

REQUEST	Current Zoning: R-3, single family Proposed Zoning: R-5(CD), single-family, conditional
LOCATION	Approximately 31.59 acres located on the east side of Beatties Ford Road encompassing portions of McClure Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to increase the allowable density from three to four dwelling units per acre. The number of allowed units will increase from 95 to 126. The petition proposes to utilize the R-5 district cluster provisions to allow reduced lot sizes and widths.
Property Owner Petitioner Agent/Representative	McAlpine-North Lake Landing, LLC McAlpine-North Lake Landing, LLC McAlpine-North Lake Landing, LLC
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Allen/Dodson Yeas: Allen, Dobson, Griffith, Randolph, and Walker Nays: None Absent: Rosenburgh and Simmons Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition, noting that the outstanding issue regarding the PCCO requirement could be addressed during the subdivision process and the note was no longer needed, but wanted the petitioner on record acknowledging this requirement. The Zoning Committee asked the petitioner if they were aware this requirement could come up during the subdivision process. The petitioner responded that all the infrastructure for the existing zoning has been installed. Staff noted that if the petitioner submitted a new subdivision for the proposed 126 lots the PCCO may require additional storm water measures.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Northlake Area Plan</i> and to be reasonable and in the public interest, by a 5-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Dodson).
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:

- 126 lots on 31.59 acres at a density of four dwelling units per acre.
 - A 30-foot wide access easement to be dedicated to Mecklenburg County Park and Recreation from Amber View Court to the proposed Long Creek Greenway.
 - Pedestrian scale lighting to be provided along all public streets.
 - R-5 cluster provisions to be used to allow 4,500 square foot lots with 40-foot lot widths.
 - **Public Plans and Policies**
 - The *Northlake Area Plan* (2008) recommends residential up to four dwelling units per acre.
 - This petition is consistent with the *Northlake Area Plan*.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** The proposed development would generate 81 students. The net change in the number of students generated from the existing zoning to the proposed zoning is 25 students.
 - **Park and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Preserves environmentally sensitive wetlands and protects an existing pond.
 - Facilitates the use of alternative modes of transportation by granting a public access easement to the Long Creek Greenway.
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OUTSTANDING ISSUES

- There are no outstanding issues.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Tim Manes (704) 336-8320