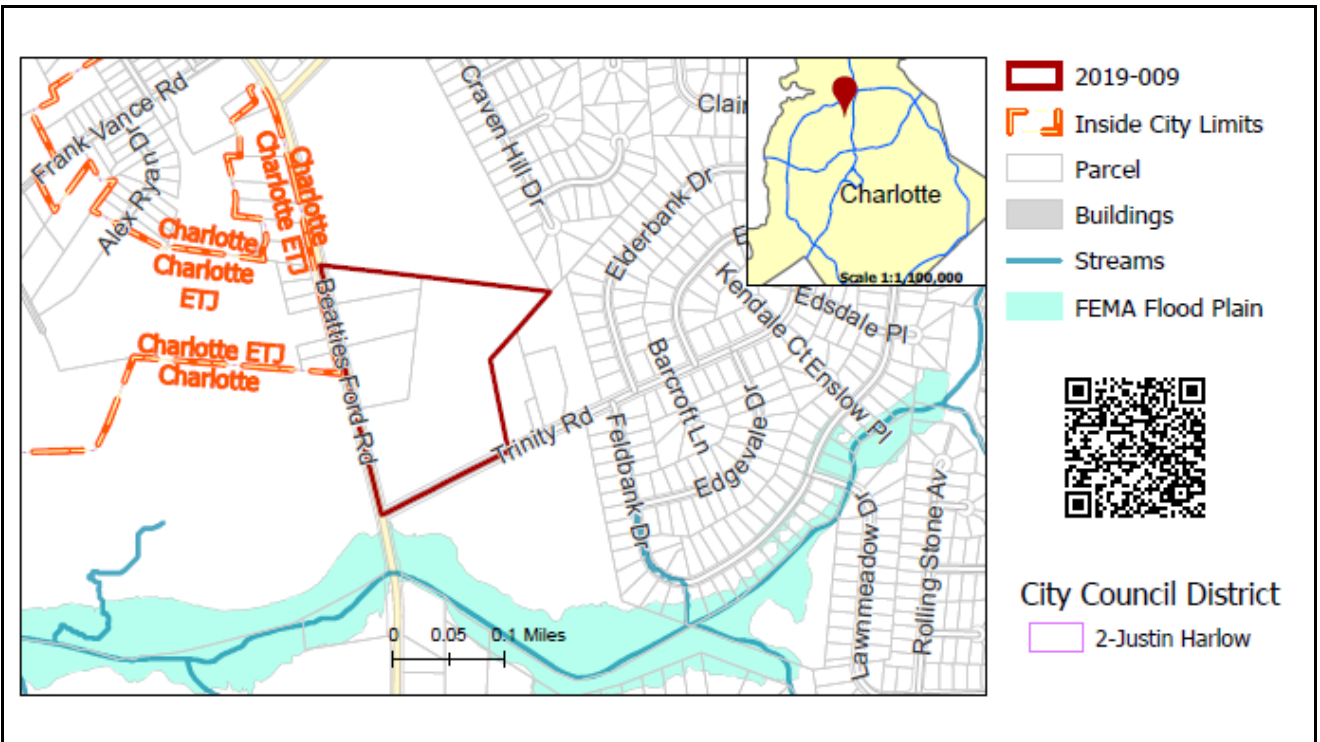


**REQUEST**

Current Zoning: R-3 (single-family residential) and B-2 (general business)  
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 16.0 acres located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road.



**SUMMARY OF PETITION**

The petition proposes redevelopment of large lot single-family parcels with up to 128 single-family attached dwelling units at a density at up to eight dwelling units per acre (DUA) for a site located in northwest Charlotte.

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

Elliott Scott Climer  
Joseph Rhodes  
Sara Shirley, American Engineering

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 15

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northwest District Plan* (1990) and *General Development Policies* recommendations for the northern portion of the site, which call for single family use up to 4 dwelling units per acre (DUA) and support a density of up to 8 dwellings per acre. The petition is **inconsistent** with the *Northwest District Plan* recommendation for the southern portion of the site, which calls for retail uses.

Rationale for Recommendation

- The plan recommends single family development at up to 4 units per acre for the north portion of the site, and retail uses on the south portion of the site along Trinity Road.
- The *General Development Policies* (GDP), updated in 2007, provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to 8 dwellings per acre.
- Surrounding retail, church, school, and park uses will provide support services for the proposed attached residential use.
- The site abuts single family zoning only at Hornet's Nest Elementary School, and so does not abut existing lower density single family neighborhoods.
- The surrounding land uses are more compatible with the petition's proposed residential development than the *Northwest District Plan* (1990) recommendation for retail on Trinity Road.
- To the east and south of the site are religious institutions, which while zoned B-2, are considered compatible with residential uses.
- To the west of the site is Hornet's Nest Park. Hornet's Nest Park is a Regional Park with over 140 acres of active and passive recreation opportunities. Parks are considered compatible with residential uses and provide residents with increased access to open space and recreation opportunities.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from single family up to 4 DUA and retail uses to residential up to 8 DUA for the site.

**PLANNING STAFF REVIEW**

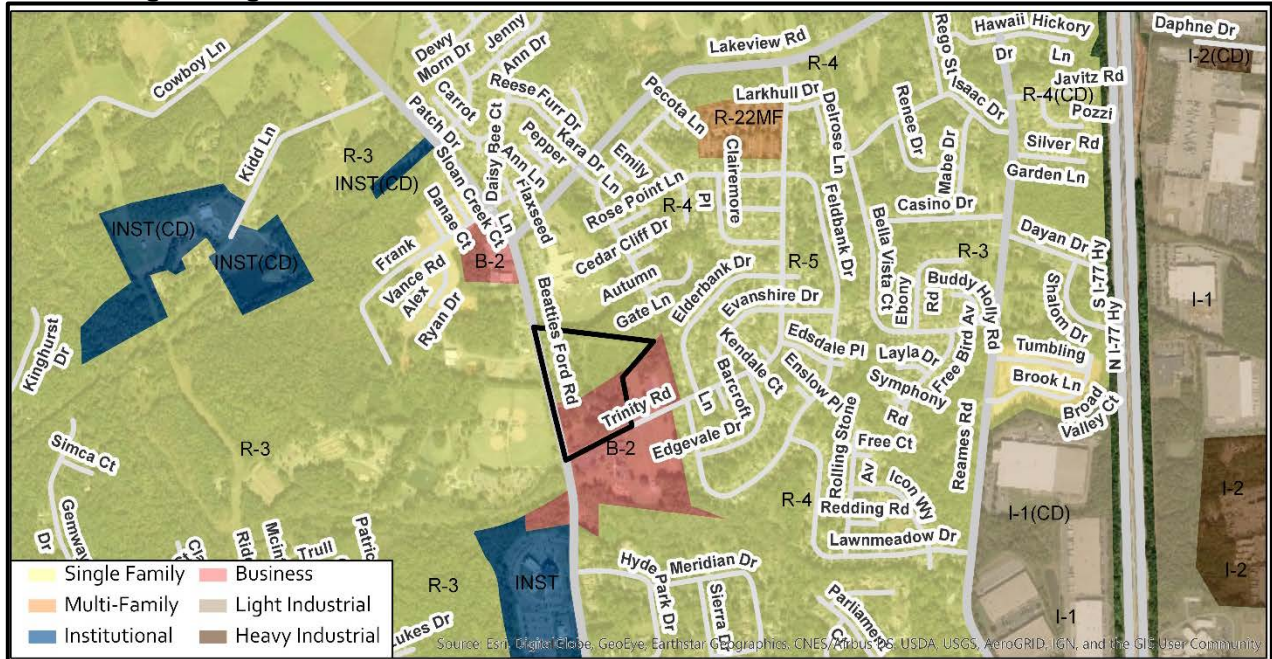
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 128 single-family attached dwelling units at a density of 8 DUA.
- Provides architectural standards related to: maximum units per building, raised entrances, pitched roofs, usable porches and stoops, end-units with porches or limits on blank walls, and color variation and siding materials.
- Provides each unit with a two-car garage with additional space in driveway.
- Commits to a 50-foot Class C buffer which may be reduced per ordinance along the northern property line abutting the school in R-4 zoning district.
- Provides 8-foot planting strip and 5-foot sidewalk on internal drives.
- Specifies that common open space areas will provide amenities such as landscaping, benches, walking trails, and hardscape.
- The stormwater control measure (BMP) area will include additional plantings, supplemental landscaping, and seating area to minimize
- Commits to transportation improvements related to: access, turn lanes and 8-foot planting strips and 6-foot sidewalks on Beatties Ford Road and Trinity Road, and provides a 5-foot bike lane on Trinity Road.



- **Existing Zoning and Land Use**



- Surrounding land uses include religious institutions, school, single-family homes, a regional park, and commercial/retail uses.



The subject property is developed with single family homes and a commercial use.



The property to the south along Trinity Road is developed with a religious institution.





The property to the west along Beatties Ford Road is Hornet's Nest Park.



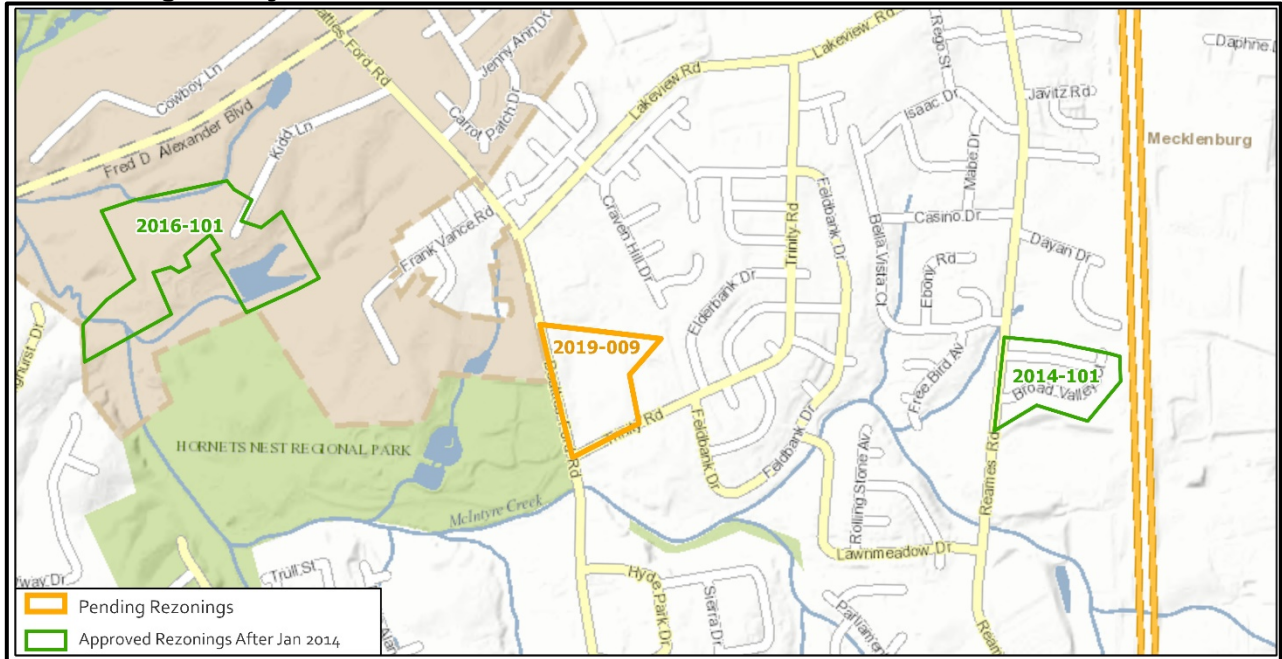
The property to the east along Trinity Road is developed with a religious institution and retail uses.



The property to the north along Beatties Ford Road is Hornet's Nest Elementary School.

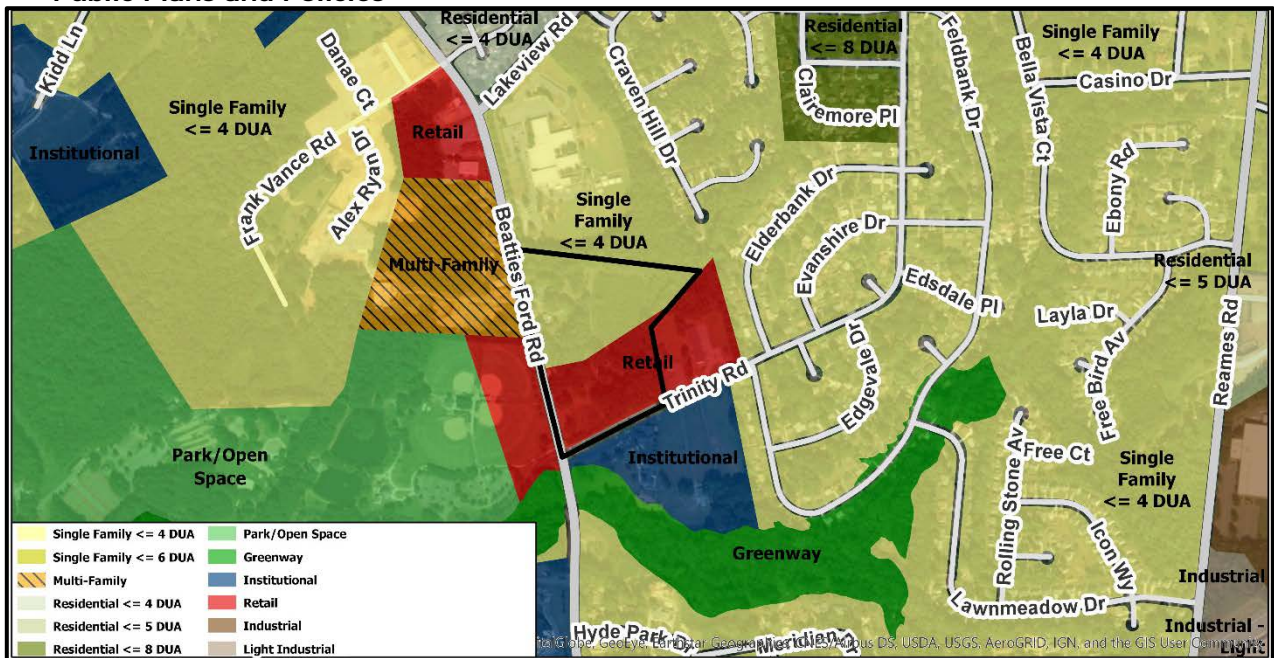


### • Rezoning History in Area



| Petition Number | Summary of Petition  | Status   |
|-----------------|--|----------|
| 2014-101        | Rezoned 14.30 acres to allow all uses permitted in the R-5 zoning district.  | Approved |
| 2016-101        | Rezoned 34.47 acres to INST(CD) to allow expansion of the existing Shining Hope Farms therapeutic riding facility. | Approved |

### • Public Plans and Policies



- The plan recommends single family development at up to 4 units per acre for the north portion of the site.
- The plan recommends retail for the southern portion of the site along Trinity Road.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 8 dwellings per acre as illustrated in the table below.

| Assessment Criteria                | Density Category – up to 8 dua |
|------------------------------------|--------------------------------|
| Meeting with Staff                 | 1                              |
| Sewer and Water Availability       | 2                              |
| Land Use Accessibility             | 2                              |
| Connectivity Analysis              | 2                              |
| Road Network Evaluation            | 0                              |
| Design Guidelines                  | 4                              |
| Other Opportunities or Constraints | NA                             |
| <b>Minimum Points Needed: 11</b>   | <b>Total Points: 11</b>        |

#### • TRANSPORTATION CONSIDERATIONS

- The site is at the unsignalized intersection of Beatties Ford Road (major thoroughfare) and Trinity Road (major collector) and is in a wedge outside Route 4. The Beatties Ford/Sunset Pedestrian Improvement Project is adjacent to this site. The scope of this project includes the signalization of Beatties Ford Road/Trinity Road intersection, the addition of left turn lanes, planting strips and multi-use paths. The start date for this project is scheduled for 2021.
- ~~See Outstanding Issues, Notes 2-5.~~ Addressed.
- Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 40 trips per day (based on 4 single-family dwellings).
    - Entitlement: 6,340 trips per day (based on 27 dwellings and 100,350 square feet of retail).
  - Proposed Zoning: 930 trips per day (based on 128 dwellings).

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

- Charlotte Area Transit System:** The site is located along CATS #7 bus route on Trinity Road. ~~See outstanding issue 6.~~ Addressed.
- Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- Charlotte Department of Solid Waste Services:** No outstanding issues.
- Charlotte Fire Department:** No outstanding issues.
- Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 32 students, while the development allowed under the proposed zoning will produce 38 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is six.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Hornet's Nest Elementary from 106% to 110%
    - Ranson Middle remains at 109%
    - Hopewell High remains at 89%
- Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Trinity Road and via an existing 16-inch water transmission main located along Beatties Ford Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Beatties Ford Road.
- Engineering and Property Management:**
  - Arborist:** No comments submitted.
  - Erosion Control:** Stream/wetland survey required prior to submission of civil site plan
  - Land Development:** ~~See Requested Technical Revisions, Note 9-11.~~ Addressed.
  - Storm Water Services:** ~~See Requested Technical Revisions, Note 9.~~ Addressed.
  - Urban Forestry:** No outstanding issues.
- Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Site and Building Design

- ~~Amend site plan to add the following note: Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane, and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.~~ Rescinded by staff

Transportation

- ~~2. Commit to implement to two 150-foot southbound left turn storage lanes with bay tapers on Beatties Ford Road and at Trinity Road (see CDOT memo on website for details).~~ Addressed
- ~~3. Provide a note to construct a 2.5-foot curb/gutter located 33 feet as measured from the existing centerline and Beatties Ford Road pavement widening.~~ Addressed
- ~~4. Revise site plan and amend the note showing proposed back-of-curb, followed by 8-foot planting strip and 6-foot sidewalk on Beatties Ford Road.~~ Addressed
- ~~5. Amend the site plan to show the continuous 2-way left turn lane along Trinity Road as described in the development standards.~~ Addressed
- ~~6. CATS is requesting the installation of a concrete pad for a shelter at the current bus stop location.~~ Addressed

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

- ~~7. Amend the zoning designation on the site plan of abutting property to accurately reflect the current zoning.~~ Addressed
- ~~8. Amend or remove note "h" under architectural standards to change "on at least 20%" to "on no more than 20%."~~ Addressed

Environment

- ~~9. Revise note "a" to read the petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.~~ Addressed
- ~~10. Show and label Potential 30-foot PCSO buffer on the site plan.~~ Addressed
- ~~11. Add the following note under the ENVIRONMENTAL FEATURES heading: Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.~~ Addressed

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

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