

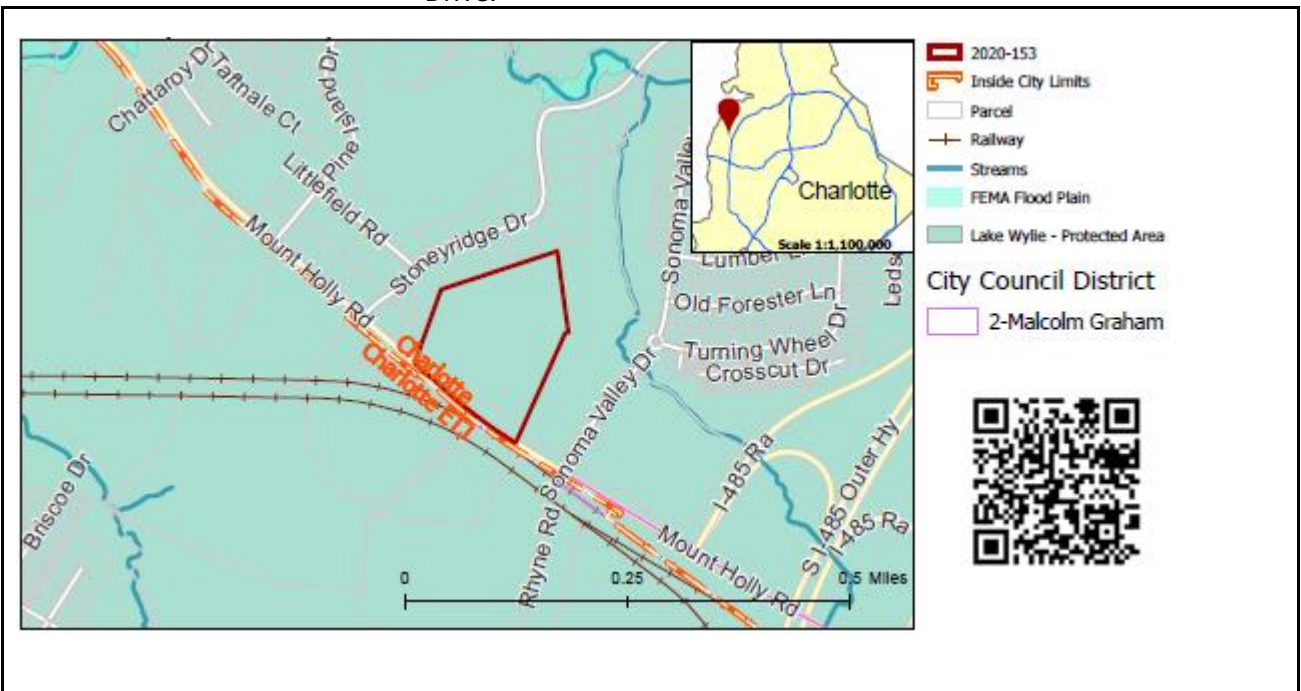
REQUEST

Current Zoning: R-17MF LWPA (multi-family residential, Lake Wylie Protected Area) and R-3 LWPA (single family residential, Lake Wylie Protected Area)

Proposed Zoning: R-17MF(CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 13.04 acres located along the north side of Mount Holly Road, south of Stoneryridge Drive, and northwest of Sonoma Valley Drive.



SUMMARY OF PETITION

The petition proposes to develop site with up to 221 multi-family residential units at 16.9 dwelling units per acre.

PROPERTY OWNER

9900 Mount Holly Road LLC

PETITIONER

9900 Mount Holly Road LLC

AGENT/REPRESENTATIVE

Paul Pennell, Urban Design Partners PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the residential land use recommended for this site as per the *Catawba Area Plan*, but it is **inconsistent** with the density recommendation of 12 dwelling units per acre.

Rationale for Recommendation

- The proposed residential land use is consistent with the land use recommendation as per the *Catawba Area Plan*.
- The portion of the site along Mount Holly Road is already zoned for multi-family land uses at R-17MF.

- The site is located at the interchange of Interstate 485 and Mount Holly Road, adjacent to a future neighborhood serving retail center, which would support a higher density multi-family residential development.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from residential up to 12 DUA to residential up to 17 DUA land use for the site.

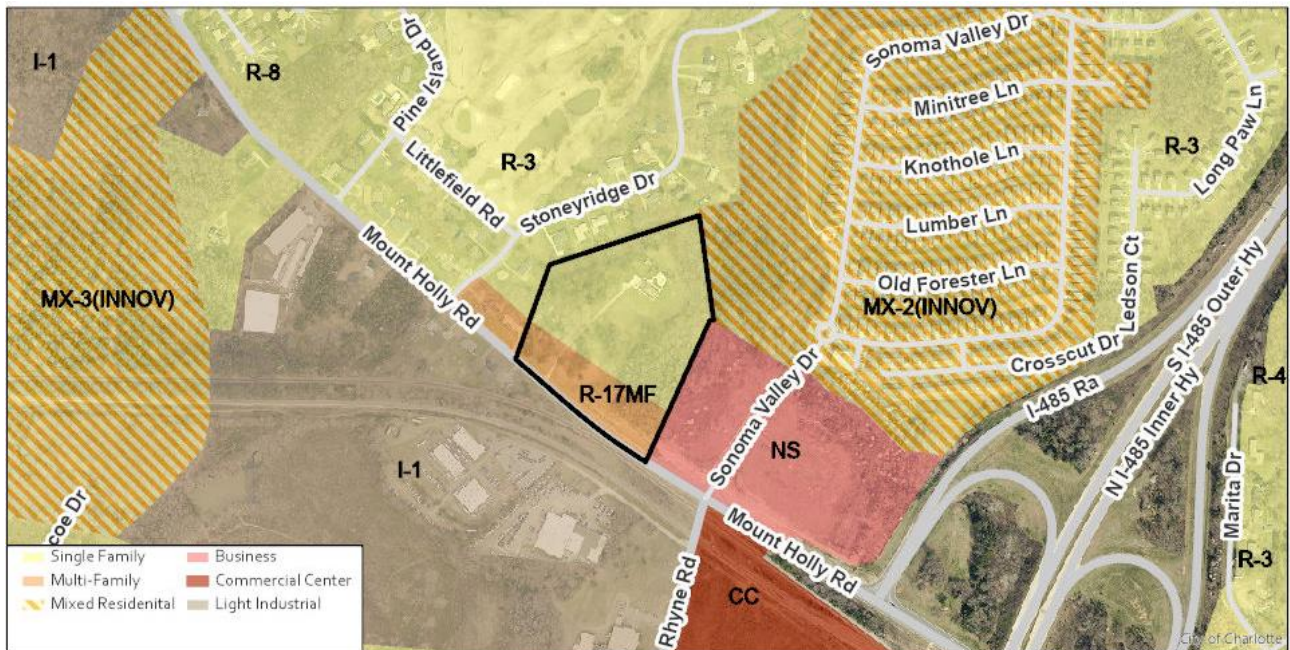
PLANNING STAFF REVIEW

Proposed Request Details

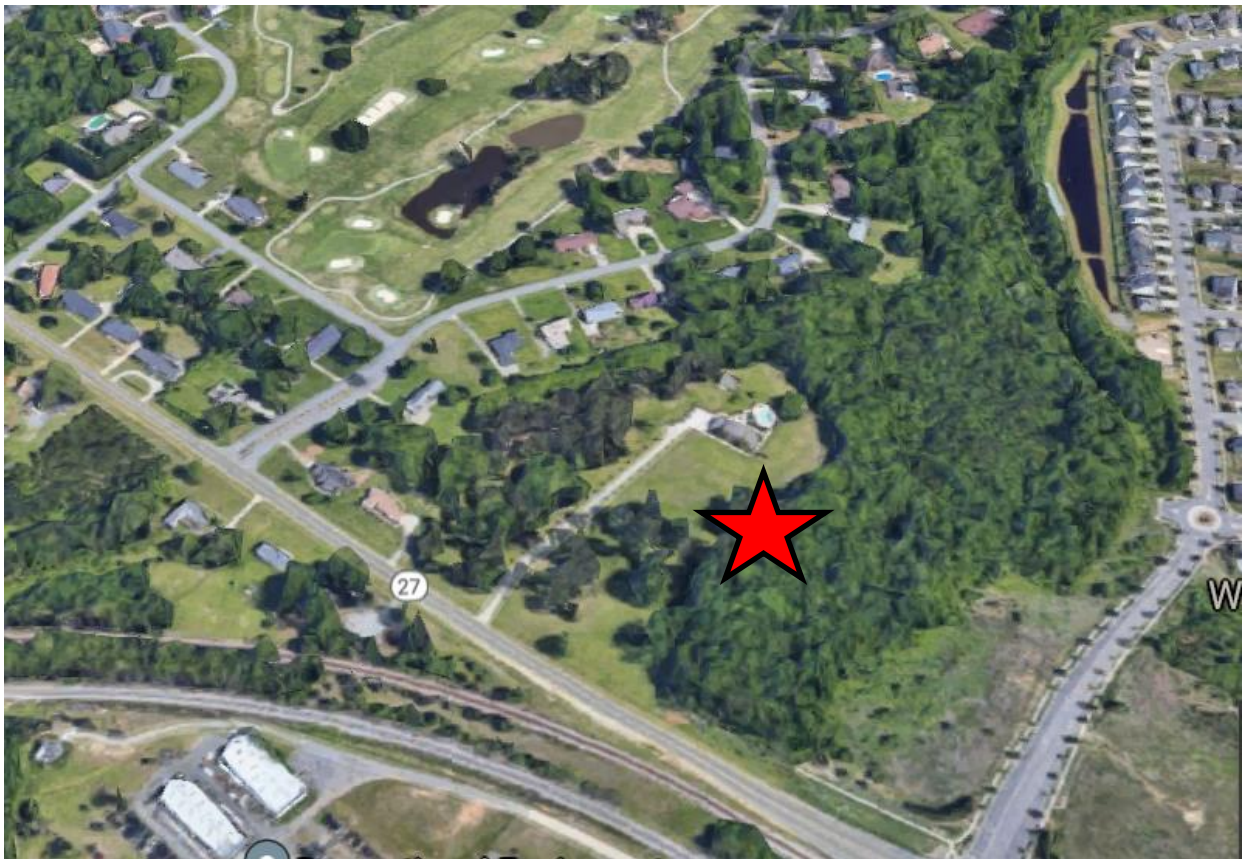
The site plan accompanying this petition contains the following provisions:

- Limits development to a maximum of 221 multi-family residential units.
- Provides a 12' multi-use path and landscape strip along Mount Holly Road.
- Commits to transportation improvements including turn lanes to Private Road 1 along Mount Holly Road.
- Provides private driveway connection across the northern property line.
- Commits to various architectural design standards including building placement, pedestrian connections, building materials, and building articulation.
- Limits building height to a maximum of 40' and three stories.
- Requires site lighting to be full cut off fixtures and limited to 21' in height for detached lighting.
- Provides a minimum of 9,000 square feet of onsite amenities.

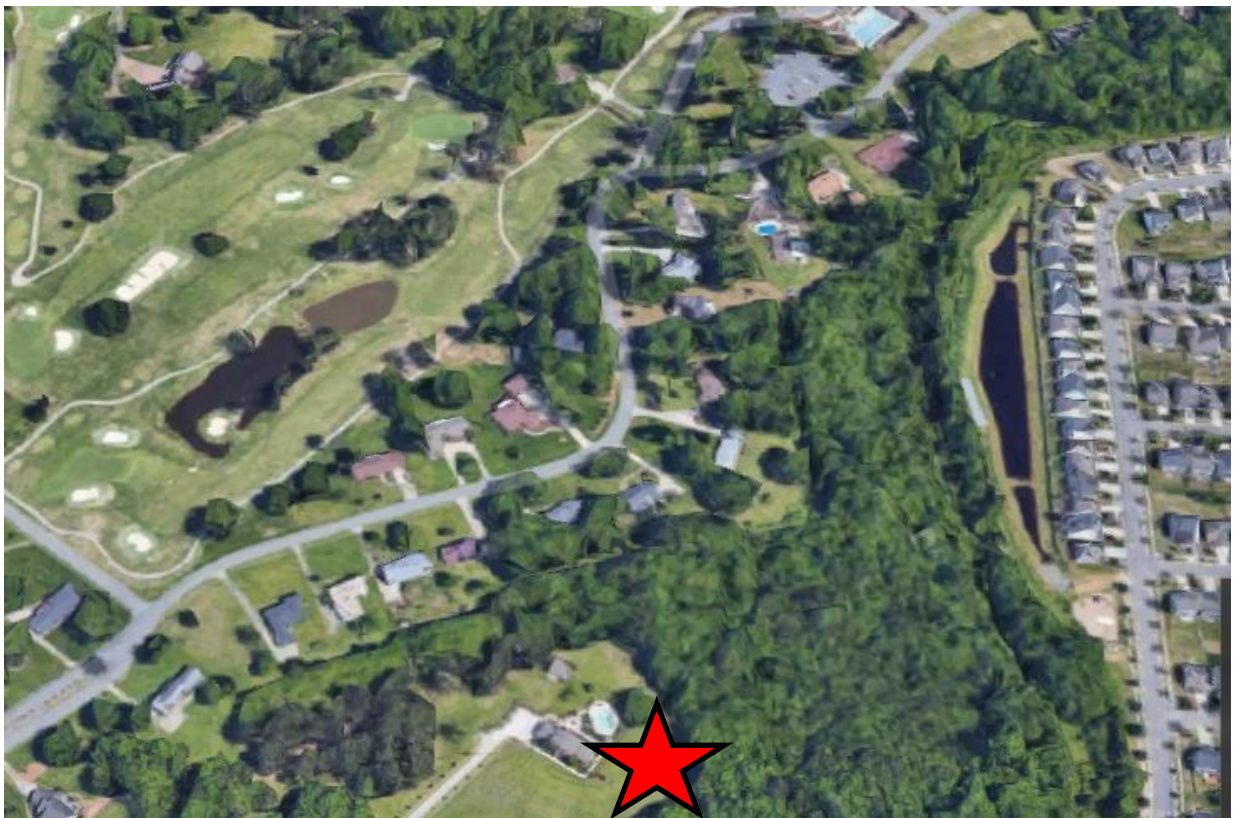
Existing Zoning and Land Use



The subject property is developed with a single family residence. The surrounding land uses include single family residential and industrial land uses.



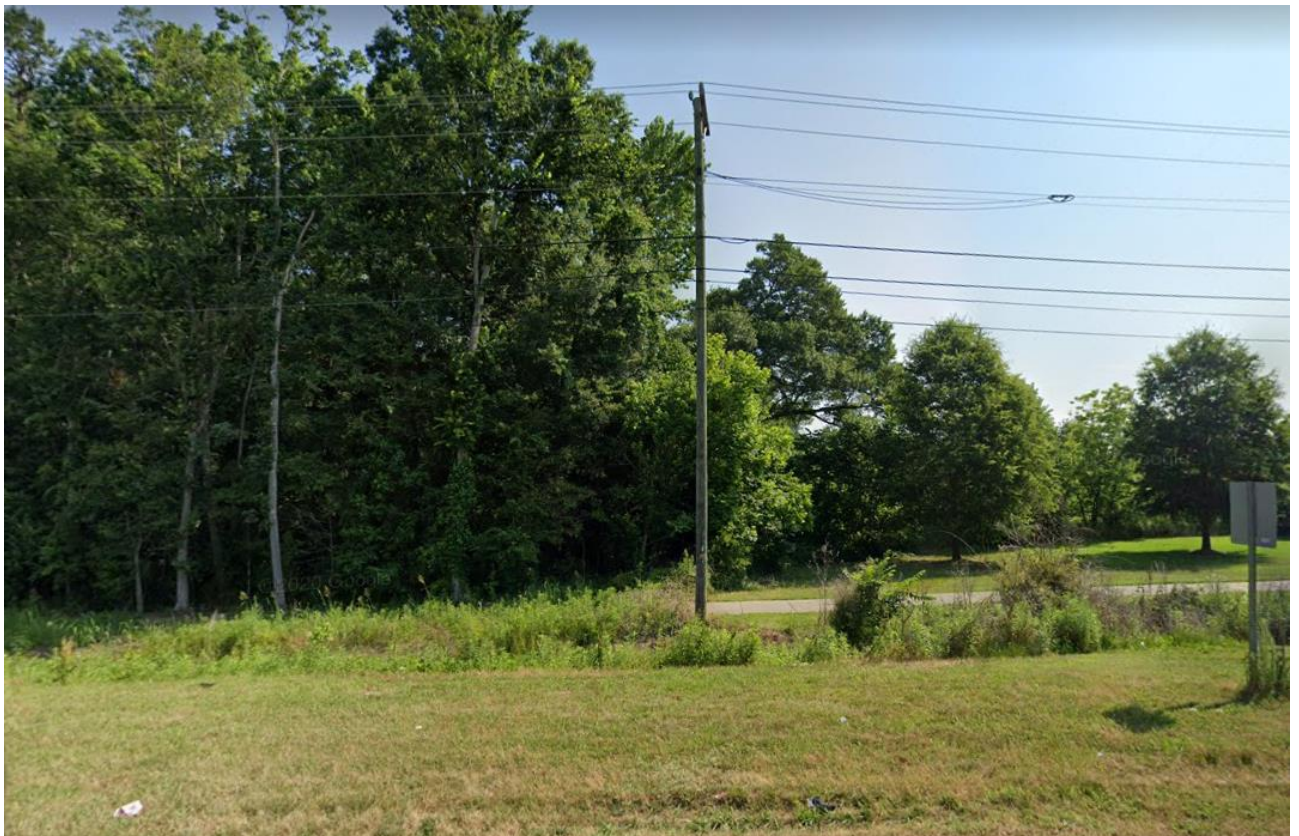
The site (marked with a red star) is located along Mount Holly Road. The surrounding properties include single family residential and industrial uses.



The properties to the north are developed with single family residential. The subject property is marked with a red star.



The properties to the south are developed as industrial.



The property to the east is undeveloped commercial land.



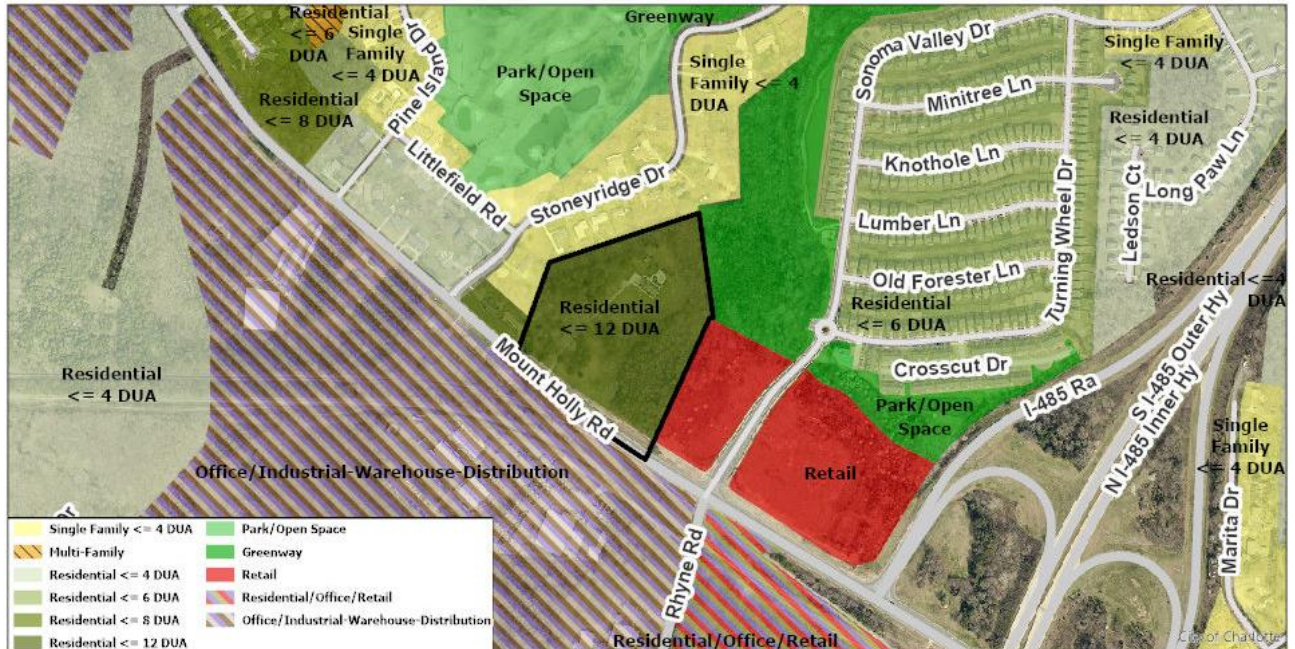
The properties to the west are developed with single family houses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-142	The petition rezoned property to allow all uses permitted in the R-4 (single family residential) zoning district.	Approved
2020-134	The petition proposes to rezone property to CC SPA LWPA (commercial center, site plan amendment, Lake Wylie Protected Area) to allow up to 336 multi-family residential units.	Pending

- **Public Plans and Policies**



- The *Catawba Area Plan* (adopted 2010) recommends residential up to 12 dwelling units per acre for this site.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to Mount Holly Road (State-maintained, major thoroughfare) and Sonoma Valley drive (City-maintained, major collector). The petition is in a wedge and is outside Route 4. The applicable plan for the area is the Catawba Area Plan and I-485 Interchange Analysis.
- **Active Projects:**
 - Future Traffic Signal at Rhyme Road / Mount Holly Road / Sonoma Valley Drive Intersection
 - NCDOT is developing a project to install a traffic signal at this intersection and will provide an appropriate railroad preemption.
 - No additional information is available regarding anticipated the construction date.
- **Transportation Considerations**
 - See Requested Technical Revisions, Note 5.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family residence).

Entitlement: 675 trips per day (based on 27 single family dwellings and 67 apartments).

Proposed Zoning: 1,205 trips per day (based on 221 apartments).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 1.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 31 students, while the development allowed under the proposed zoning may produce 73 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 42 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - River Oaks Academy Elementary from 92% to 97%
 - Coulwood Middle from 99% to 101%
 - West Mecklenburg High from 86% to 87%.

- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Requested Technical Revisions, Note 4.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~The site is located along CATS local bus route #18 on Mount Holly Road. CATS requests the petitioner to construct a new ADA compliant bus waiting pad per Land Development Standard 60.03A along Mount Holly Road, generally on the Building 1 side and at least 60 feet from the Private Street. The final location of the pad will be coordinated with the developer through the permitting process.~~ **Addressed**

REQUESTED TECHNICAL REVISIONS

Site and Building Design

2. ~~Please note the minimum amenities that will be provided as previously commented.~~ **Addressed**
3. ~~Please add note to plan stating that ROW along the western side of the property will be abandoned prior to submission for permitting.~~ **Addressed**

Environment

4. ~~Buffer line work is not showing. Additional information on this buffer can be found in section 10.608 of the zoning ordinance.~~ **Addressed**

Transportation

5. ~~Revise the site plan to install the proposed curb and gutter 33 feet from Mount Holly Road centerline, along the entire property frontage.~~ **Addressed**

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967