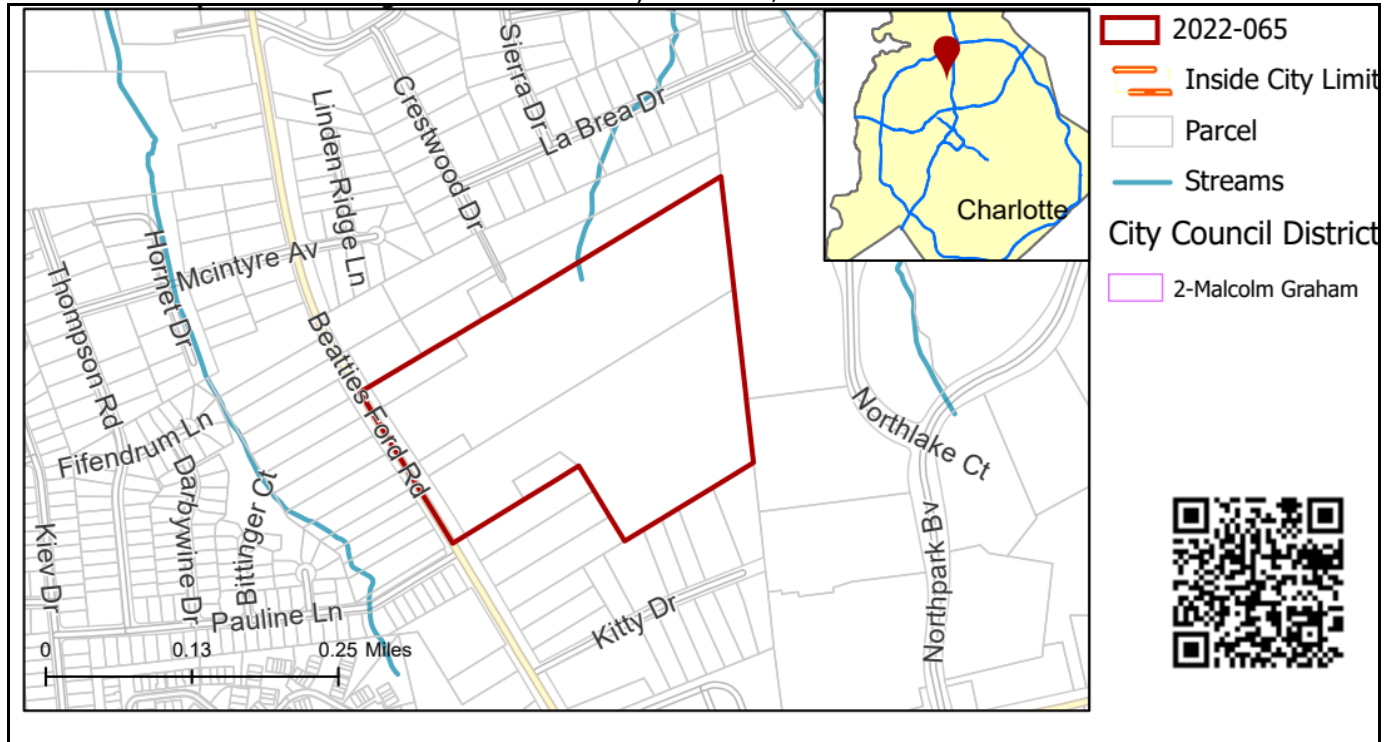


## REQUEST

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

## LOCATION

Approximately 37.10 acres located on the east side of Beatties Ford Road, south of McIntyre Avenue, and north of Sunset Road.



## SUMMARY OF PETITION

The petition proposes residential community of up to 236 single family attached (townhome style) dwelling units on Beatties Ford Road.

## PROPERTY OWNER

Griffin Family Investments, Mary Barnette

## PETITIONER

Griffin Family Investments

## AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 14

## 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 Neighborhood 1 this site.

### Rationale for Recommendation

- This petition contributes to the variety of housing options and availability in the area.
- The proposed development is well served by the activity center to the south.
- The petition commits to building the 0.10-acre pocket parks throughout the development as well as a 1.98-acre amenity area.

- The petitioner shall provide a minimum 100-foot buffer along the eastern property line adjacent to the industrially zoned parcel.
- The petition proposes pedestrian walkways that will connect drives to sidewalks along public and private streets.
- The petition commits to building sidewalks, a planting strip, and a median along Beatties Ford Road.
- The petition proposes including a new CATs bus pad on Beatties Ford Road.
- This petition commits to providing stub street connections to the north and the south of the site that could help facilitate connectivity.
- 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 Neighborhood 2 Place Type for the site.

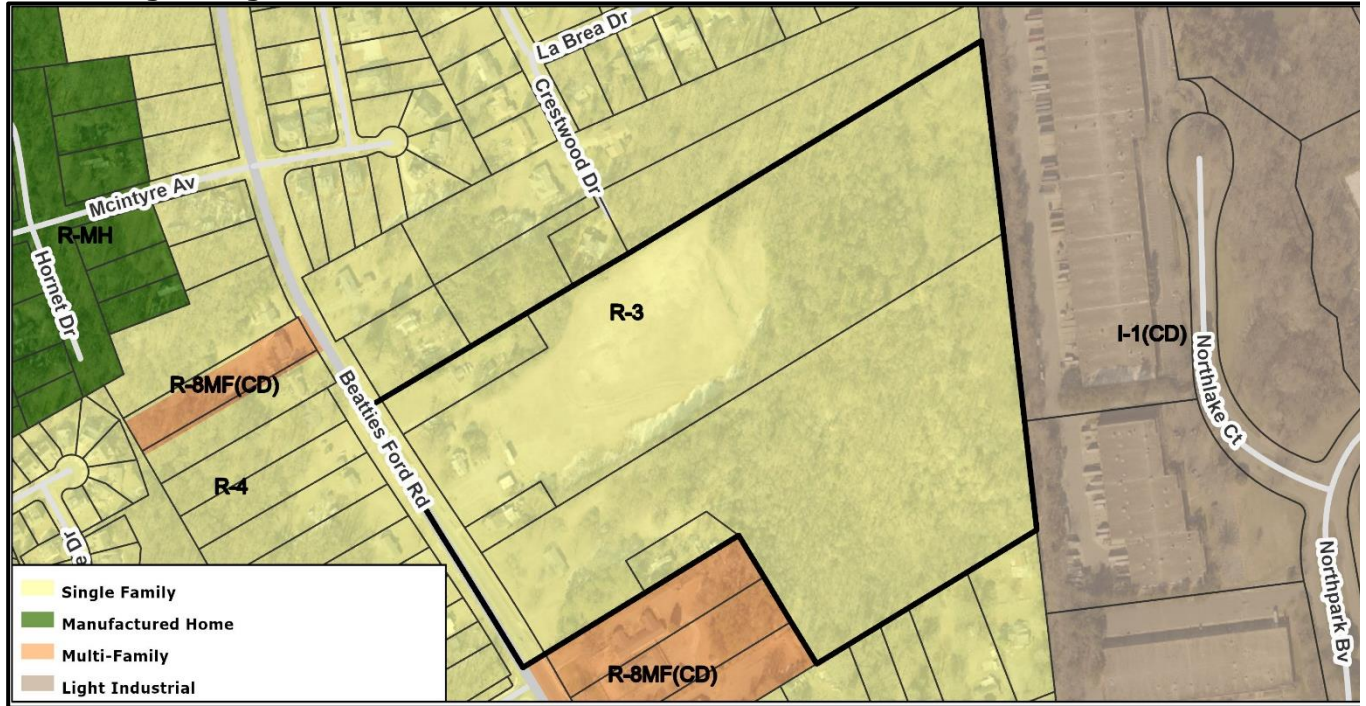
#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 236 townhome style dwelling units with a density of 6.3 units per acre.
- Commits to an 8-foot planting strip and a 6-foot sidewalk and 5-foot bike lane along Beatties Ford Road.
- Provides internal sidewalks and pedestrian connections through the site.
- Constructs a CATS ADA compliant bus waiting pad and shelter pad.
- Provides future street connections to the north and the south of the site.
- Provides a minimum of 2 amenity areas including a clubhouse, pool, cabana, dog park, garden, and landscaping.
- Commits to a 100-footwide buffer along the eastern property line adjacent the industrially zoned property.
- Commits to architectural standards including building materials.

• **Existing Zoning**



- The surrounding land uses include single family homes, multi-family apartments, office/warehouse/distribution uses, and a daycare/school center.

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



The subject property is denoted with a red star.





The property to the west along Beatties Ford Road is developed with single family homes.



The property to the east along Northlake Court is developed with an office/warehouse business park.



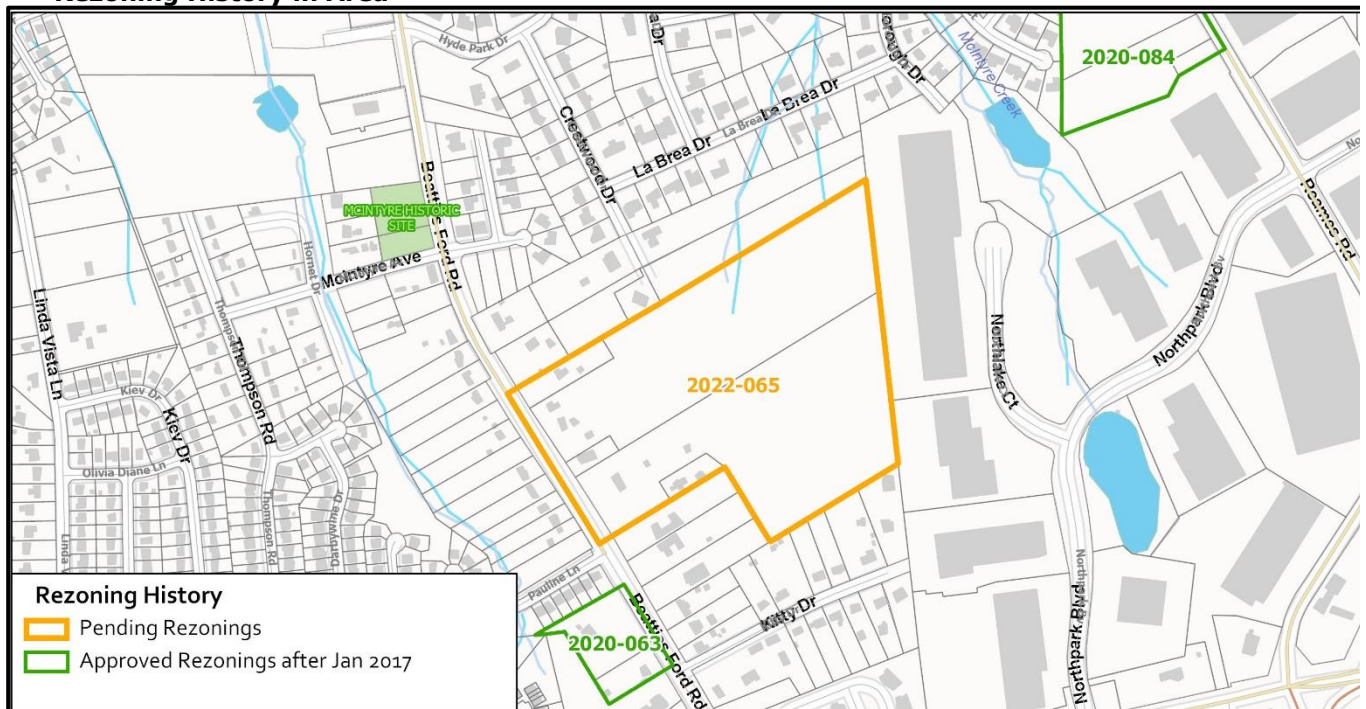
The property to the north along Beatties Ford Road is developed with single family homes.





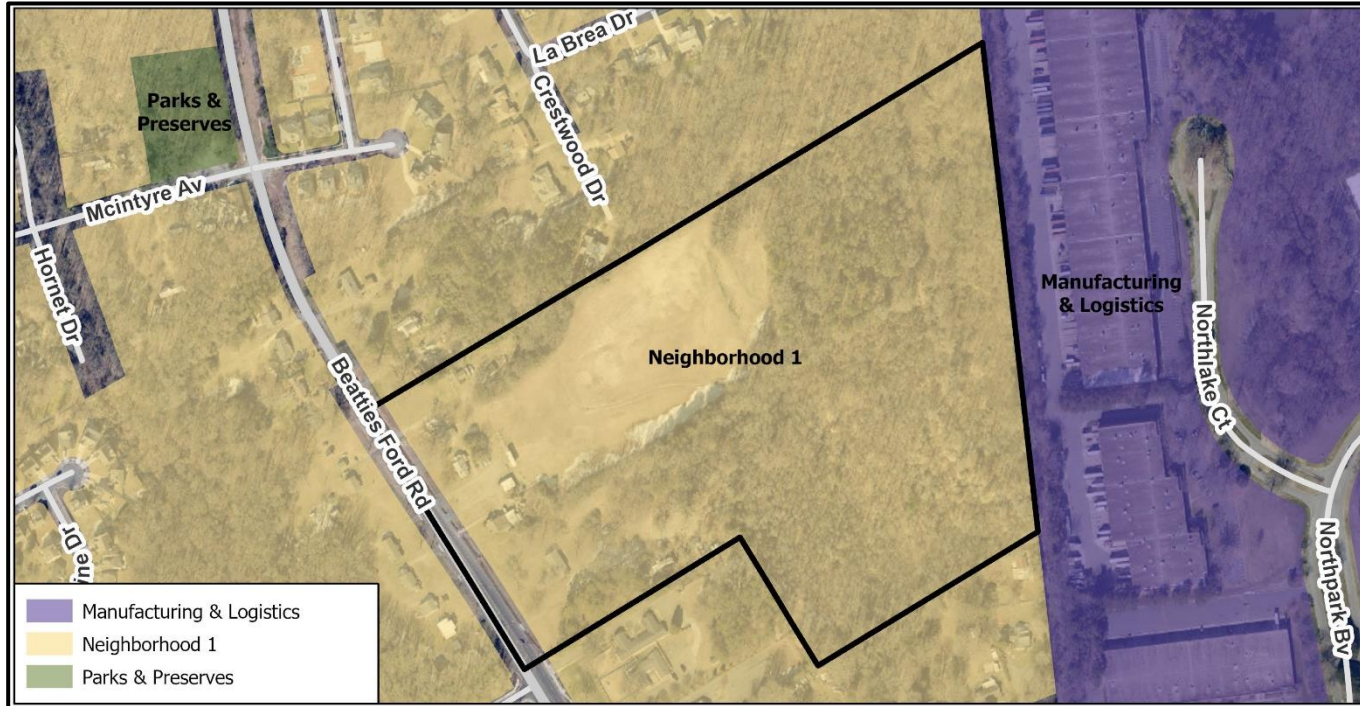
The property to the south along Beatties Ford Road is developed with the Willow Oaks Academy.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-063	Rezoned 3.48 acres to allow all uses in the INST zoning district.	Approved
2020-084	Rezoned 9.09 acres to allow up to 72 single family attached townhomes.	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 east side of Beatties Ford Road, a State-maintained major throughfare, and north of Sunset Road, a State-maintained minor throughfare. A Traffic Impact Study (TIS) is not required for this site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to constructing pedestrian and bicycle facilities along Beatties Ford Road, identifying all internal roads as private or public roadways, and clarifying/restricting the proposed access locations per NCDOT guidance. Further details are listed below.

- **Active Projects:**

- Beatties Ford / Sunset Road Pedestrian Improvement Project
  - This project will improve accessibility in and around the Hornets' Nest Park area. Sidewalks will be added to Beatties Ford Road and Sunset Road, and a traffic signal will be installed at the Beatties Ford Road/Trinity Road intersection, for a total length of 3.5 miles. The project extends along Sunset Road from Day Lily Lane to Beatties Ford and will include storm water drainage improvements, new sidewalks, and wheelchair ramps on the north side of Sunset Road.

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-5-Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 300 trips per day (based on 5 single family detached dwelling units, 1 mobile home unit, and a golf driving range).

Entitlement: 1,115 trips per day (based on 111 single family dwelling units).

Proposed Zoning: 1,775 trips per day (based on 239 single family attached dwelling units).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **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 existing zoning could generate 56 students, while development allowed with the proposed zoning may produce 42 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is zero students.



- The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
  - Hornets' Nest Elementary from 93% to 96%.
  - Ranson Middle from 106% to 108%
  - Hopewell High remains at 99%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Beatties Ford Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along the east of the parcel. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **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 outstanding issues.

## OUTSTANDING ISSUES

### Transportation

1. ~~In coordination with NCDOT a right turn lane with a minimum of 100 feet of storage along with a left turn lane with a minimum of 150 feet of storage will be required at the northern site entrance. Site plan shall label, and dimension turn lanes. Add note to the southern driveway stating that the site entrance is to be finalized during permitting with NCDOT and CDOT. Add a conditional note referencing both site entrance requirements. Addressed~~
2. ~~Add a conditional note identifying the planting strip and sidewalk width of the internal roadways. Addressed~~
3. ~~Callout bike lane on the site plan, commit to the construction of a bike lane and state bike lane design requirements in the conditional notes. There is a typo in the conditional note 5. under the transportation section. The note states 27.5 feet from centerline of the roadway and it should say 37.5 feet from centerline of the roadway. NOT ADDRESSED~~
4. ~~Site plan and conditional note(s) revisions are needed to identify the roadway cross sections of the internal roadway. Callout CLDSM roadway typical sections for each applicable roadway and add detail to site plan. In addition, identify each public street as public or private, and dimension the right-of-way for any proposed public street. Addressed~~
5. ~~Note 6 is now note 9. Remove this note. Addressed~~

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225