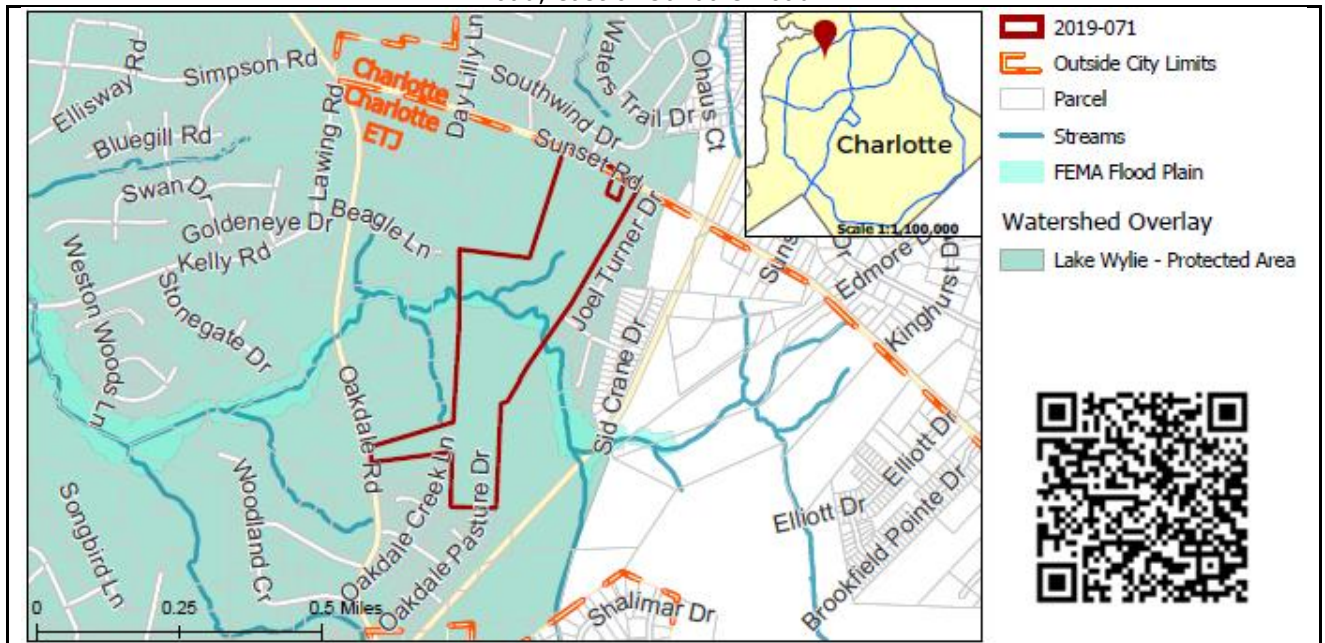


## REQUEST

Current Zoning: R-3 LWPA (single-family residential, Lake Wylie Protected Area)  
Proposed Zoning: MX-2 LWPA (mixed use, Lake Wylie Protected Area)

## LOCATION

Approximately 54.99 acres located on the south side of Sunset Road, east of Oakdale Road.



## SUMMARY OF PETITION

The petition proposes up to 280 dwelling units with a mix of attached and detached dwelling units with a density of up to five dwelling units per acre.

## PROPERTY OWNER

Nadine Primm Fite, JCNAC, LP, David McCallum, Jeffrey David McCallum, Nadine P Williams, Alvin D. Primm, Coretha P. Ferrell, Clinton Primm II, Keith Primm

## PETITIONER

## AGENT/REPRESENTATIVE

FH 1524 Sunset Road, LLC  
Keith MacVean, Moore & Van Allen, PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 18

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition provides for residential development as recommended by the *Northwest District Plan*, and is **consistent** with the *General Development Policies*, which supports residential density up to six dwelling units per acre.

### Rationale for Recommendation

- The plan recommends residential uses for this site.
- At five dwelling units per acre, the petition is less dense than what the *General Development Policies* support.

- The petition respects the existing neighboring single-family development by strategically grouping townhomes at the front of the site off Sunset Road.
- The petition commits to enhancing the pedestrian environment through multiple site design elements.
- The petitioner commits to dedicating land to Mecklenburg County for greenway development, as recommended in the *Northwest District Plan*.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from residential development up to four dwelling units per acre use to residential development up to six dwelling units per acre use for the site.

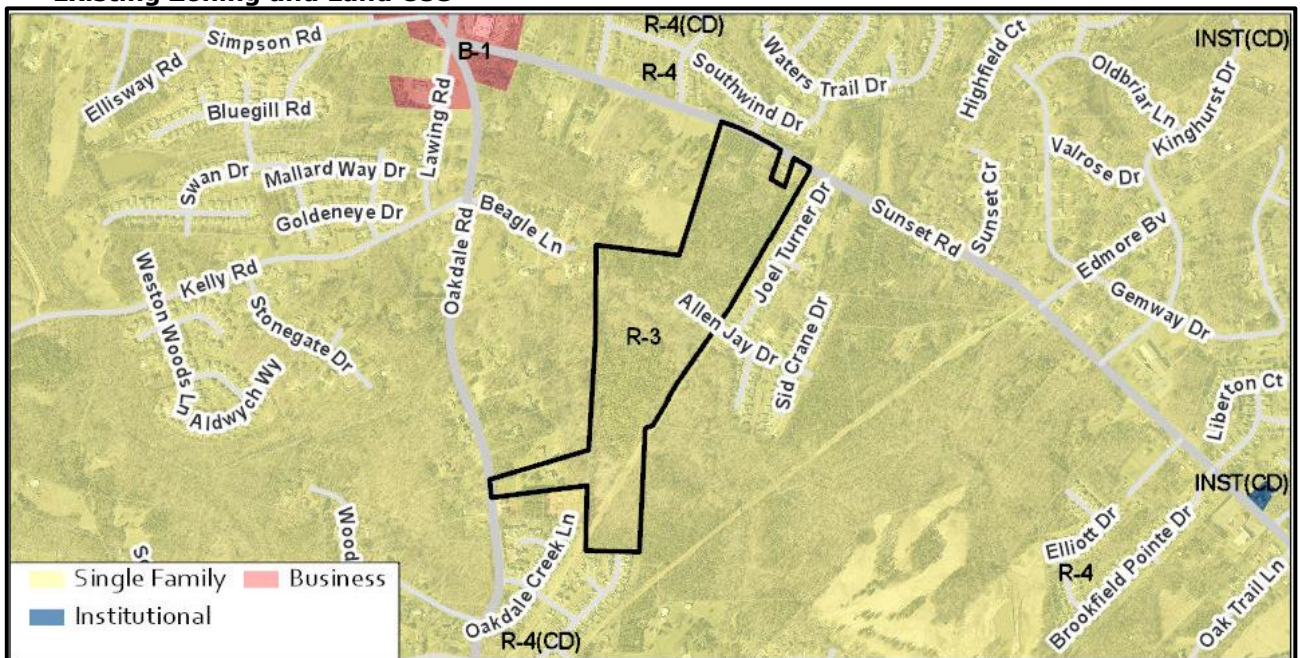
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 280 dwelling units with no more than 150 attached dwelling units, for a density of five dwelling units per acre.
- Provides a mix of unit types that may range from 211 single-family homes and zero attached dwelling units, or 133 single-family homes and 150 attached dwelling units.
- Commits to dedicate the 100-foot SWIM buffer for Gutter Branch for greenway dedication.
- Provides architectural standards related to: building placement, variety of materials, no blank walls, recessed garage doors, pitched roofs if provided, each unit will have a front porch, connected sidewalks, and decorative pedestrian scale lighting.
- Provides a 30-foot common open space area along Sunset Road and Oakdale Road.
- Provides sidewalks and planting strips along the interior public streets.
- Commits to a Class C buffer with a fence between the proposed attached dwelling units and the exterior property line.
- Traffic and transportation improvements include: westbound left-turn lanes on Sunset Road and Oakdale Road with 150-feet of storage, dedication via fee simple conveyance 35-feet of right-of-way on Sunset Road and Oakdale Road, provides sidewalk easements for any of the proposed sidewalks located along public streets located outside of the right-of-way.
- Access will be from Sunset Road, Oakdale Road, the extension of Allen Jay Drive, Oakdale Pasture Drive and Oakdale Creek Lane.

### • Existing Zoning and Land Use



Surrounding land uses include large lot single family homes and single-family subdivisions.

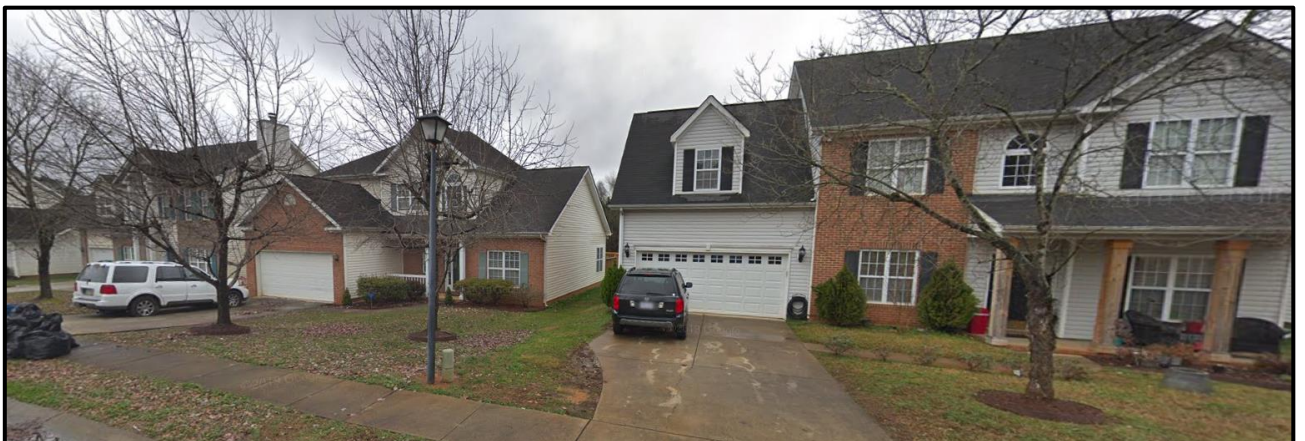




The subject property (denoted by red star) is mostly undeveloped but contains three single-family homes.



The property to the north along Sunset Road is developed with single-family homes.



The property to the east along Joel Turner Drive is developed with single-family homes.



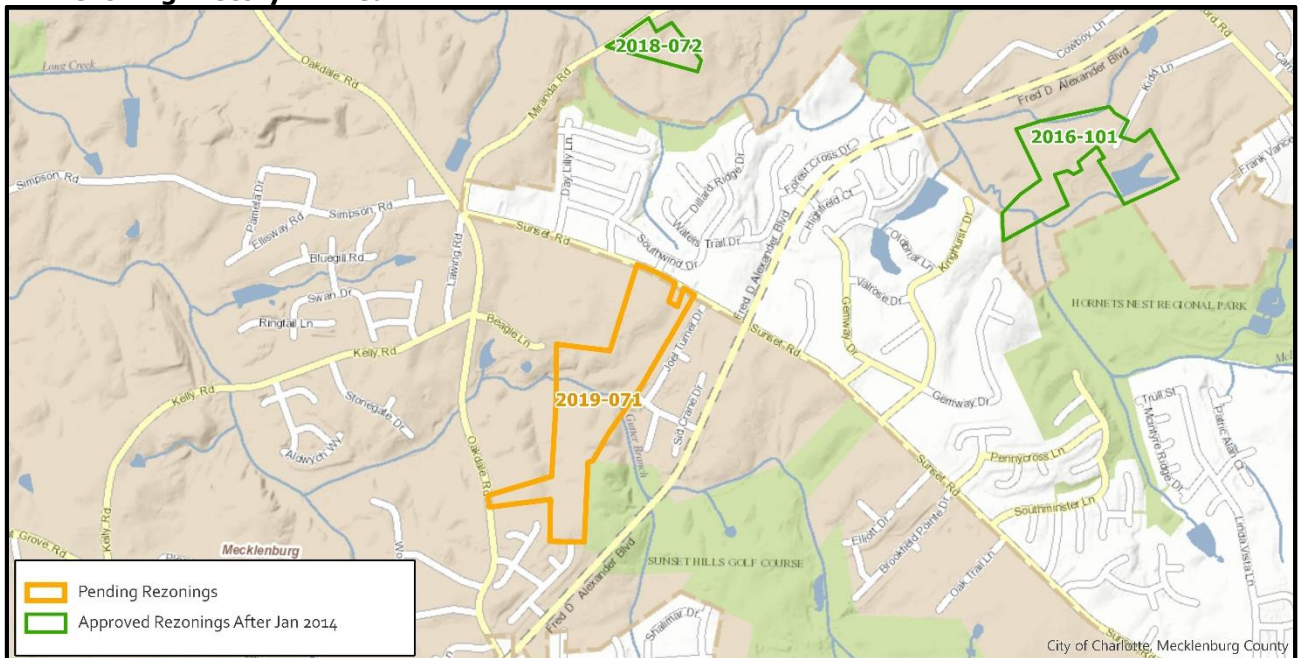


The property to the west along Beagle Lane is developed with large lot residential.



The property to the south along Oakdale Creek Lane is developed with single-family homes.

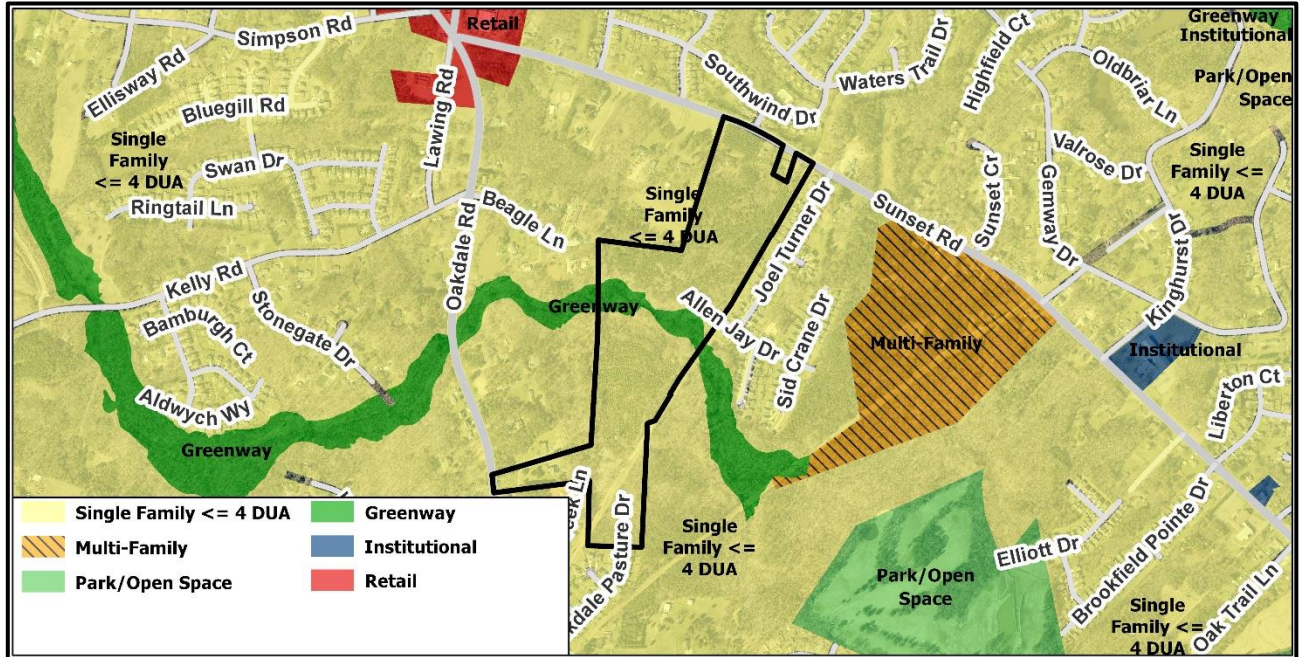
- **Rezoning History in Area**



| Petition Number | Summary of Petition   | Status   |
|-----------------|---|----------|
| 2016-101        | Rezoned 34.47 acres to allow the expansion of the existing therapeutic riding farm. | Approved |
| 2018-072        | Rezoned 7.68 acres to allow 29 single-family dwellings.                             | Approved |



### • Public Plans and Policies



- The *Northwest District Plan* (1990) recommends single family development up to four dwelling units per acre.
- The *General Development Policies* (GDP) provide 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 the six dwellings per acre requested, as illustrated in the table below.

| Assessment Criteria                | Density Category – up to 6 dua |
|------------------------------------|--------------------------------|
| Meeting with Staff                 | 1                              |
| Sewer and Water Availability       | 2                              |
| Land Use Accessibility             | 2                              |
| Connectivity Analysis              | 1                              |
| Road Network Evaluation            | 0                              |
| Design Guidelines                  | 4                              |
| Other Opportunities or Constraints | NA                             |
| <b>Minimum Points Needed: 10</b>   | <b>Total Points: 10</b>        |

### • TRANSPORTATION CONSIDERATIONS

- The site is primarily access from on Sunset Road and Oakdale Road (both streets are minor thoroughfares and state maintained). The site is located in a wedge outside Route 4. The nearest bus stop is located at Sunset and Beatties Ford Rd. The petitioner has agreed to provide all transportation improvements requested by CDOT to mitigate the traffic, except a requested east-west street connection which required a substantial stream crossing and deemed to be not feasible. The subdivision will be divided by the existing stream and development on each side of the stream will be constructed at different times.
- No outstanding issues.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 40 trips per day (based on 4 single-family dwellings).  
Entitlement: 1,640 trips per day (based on 164 single-family dwellings).  
Proposed Zoning: 2,570 trips per day (based on 211 single-family dwellings and 72 apartments).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** No comments submitted.

- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 86 students, while the development allowed under the proposed zoning may produce 162 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 76 students.
    - The proposed development is projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
      - Oakdale Elementary from 96% to 107%
      - Ransom Middle from 109% to 113%
      - West Charlotte High from 85% to 88%.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Sunset Road, an existing 6-inch water distribution main located along Allen Jay Drive, and an existing 8-inch water distribution main located along Oakdale Pasture Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Oakdale Pasture Drive and an existing 12-inch gravity sewer main running through the center of the property. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** No outstanding issues.
    - **Urban Forestry:** No outstanding issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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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