
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issue. This petition is consistent with the <i>Northlake Area Plan</i> .
Property Owner	McAlpine-North Lake Landing, LLC
Petitioner	McAlpine-North Lake Landing, LLC
Agent/Representative	McAlpine-North Lake Landing, LLC
Community Meeting	Meeting is required and has been held. Report available online.

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.
 - **Existing Zoning and Land Use**
The subject properties are currently vacant. A subdivision plan for 95 lots has been approved and infrastructure has been constructed. The surrounding properties are zoned R-3 and MX-2 and occupied by residential uses.
 - **Rezoning History in Area**
There have been no recent rezonings in the immediate area.
 - **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*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 990 trips per day.
Proposed Zoning: 1,580 trips per day.
- **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.
 - **Charlotte Mecklenburg Utilities:** No issues.
 - **Neighborhood Business Services:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** Post construction buffers should be shown on the site plan.
 - **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

- The petitioner should:
 1. Show all post construction buffers on the site plan.
 2. Add note that site will comply with Post Construction Controls Ordinance.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- CMU Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Site Plan
- Storm Water Review

Planner: Tim Manes (704) 336-8320