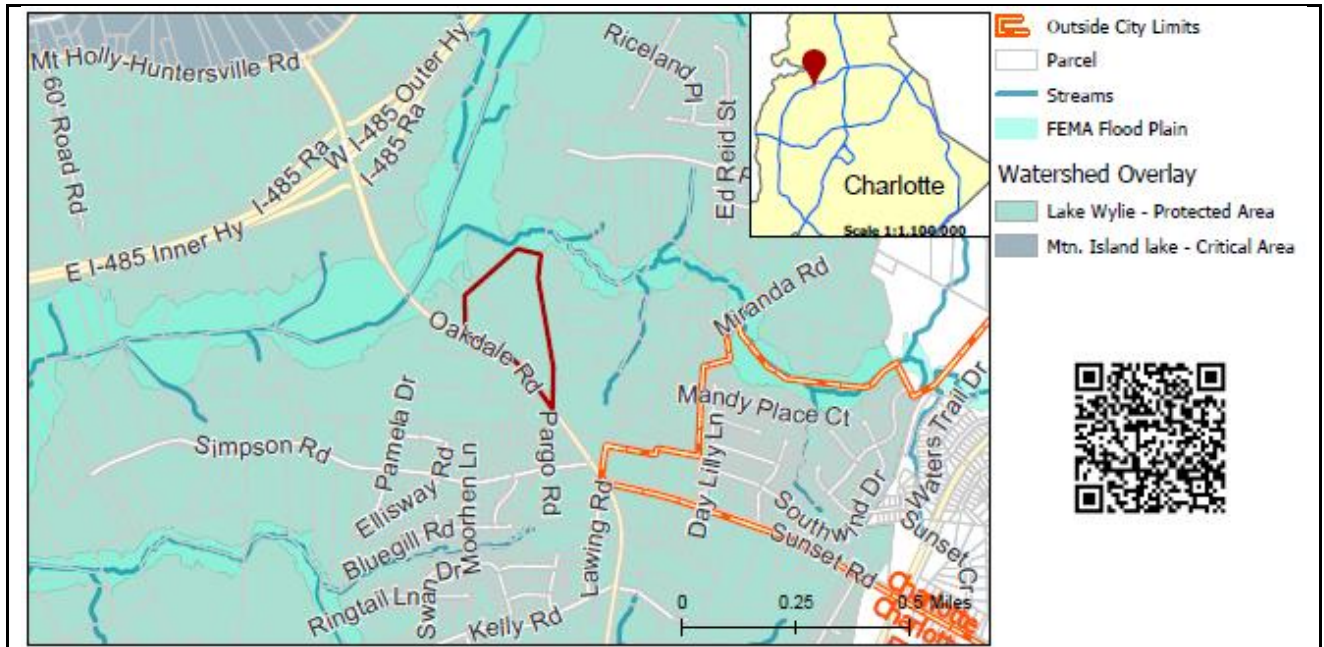


**REQUEST**

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

**LOCATION**

Approximately ~~22.87~~ 23.15 acres located on the north side of Oakdale Road between Miranda Road and Interstate 485.



**SUMMARY OF PETITION**

The petition proposes to allow up to 138 ~~duplex~~ **townhouse** style attached residential dwelling units at a density of 6 dwelling units per acre on parcels that are developed with single-family homes and a former golf clubhouse.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Gilbert Picklesimer, Oak Hills, Inc.  
Suncrest Real Estate and Land  
ColeJenest & Stone

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 12

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northwest District Plan (1990)* recommendation for single-family residential use of up to four dwelling units per acre and for open space/parkland. The petition is **consistent** with the *General Development Policies* recommendations which support a density of up to 6 dwellings per acre.

Rationale for Recommendation

- This petition proposes a maximum of 138 residential ~~duplex~~ **townhouse** style dwelling units, for a density of six dwelling units per acre. This density is consistent with the *General Development*

*Policies* support for residential development at up to eight dwelling units per acre.

- The petition commits to following the *General Development Policy* guidelines for townhomes, which include using porches as a prominent feature of the building façade and minimizing the visual impact of garage doors. These additional design guidelines will contribute to the single-family character of the area.
- The petition includes a 100-foot watershed buffer and tree save area between development on this site and all single-family homes on the surrounding parcels, protecting the floodplain on this parcel, and providing an appropriate buffer between the proposed dwelling units and the surrounding single-family homes.
- The petition will plan for connectivity in the area by constructing a collector road at the back of the parcel that will connect to other future developments.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from Single Family Residential up to four units per acre and Park/Open Space to Residential up to 6 units per acre.

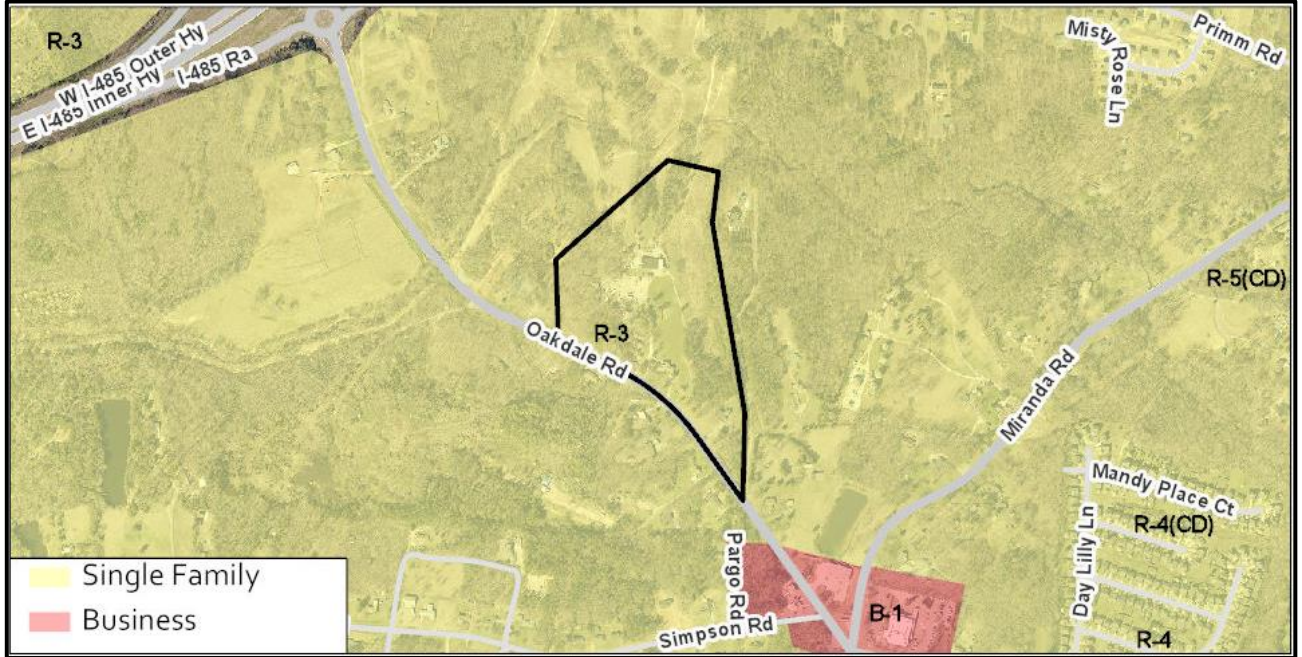
#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

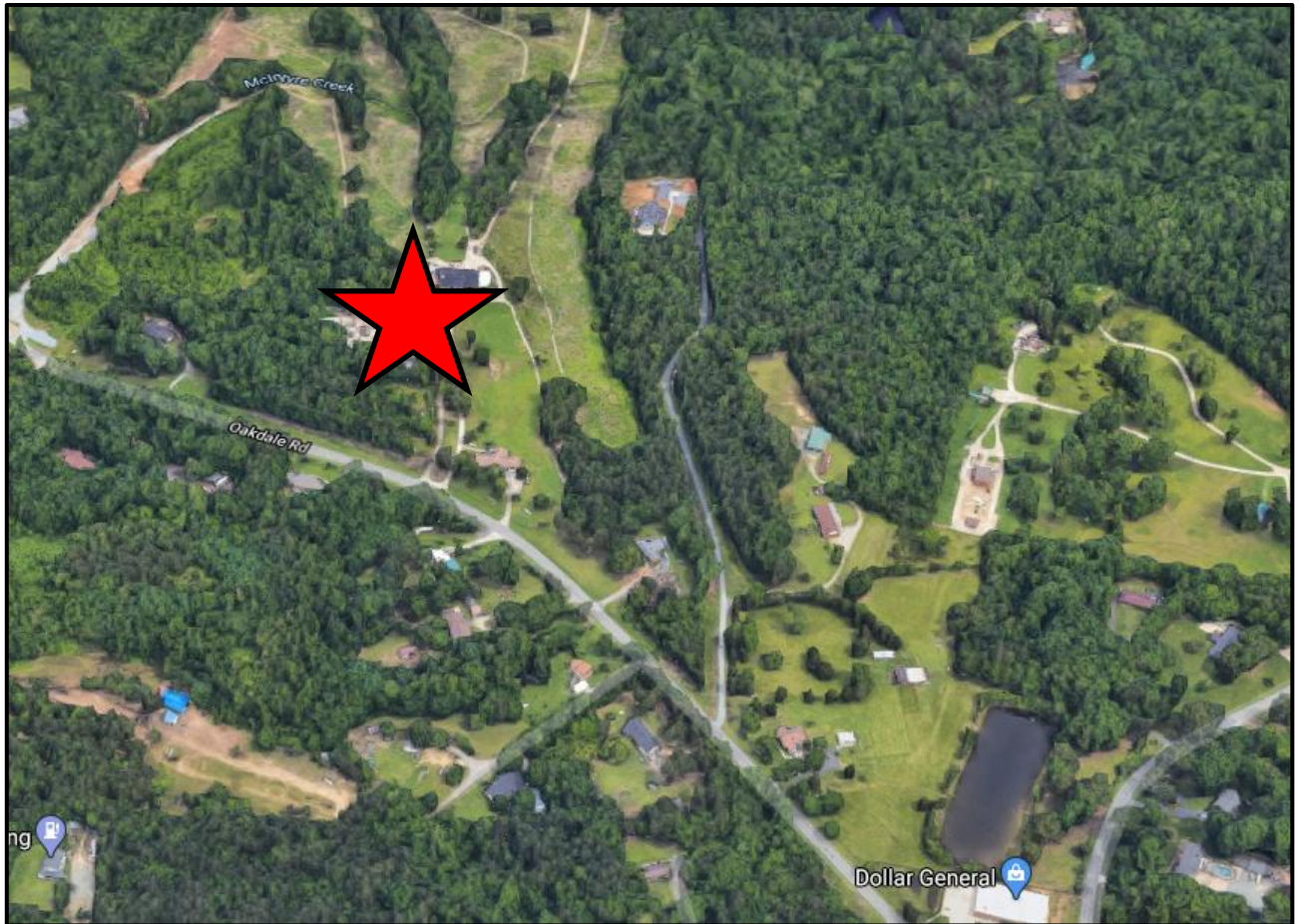
The site plan accompanying this petition contains the following provisions:

- Allow up to 138 duplex townhouse style attached dwelling units.
- Access will be provided at two points on Oakdale Road.
- Commits to a collector road within the site for future street connectivity.
- Commits to widening the road to provide left-turn lanes at each access point on Oakdale Road.
- Commits to continue a 12-foot multi-use path along Oakdale Road frontage.
- Provides an 8-foot wide planting strip and a 6-foot wide sidewalk along the collector road.
- Dedicates and conveys the 100-foot SWIM Buffer of Back Creek to Mecklenburg County for future greenway purposes.
- Dedicates a minimum 30-foot wide greenway easement along that portion of the site's western boundary.
- Primary exterior building materials will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- Vinyl, EIFS or masonite may not be used as an exterior building material on any building. Vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- Provides walkways to connect all residential entrances to sidewalks along public and private streets.
- Commits to usable porches and stoops as a predominant feature of the building design and be located on the front of the building facing a public street, a private street or open space. Usable front porches will be covered and be at least 6 feet deep. Usable front porches will not be enclosed.
- May provide optional amenity area with a swimming pool and a clubhouse.

• Existing Zoning and Land Use



The subject property is developed with single-family homes and a former golf clubhouse. The surrounding land-use is large lot single-family homes with retail/commercial uses at Sunset Road/Oakdale Road/ Miranda Road intersections, and a former golf course to the north of the site.



The subject property (denoted by red star) is developed with single-family homes.



The properties to the southwest along Oakdale road are developed with large lot single-family residential.



The property to the south at the intersection of Oakdale Road/Sunset Road/Miranda Road is developed with retail/commercial uses.



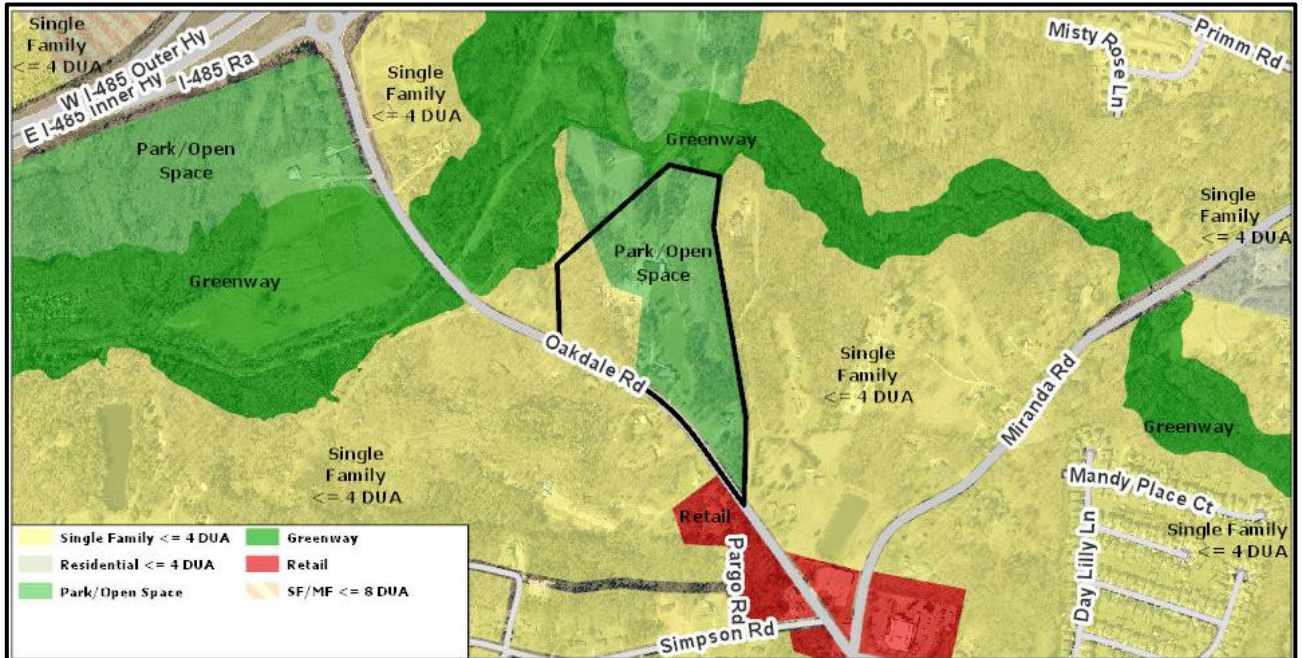
The property to the north along Oakdale Road is developed with the former Oak Hills Golf Club.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-072	Rezoned 7.68 acres to allow up to 29 single-family residential dwellings.	Approved
2019-071	Rezoned 54.99 acres to allow up to 280 residential dwelling units with no more the 150 attached dwelling units.	Approved

• **Public Plans and Policies**



- The *Northwest District Plan (1990)* calls for single family residential up to 4 dwelling units per acre, as well as park/open space recognizing the golf course as a use when the plan was adopted.
- 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 6 dwellings per acre 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 SUMMARY**

- The site is located on a minor thoroughfare road. The site plan commits to a collector road within the site for future street connectivity. The site is widening the road to provide left-turn lanes at each access point on Oakdale Road. In addition, in accordance with Charlotte BIKES, the site plan commits to continue a 12-foot multi-use path along Oakdale Road frontage. The petitioner will provide curb and gutter on Oakdale Road to accommodate a future 3-lane section, to include two thru-lanes and a center turn lane. Minor technical clarifications remain regarding the design details of the cross section and left-turn lane on Oakdale Road.
- **Active Projects:**
  - Oakdale-Miranda-Sunset Intersection Improvements:
    - The city will work with NCDOT to make improvements to the intersection to address existing crash patterns by installing a roundabout.
- **Transportation Considerations:**
  - ~~See Outstanding Issues, Notes 1-2~~ Addressed
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 20 trips per day (based on 2 single-family dwellings).
    - Entitlement: 730 trips per day (based on 68 single-family dwellings).
  - Proposed Zoning: 1,000 trips per day (based on 138 duplexes).

**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 36 students, while the development allowed under the proposed zoning may produce 41 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 5 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Long Creek Elementary from 83% to 88%
    - Bradley Middle at 107%
    - Hopewell High at 89%.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **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:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**Transportation

1. ~~The petitioner should revise the proposed Oakdale Road cross section to relocate the multi-use path (MUP) sidewalk easement to 2 feet from back of MUP.~~ **Addressed**
2. ~~The petitioner should revise the site plan and conditional note(s) to clarify that the proposed access below will be reviewed and considered by NCDOT, during plan permitting, as either full movement or right in/right out. A right in/right out access will only be permitted if a center median is installed. If full movement, NCDOT may require the storage and taper length of the Oakdale Road left turn lane to be extended. A detailed review will be completed during permitting.~~ **Addressed**

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

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