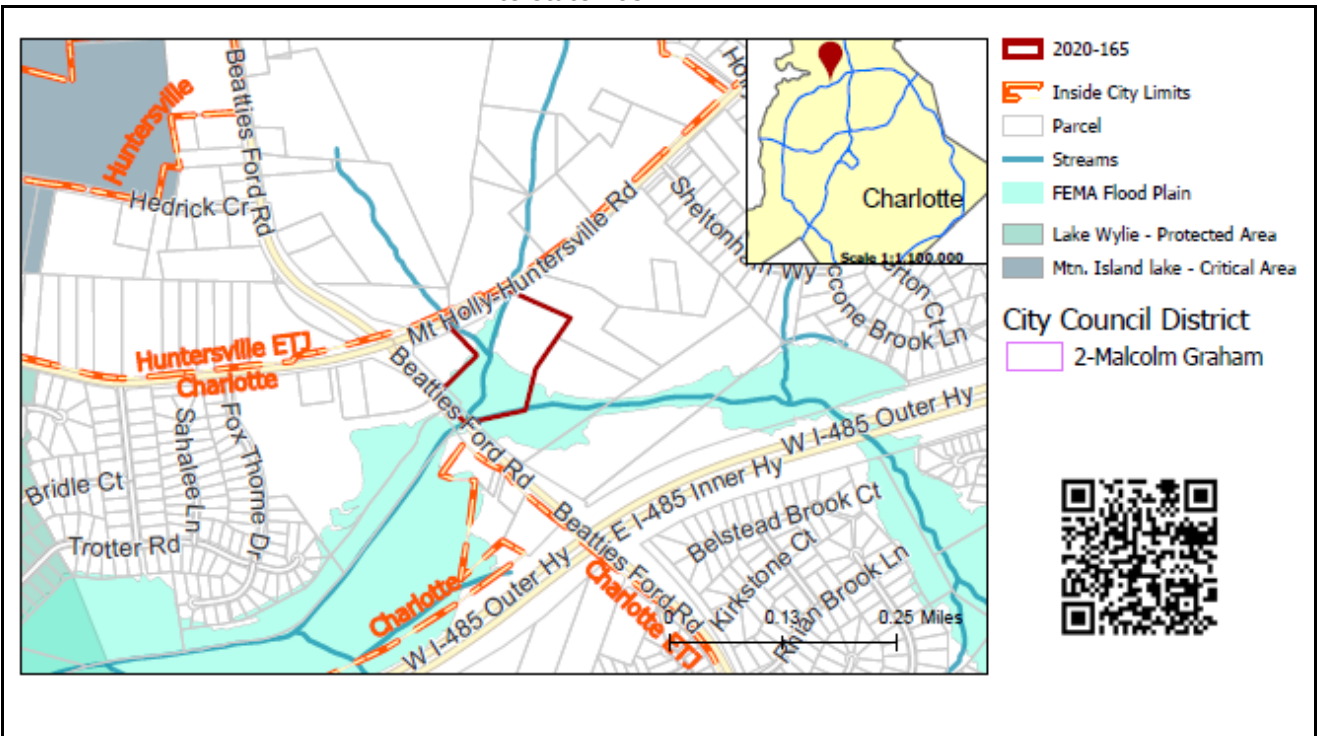


## REQUEST

Current Zoning: R-8MF(CD) (multi-family residential, conditional)  
Proposed Zoning: R-8MF(CD) SPA (multi-family residential, conditional, site plan amendment) with 5-year vested rights.

## LOCATION

Approximately 6.99 acres located along the south side of Mt. Holly-Huntersville Road, the east side of Beatties Ford Road, and north of Interstate 485.



## SUMMARY OF PETITION

The petition proposes to develop up to 57 age-restricted multi-family units in one building with a density of 8.15 dwelling units per acre on vacant land.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Clementi Riverview, LLC  
Taylor Davis  
Joseph Kass, NHE, Inc.

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *Northlake Area Plan* (2008) recommendation of residential use for a portion of the site, but **inconsistent** with recommended density of up to 5 dwelling units per acre (DUA) and **inconsistent** with the portion of the site recommended for a greenway.

### Rationale for Recommendation

- This site was previously approved for 29 townhome dwellings with a density of 4.1 DUA under Rezoning 2005-115. This petition

proposes up to 57 units of senior multi-family housing, increasing the density up to 8.15 DUA.

- While this petition increases the density, it still fulfills the plan's recommendation of residential use.
- The senior housing proposed in this petition will help to increase housing options for seniors in this location in the city. Utilizing this location for senior housing is additionally appropriate due to the proximity of the grocery store and pharmacy located on the other side of Beatties Ford Road.
- This petition fulfills the area plan's goal of improving housing options to develop a more diverse housing stock.
- The petition commits to constructing a 5-foot sidewalk and an 8-foot planting strip along Mt. Holly-Huntersville Road Frontage and Beatties Ford Road, and an 8-foot planting strip and 12-foot multi-use path along Mt. Holly-Huntersville Road to be located from the new back of the curb. These pedestrian improvements will serve the residents of the new development and increase connectivity to the surrounding commercial areas.
- The petition commits to dedicating their SWIM buffer and 50% of floodplain to Mecklenburg County for potential recreation uses and stormwater creek restoration.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan*, from Residential up to 5 DUA and Greenway to Residential up to 12 DUA for the site.

#### **PLANNING STAFF REVIEW**

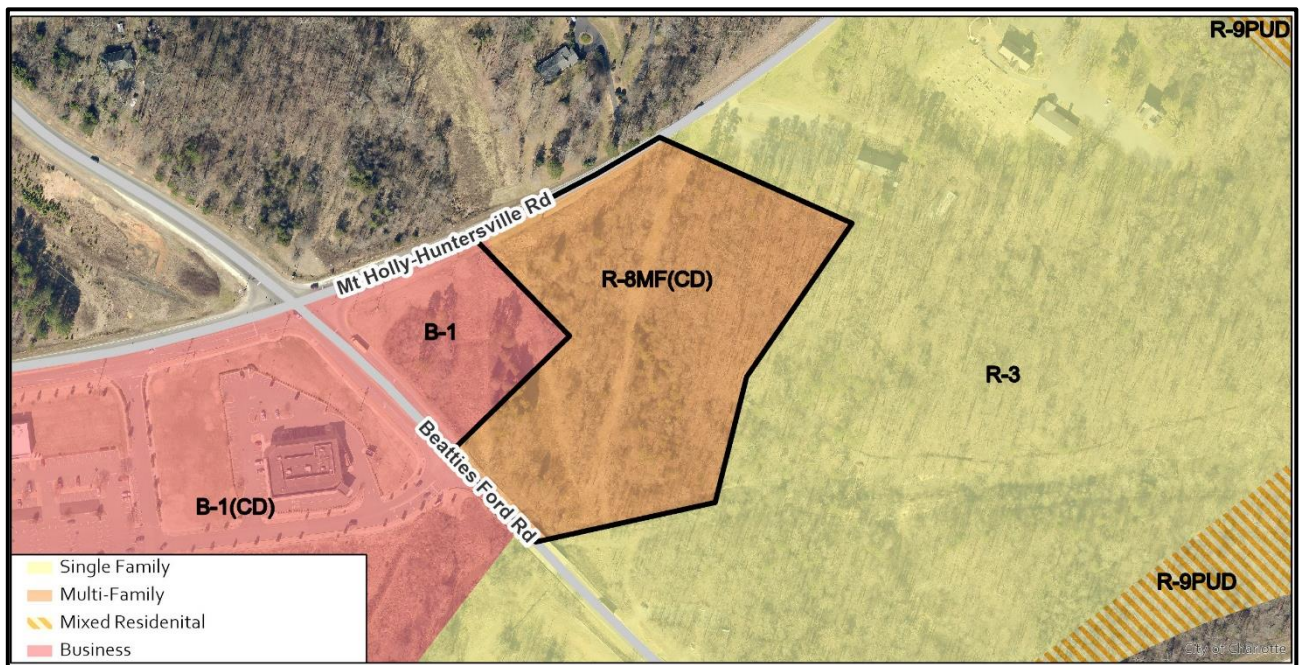
- **Proposed Request Details**

The site plan amendment contains the following changes:

- Allows up to 57 senior multi-family units in one building.
- Commits to constructing a 5-foot sidewalk and an 8-foot planting strip along Mt. Holly-Huntersville Road Frontage and Beatties Ford Road, and an 8-foot planting strip and 12-foot multi-use path along Mt. Holly-Huntersville Road.
- Commits to road widening improvements to contribute toward a future 4-lane roadway on Mount Holly-Huntersville Road.
- Dedicates additional right-of-way along Beatties Ford Road and Mount Holly-Huntersville Road.
- Dedicates 100-foot SWIM Buffer and 50% of floodplain to Mecklenburg County.
- Provides a Class C buffer to adjacent single family.
- Limits detached lighting to 22-feet in height.

- **Existing Zoning and Land Use**



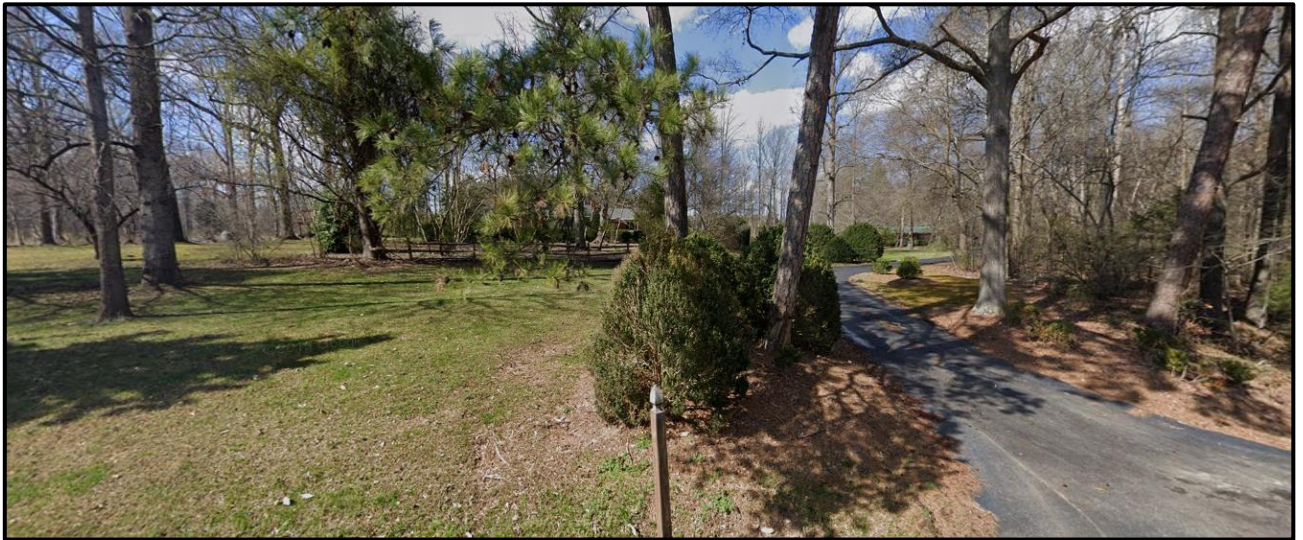


This site was previously approved for 29 townhomes under Rezoning 2005-115. The surrounding land use includes single family homes and retail uses.



The subject property denoted by red star is vacant.

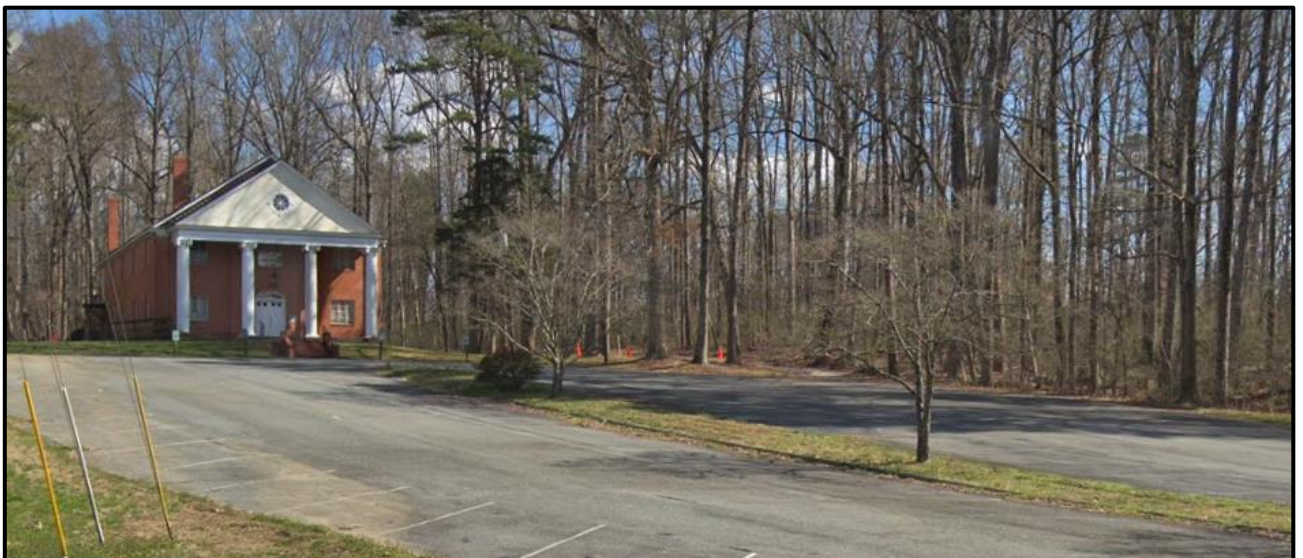




The property to the north along Mt. Holly-Huntersville Road is developed with single family homes.

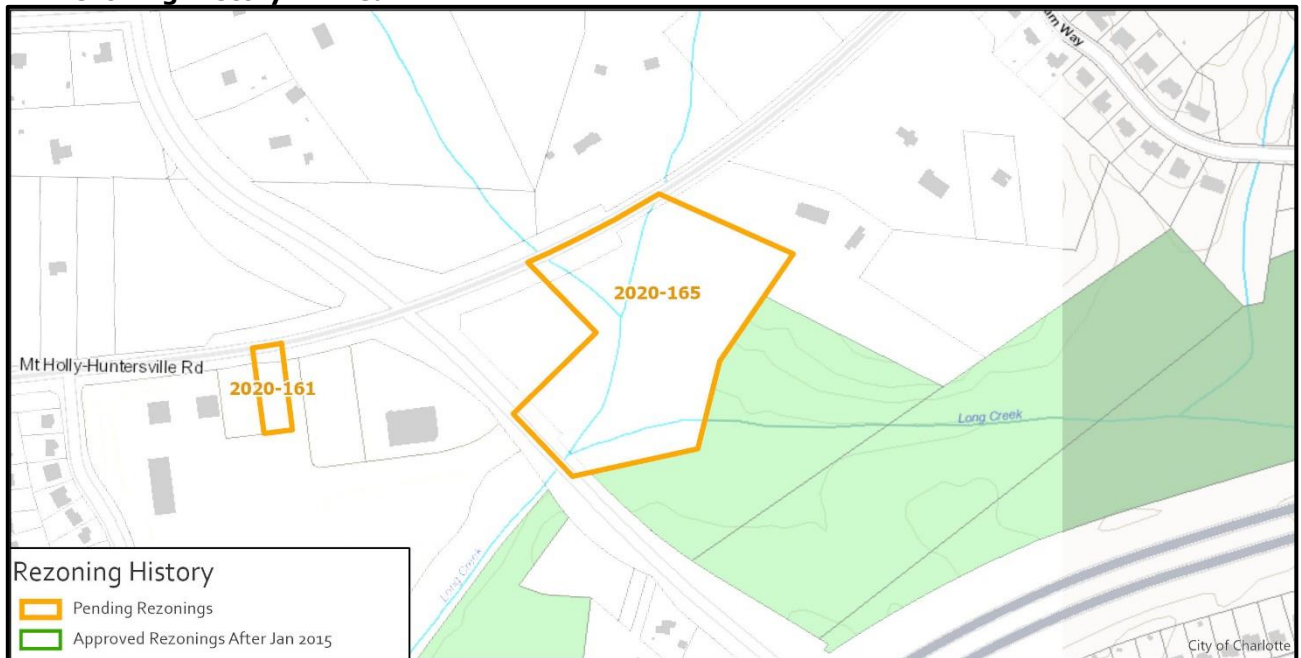


The property to the west along Beatties Ford Road is undeveloped.



The property to the east along Mt. Holly-Huntersville Road is developed by Long Creek Masonic Lodge.

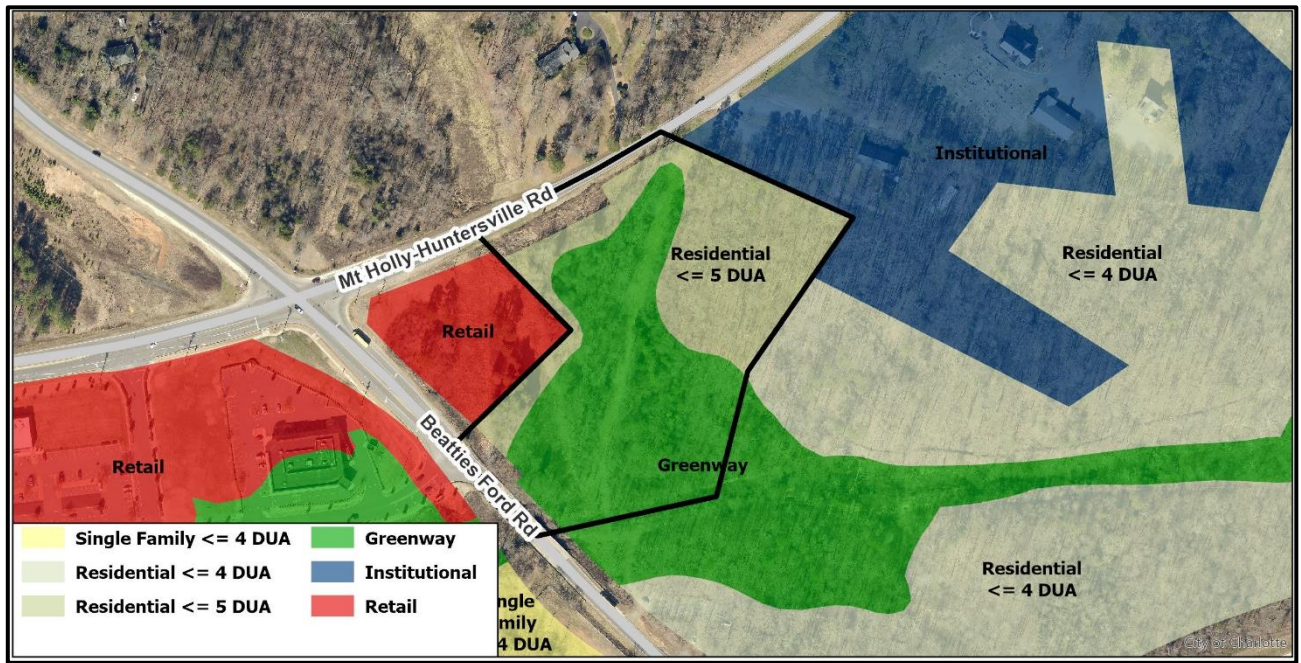
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-161	Proposes to rezone 0.35 acres to allow development of a drive-in restaurant	Pending

- **Public Plans and Policies**





- The *Northlake Area Plan (2008)* calls for a portion of this site to be Residential up to 5 DUA and a portion of this site for possible greenway use.

- **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained major thoroughfare road [Mount Holly-Huntersville Road]. There is a Long Creek Greenway Extension project nearby this site. The petitioner has committed to road widening improvements to contribute toward a future 4-lane roadway on Mount Holly-Huntersville Road and will construct a 12-foot shared-use path in support of Charlotte BIKES, providing safe pedestrian and bicycle infrastructure. The petitioner may install a left-turn lane on Mt. Holly-Huntersville Road if full-movement access is desired. Alternatively, the proposed access will be limited to right-in/right-out due to safety, if a left-turn lane cannot be provided. Additional right-of-way will be dedicated along Beatties Ford Road and Mount Holly-Huntersville Road. All previous outstanding issues are now addressed.
  - **Active Projects:**
  - Long Creek Greenway Extension
  - Project status: in-design
  - Mecklenburg County project
- Transportation Considerations
  - ~~See Outstanding Issues, Note 1.~~ Addressed
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 180 trips per day (based on 29 townhome units).
  - Proposed Zoning: 205 trips per day (based on 57 senior multi-family units).

**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:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Age-restricted housing. No significant CMS impacts.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along the center of the rezoning boundary. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along the center of the rezoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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.

#### OUTSTANDING ISSUES

##### Transportation

- ~~1. Site plan and conditional note (4) revisions are needed to clarify the following conditional note corrections, shown below.~~ **Addressed**

12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR, AND RECYCLING ~~AS~~ **6'** AS.

4. A ~~5'~~ **6'** FOOT SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG ~~THE~~ **12'** HOLLY HUNTERSVILLE ROAD FRONTAGE AND BEATTIES FORD ROAD (WITH THE EXCEPTION OF ALONG THE BRIDGE CROSSING AND ASSOCIATED GUARDRAIL).

Remove; MHH will have a 12' MUP per note 14

##### Land Use

- ~~1. Remove 5-year vested rights.~~ **Addressed**

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

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