

<b>REQUEST</b>	Current Zoning: MX-2, mixed use located within both the Lake Wylie Protected Area and Lake Wylie Critical Area
	Proposed Zoning: R-12MF(CD), multi-family, conditional, located within both the Lake Wylie Protected Area and Lake Wylie Critical Area
<b>LOCATION</b>	Approximately 20.0 acres located on the north side of Garron Point Drive between Mt. Holly-Huntersville Road and Pointer Ridge Drive. (Outside City Limits)
<b>SUMMARY OF PETITION</b>	The petition proposes a 240-unit multi-family development at a density of 12 dwelling units per acre.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Northwest District Plan</i> .
<b>PROPERTY OWNER</b>	C River, LLC
<b>PETITIONER</b>	Anthony W. Packer
<b>AGENT/REPRESENTATIVE</b>	Anthony W. Packer
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

**PLANNING STAFF REVIEW**

- **Background**
  - The subject site was originally part of a larger rezoning approved in 1999 (rezoning petition 1998-064C) known as the Catawba River Plantation. This rezoning allowed up to 295 multi-family units on the subject property at a density of 14.6 dwelling units per acre.
  - A small portion of the site was then involved in a rezoning site plan amendment in 2001 (rezoning petition 2000-139) to shift the location of an internal street and reallocate dwelling units. The use on the subject site remained multi-family.
  - Following an administrative amendment in 2002 and another in 2008 to the conditional rezoning plan, the majority of the subject site was converted from multi-family dwellings to single family dwellings. The amended conditional plan indicates 81 single family dwelling units, an amenity lot, and then approximately 2.8 acres of the subject site remained multi-family at the original base density of 14.6 dwelling units per acre.
  - This rezoning is requesting to allow multi-family dwelling units on the subject property as originally allowed by the 1999 rezoning.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

  - A 240-unit multi-family development.
  - A 75-foot wide Class C buffer abutting single family with the exterior 50 feet to remain undisturbed.
  - An eight-foot wide bike/pedestrian path extending from Garron Point Drive to Ruxton Court.
  - Building elevations are provided for the residential buildings, the clubhouse, and the detached garages. Building materials include brick veneer and hardy plank siding.
  - Building height not to exceed three stories and 48 feet.
  - Residential buildings along Garron Point Drive orient towards the street and direct pedestrian connections are provided to the existing public sidewalk.
  - A private street connection is provided to the abutting townhome development southeast of the subject property.

- Interconnected open space areas are provided throughout the development. Open space areas include, but are not limited to, walking trails, benches, and an arbor.
  - Detached lighting will be limited to 25 feet in height and utilize full cut-off type lighting fixtures.
  - No “wall-pak” type lighting will be allowed.
  - **Existing Zoning and Land Use**  
The subject site is currently vacant. The properties north and east of the site are zoned MX-2 and are developed with single family homes. Properties west of the site are also zoned MX-2 and contain an amenity area. Across Garron Point Drive the property is vacant. Commercial uses are south of the subject property and are zoned B-1(CD) and B-2(CD).
  - **Rezoning History in Area**  
Petition 2011-028 rezoned property approximately 0.6 miles east of the subject site located on the north side of Mount Holly Road at Chattaroy Drive from R-17MF and R-3 to R-8. This was a corrective rezoning associated with the *Catawba Area Plan*.
  - **Public Plans and Policies**
    - The *Northwest District Plan* (1990), as amended by rezoning petition number 1998-64(c), recommends a mix of single family, multi-family, office and retail land uses for the Catawba River Plantation development. The plan more specifically indicates multi-family dwellings on the subject site with a base density of up to 14.6 dwelling units per acre.
    - The petition is consistent with the *Northwest District Plan*.
- 

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 775 trips per day.  
Proposed Zoning: 1,580 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The proposed development would generate 72 students. The net change in the number of students generated from existing zoning to the proposed zoning is four students.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** No issues.
- 

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
  - Facilitates the use of alternative modes of transportation by providing an eight-foot wide bike/pedestrian path connecting Garron Point Drive to Ruxton Court.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Modify the tree preservation calculations under the "Site Information" table to indicate the development will comply with the minimum 15 percent tree save requirements.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** Shad Spencer (704) 353-1132