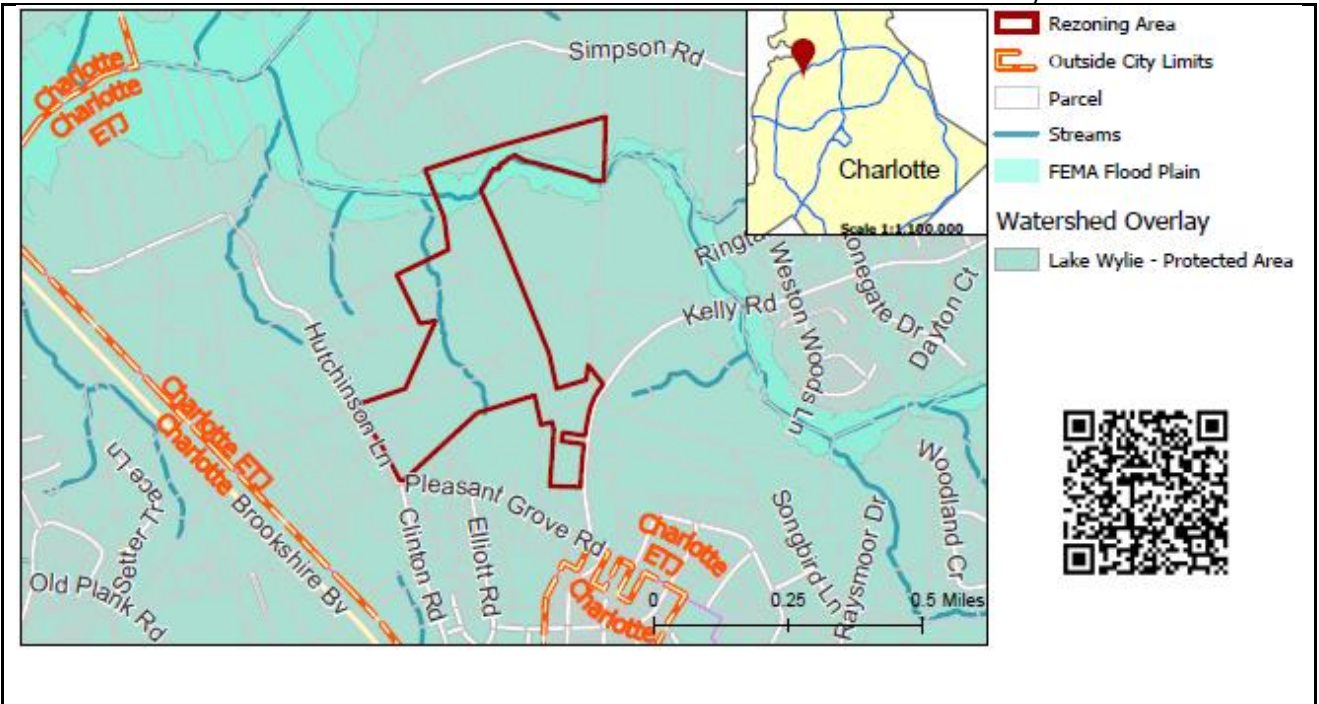


## REQUEST

Current Zoning: R-3 LWPA (single-family residential, Lake Wylie Protected Area)  
Proposed Zoning: MX-2 (Innov) LWPA (mixed use, innovative standards, Lake Wylie Protected Area) with five years vested rights.

## LOCATION

Approximately 80.78 acres located on the north side of Pleasant Grove Road between Hutcheson Lane and Kelly Road.



## SUMMARY OF PETITION

The petition proposes to allow a residential community of single-family attached dwellings at 3.47 units per acre on mostly undeveloped land.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Various  
Meritage Homes of the Carolinas, Inc.  
Collin Brown, Alexander Ricks PLLC

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 111

## STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and land use issues.

### Plan Consistency

The petition is **consistent** with the *Northwest District Plan (1990)* recommendation for residential uses at up to four dwelling units per acre.

### Rationale for Recommendation

- This petition proposes 280 single family attached dwelling units, at 3.47 units per acre, which is consistent with the recommended density of the *Northwest District Plan (1990)* of up to 4 dwelling units per acre.
- Surrounding retail, church, school, and park uses will provide support services for the proposed attached residential use.

- The petition commits to incorporate design standards that stay true to the desired residential character of the area, such as minimizing the visual impact of garage doors, and using a combination of construction materials.
- The petition proposes to incorporate street connectivity in the construction of the site by including multiple entrances and exits into the development, and by dedicating right of ways to CDOT for future residential and collector roads.
- The petition commits increasing future residents' quality of life by dedicating a 100-foot SWIM buffer and a minimum of 2 acres of site area to Mecklenburg County for future greenway use and for a future neighborhood park.

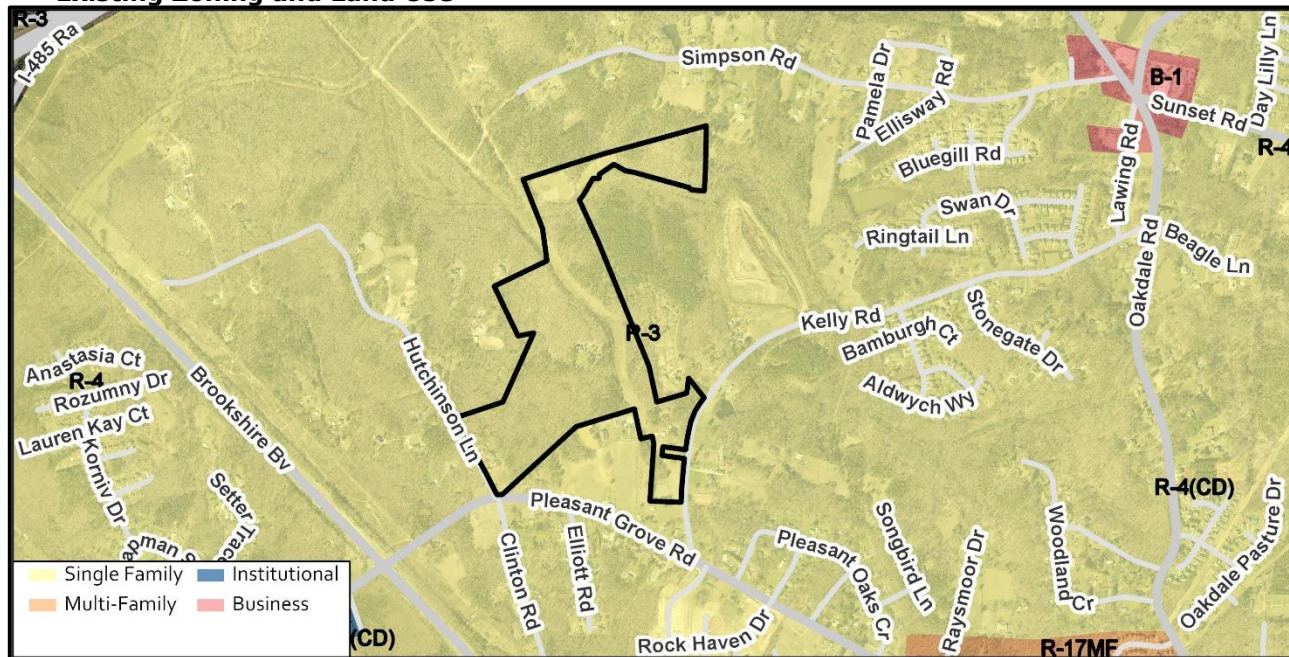
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

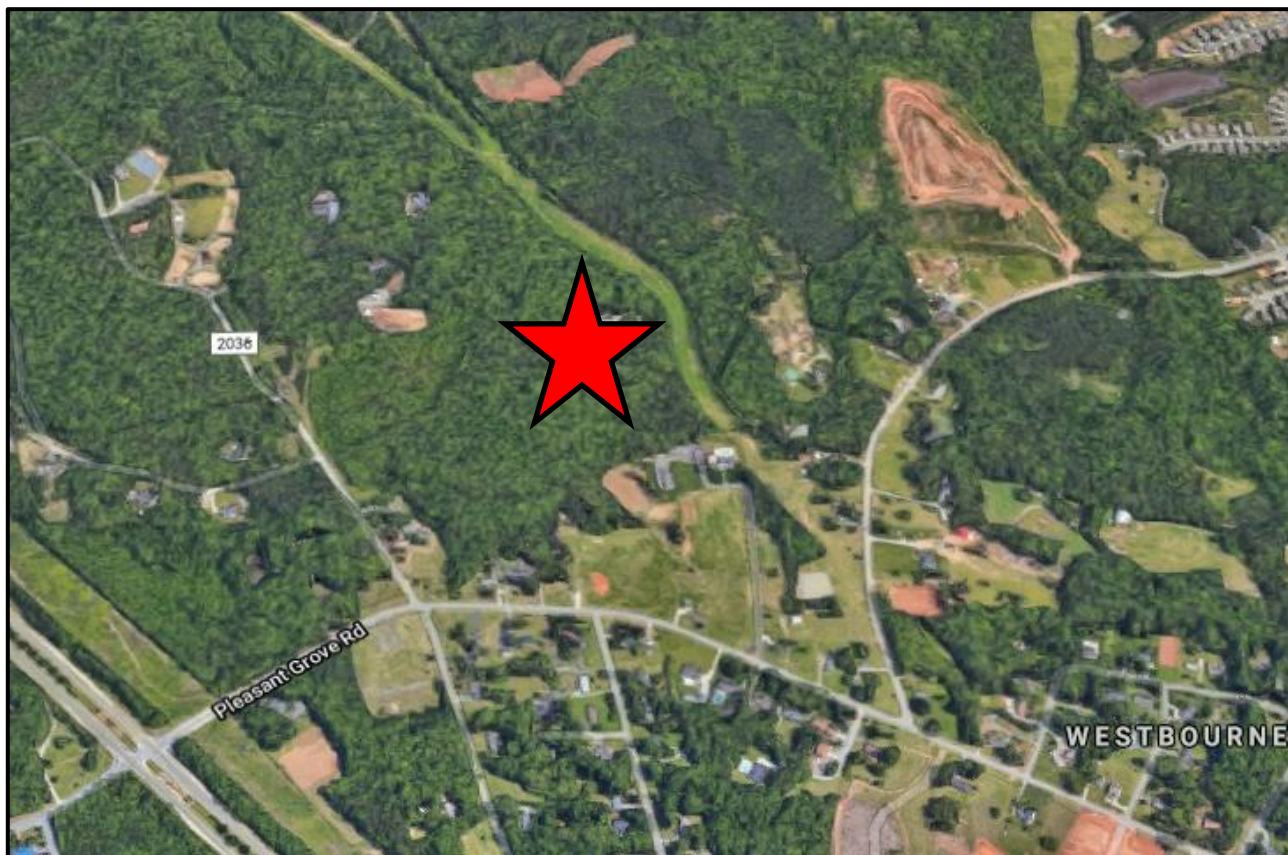
The site plan accompanying this petition contains the following provisions:

- Allows up to 280 single family attached townhomes.
- Maximum height is up to 45-feet.
- Innovative standards include:
  - Minimum lot (unit) width of 20-feet and minimum building width of 40-feet.
  - Minimum individual lot area of 1,700-square feet (1-unit lot).
  - Minimum building footprint of 1,600-square feet (2-unit building).
  - Minimum individual unit heated area of 1,100-square feet.
  - Minimum building heated area of 2,200-square feet (2-unit building)
  - Minimum separation between buildings of 10-feet.
  - Minimum side setback width of 10-feet adjacent to rights-of-way.
- Provides access points along Hutchinson Lane and Kelly Road.
- Commits to providing road network meeting City of Charlotte Subdivision Ordinance.
- Commits to providing a north bound left-turn lane on Kelly Road with 100-feet storage.
- Commits to providing an eastbound left-turn lane on Pleasant Grove Road at Hutchinson Lane with 100-feet of storage.
- Limits speed limit within the site to 25-mph.
- Dedicates all rights-of-way along the site's frontage of Hutchinson Lane and Kelly Road to the City of Charlotte.
- Architectural standards include:
  - All buildings will be comprised of a combination of portions of brick, natural stone, stucco, vinyl siding, and wrapped wood fascia.
  - Pitched roofs with slopes no greater than 5:12 if provided.
  - Garage doors visible from network required streets will have architectural treatments including windows, decorative handles, or projecting elements over the garage door.
  - All units will be provided with a one car garage.
- Dedicates and conveys the 100-foot SWIM buffer to Mecklenburg County for future greenway use.
- Dedicates and conveys a minimum of two acres to Mecklenburg County for future neighborhood park.
- Provides a 50-foot Class C perimeter buffer to adjacent residential properties.
- Provides a .55-acre amenity area for the site.

- Existing Zoning and Land Use



The site is mostly undeveloped. The surrounding land use is single family residential.



The subject property (denoted with red star) is located on Hutchinson Lane and Kelly Road.



The property to the south along Pleasant Grove Road is developed with large lot single family homes.



The property to the west along Hutchinson Lane is developed with Large lot single family homes.

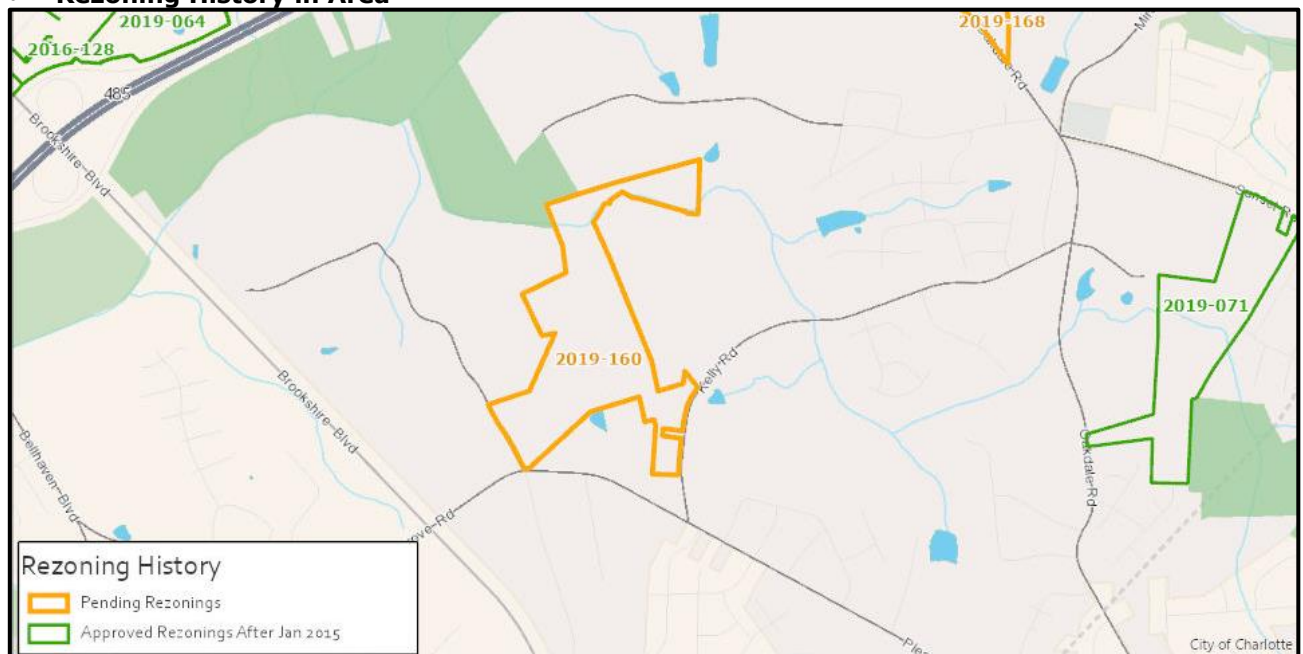


The property to the east along Kelly Road is developed with large lot single family homes.



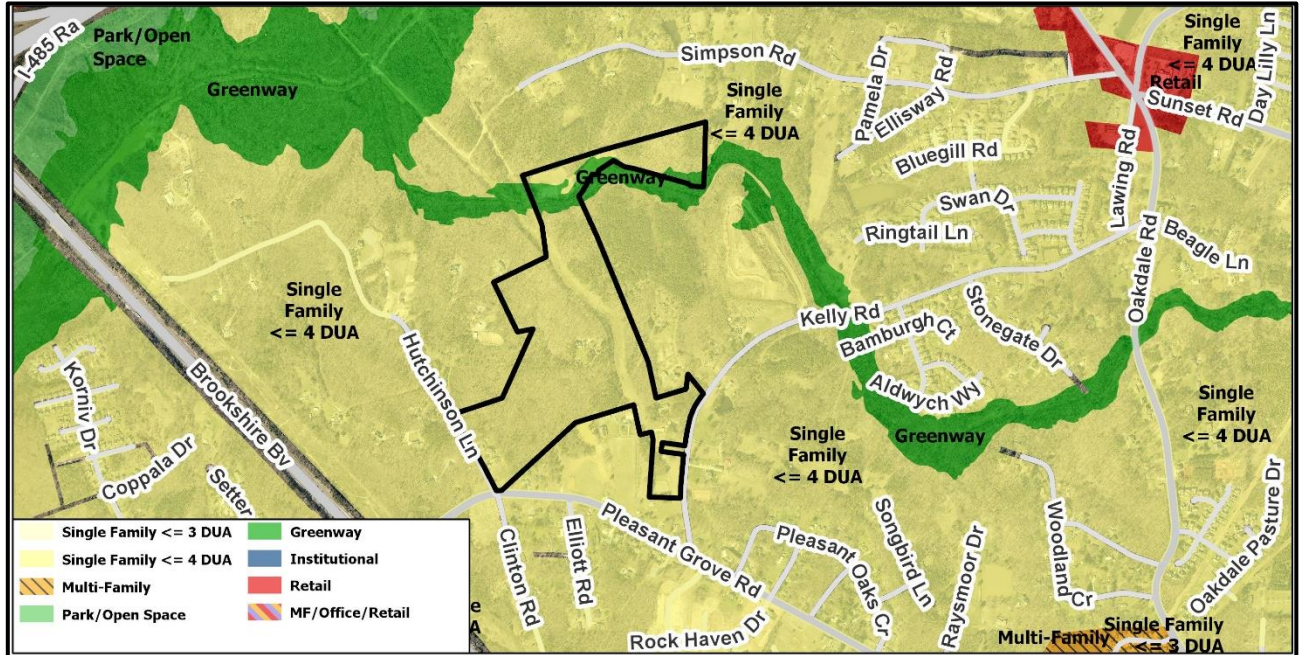
The property to the north along Simpson Road is developed with single family homes.

- **Rezoning History in Area**



| Petition Number | Summary of Petition   | Status   |
|-----------------|---|----------|
| 2016-128        | Rezoned 125.13 acres to modify an approved multi-use development to allow additional office square footage, a hotel, and a theater and to add property.                         | Approved |
| 2019-064        | Rezoned 33.16 acres to allow up to 210,00 square feet of gross floor area for a hospital with a variety of medical office uses, clinics and including a helicopter landing pad. | Approved |
| 2019-071        | Rezoned 54.99 acres to allow up to 280 dwelling units.  | Approved |
| 2019-168        | Proposes to rezone 22.81 acres to allow up to 138 duplex style attached dwelling units.   | Pending  |

- **Public Plans and Policies**



- The *Northwest District Plan (1990)* calls for residential uses up to 4 dwelling units per acre on this site.
- **TRANSPORTATION SUMMARY**
  - The site is located on a collector road. The site plan commits to providing road network meeting City of Charlotte Subdivision Ordinance. Proposed road network supports the proposed development and allows for future development to extend the network. Site plan also commits to providing a left turn lane on Kelly Road at the site's access.
  - **Active Projects:**
    - No active projects
  - **TRANSPORTATION CONSIDERATIONS:**
    - See Outstanding Issues, Notes 1-3
  - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 2,340 trips per day (based on 242 single-family dwellings).

Proposed Zoning: 2,080 trips per day (based on 280 townhomes).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 126 students, while the development allowed under the proposed zoning may produce 83 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Mountain Island Pre-K-8 from 149% to 162%
    - West Mecklenburg High 83% (no projected increase in percent capacity)
- **Charlotte Water:** Water service is accessible for this rezoning boundary via an existing 12-inch water distribution main. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. CLT Water has existing Raw Water mains 54", 60" & 120". When

you submit plans, you will need to provide a plan & profile view of proposed roads that will cross CLT Water Raw water mains. 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** 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.

#### **OUTSTANDING ISSUES**

##### Transportation

1. NCDOT and CDOT request a 100-foot minimum driveway stem before front-loaded townhomes on Kelly Road and Hutchinson Lane. - **OUTSTANDING**
2. ~~The petitioner should revise the site plan and conditional note(s) to state that NCDOT will require the acquisition of all the necessary right of way, prior to construction plan approval.~~ **Addressed**
3. Technical clarification on revised site plan 6/23/2020: The petitioner should remove Transportation Note 11, since the revised language contradicts with Transportation Note 8.  
**OUTSTANDING**

##### Land Use

4. Remove five-year vested rights from site plan. - **OUTSTANDING**

---

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

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