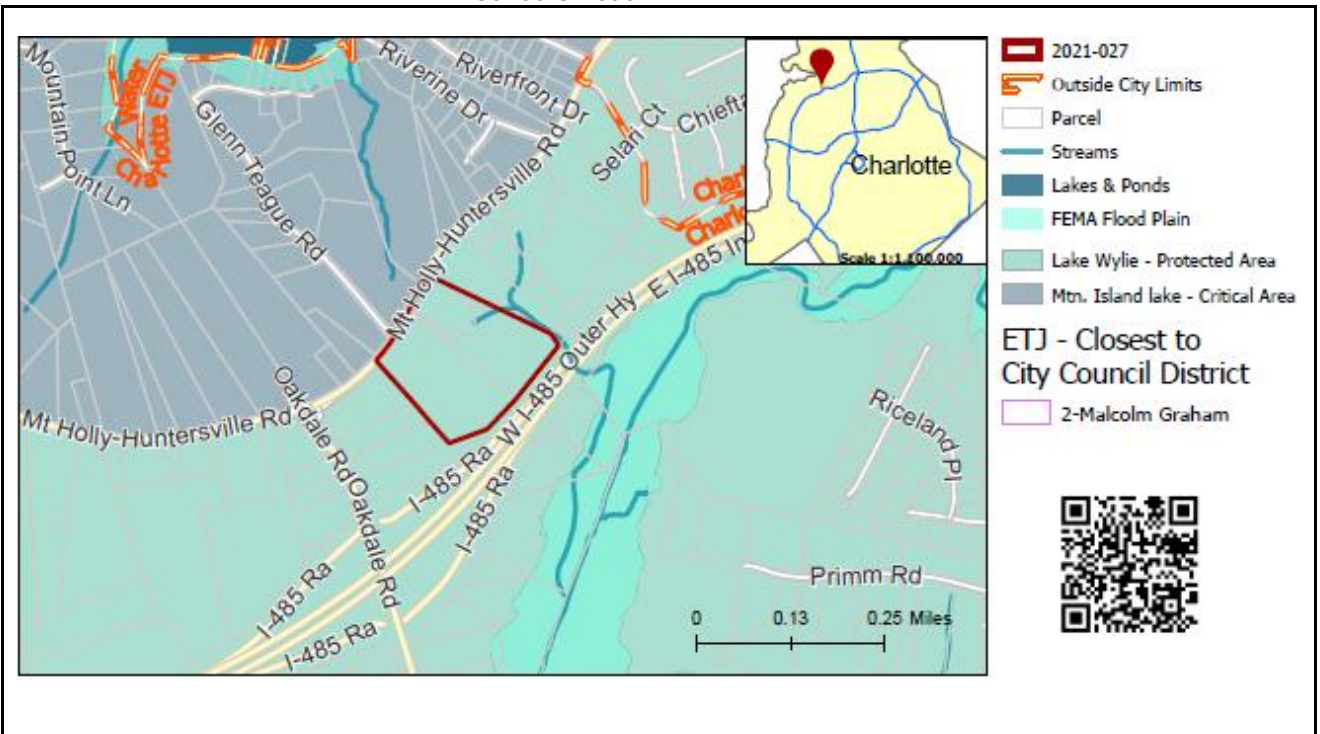


REQUEST

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)
Proposed Zoning: R-8MF(CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 18.97 acres bound by the north side of Interstate 485, south side of Mt. Holly-Huntersville Road, and east side of Oakdale Road.



SUMMARY OF PETITION

The petition proposes to develop a residential community with up to 140 townhome units for a density of 7.38 dwelling units per acre on vacant land.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Spivey Properties, LLC
Evergreen Living
Bridget Grant, Moore & Van Allen, PLLC

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 8

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *NW District Plan (1990)* recommendation of single family up to 4 DUA, and **inconsistent** with the *General Development Policies (GDP)* recommendation of residential use between 4-6 dwelling units per acre (DUA).

Rationale for Recommendation

- This petition proposes up to 140 single family attached dwelling units for a density of 7.38 DUA.

- While inconsistent with the area plan and with the *GDP* recommendation of a density between 4-6 DUA, the petition does help to fulfill the area plan's goal of encouraging a wide range of housing opportunities with an emphasis upon quality of development.
- The parcel to the left of the site has a future land use of Single-Family/Multi-Family up to 8 DUA, meaning that the slightly higher density requested in this petition would not be out of character with the potential density allowed in the adjacent parcel.
- The petition proposes to incorporate certain architectural and design features for an enhanced pedestrian experience, including minimized garage doors, 6-foot sidewalks and 8-foot planting strips along internal streets, and a 12-foot shared-use path and 8-foot planting strip along the site's frontage on Mt. Holly-Huntersville Road.
- The petition proposes constructing a public street in the middle of the site with two street stubs on either end, to ensure street connectivity and access between future constructed developments on the site's adjacent parcels.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan (1990)*, from Single Family Residential <= 4 DUA to Residential <= 8 DUA for the site.

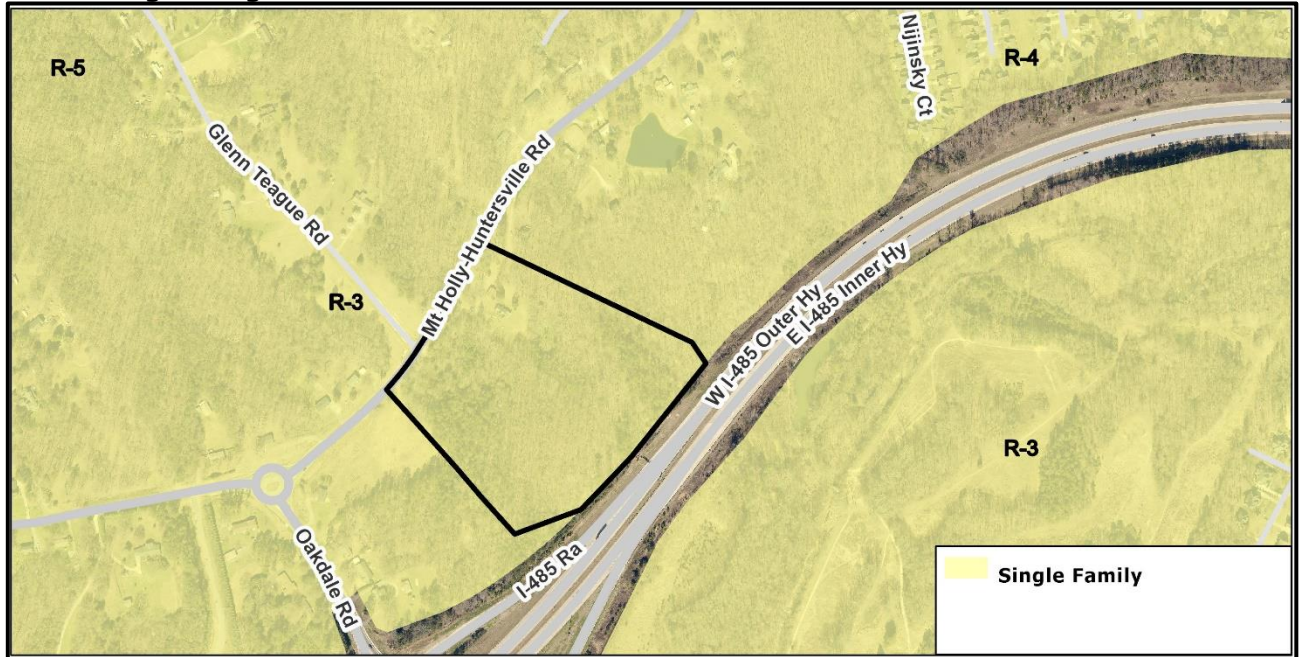
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 140 townhome units.
- Commits to an 8-foot planting strip and 12-foot multi-use path along the frontage on Mt. Holly-Huntersville Road.
- Dedicates 52-feet of right-of-way on Mt. Holly-Huntersville Road.
- Provides a three-lane section for a southbound left-turn lane into the site.
- Provides amenity areas/pocket park with hardscape and seating areas.
- Provides a Class C buffer to abutting single family zoning.
- Architectural details:
 - Building materials include brick, stone, precast stone, precast concrete, cementitious fiber board, stucco, wood, and EIFS. Vinyl only allowed for window, soffits and handrails.
 - Garage doors set back 12 to 24 inches from the front wall plane and include additional architectural elements such as translucent windows or projecting elements over the garage door opening.
 - No more the 30% of the buildings may have more than six units per building.
 - Pitched roofs, if provided, will be symmetrically sloped no less than 5:12, except that roofs for porches may be no less than 2:12.
 - Detached lighting will be limited to 21-feet in height.

- Existing Zoning and Land Use



The surrounding land uses are single family uses.



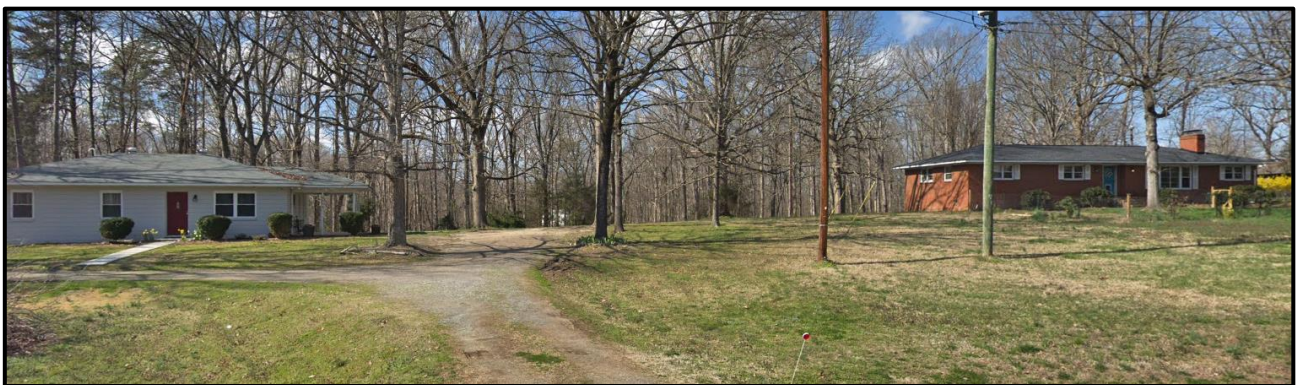
The subject property is denoted with a red star.



The property is bordered by Interstate 485 to the south.



The property to the southwest along Oakdale Road is developed with single family homes.



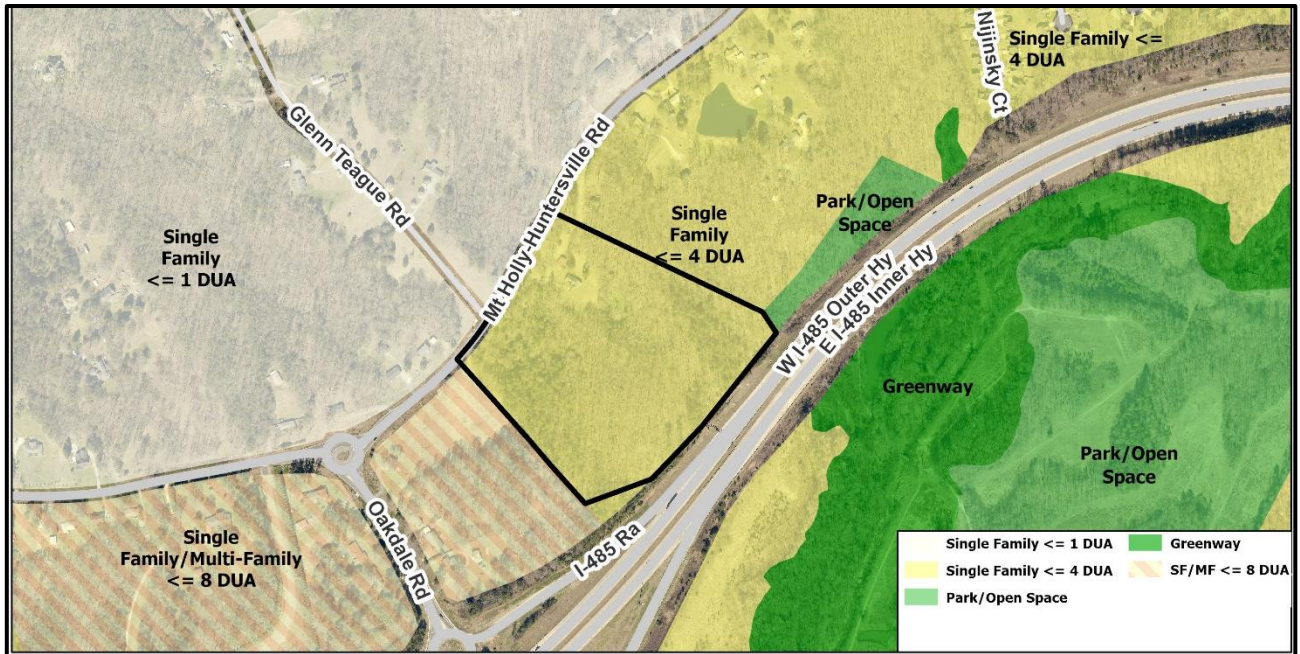
The property to the northeast along Mt. Holly-Huntersville Road is developed with single family homes.

- **Rezoning History in Area**



There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The *Northwest District Plan* (1990) calls for Single Family Residential <= 4 DUA.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition's request of 7.38 dwelling units per acre does not meet the General Development Policies locational criteria for consideration of up to 8 dwellings per acre as illustrated in the following table.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	1
Connectivity Analysis	1
Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 10

- **TRANSPORTATION SUMMARY**

- The site is located on Mount Holly-Huntersville Road, a State-maintained major thoroughfare, just east of the roundabout at Mount Holly-Huntersville Road and Oakdale Road. In accordance with the City's Ordinances and Charlotte WALKS and BIKES Policies, the petitioner has committed to provide multi-modal improvements along Mount Holly-Huntersville Road to provide a three-lane section for a left-turn lane into the site, and providing a 12-foot shared-use path along the property frontage. CDOT has not outstanding issues with this petition.
 - **Active Projects:**
 - None
 - **Transportation Considerations**
 - ~~See Outstanding Issues, Notes 1-2.~~ Addressed
 - **Vehicle Trip Generation:**
- Current Zoning:
- Existing Use: 10 trips per day (based on 1 single family dwelling).
- Entitlement: 1,325 trips per day (based on 130 single family dwellings).
- Proposed Zoning: 1,020 trips per day (based on 140 townhome 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 Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 28 students, while the development allowed under the proposed zoning may produce 27 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Long Creek Elementary from 87% to 90%.
 - Bradley Middle remains at 106%.
 - Hopewell High remains at 95%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Mt Holly-Huntersville Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along the eastern portion of the rezoning boundary. See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. ~~Revise the site plan by incorporating a northbound left turn lane, on Mount Holly Huntersville Road, to turn onto Glenn Teague Road.~~ Addressed
2. ~~Add the Mt. Holly Huntersville Road left turn lane improvements to the conditional note(s), under Section 3. Access and Transportation Improvements.~~ Addressed

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

Planner: Michael Russell (704) 353-0225