

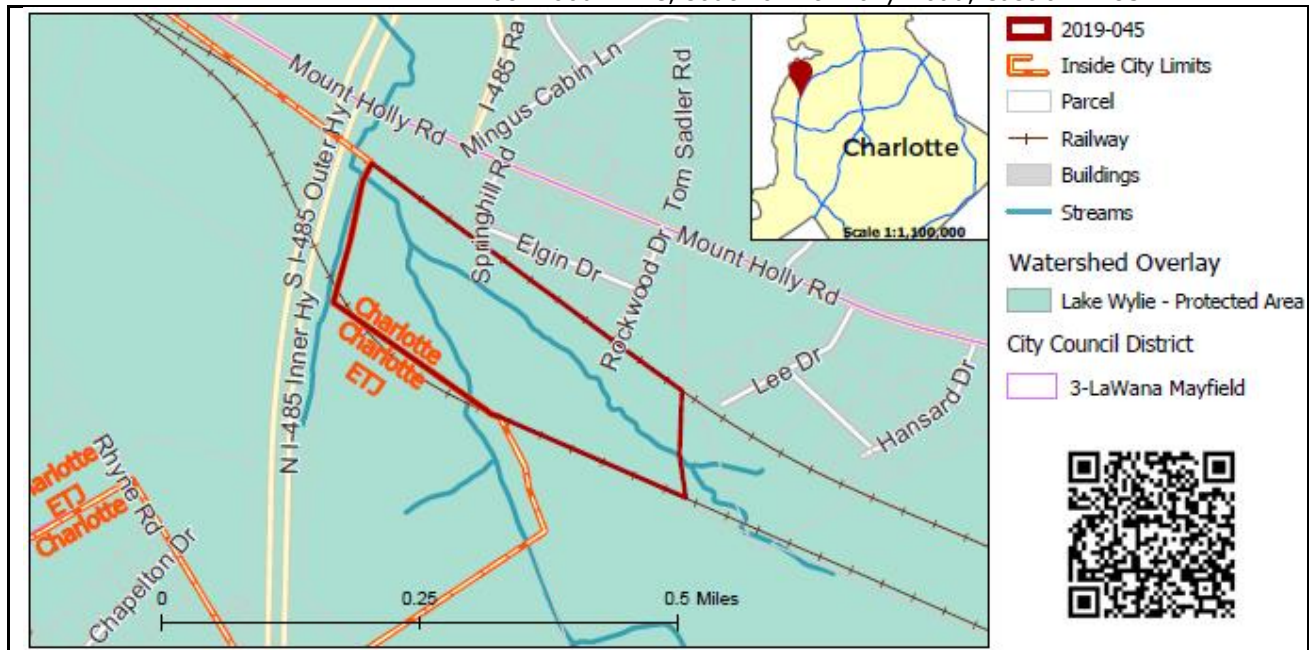
REQUEST

Current Zoning: MX-2 LWPA (mixed use, Lake Wylie Protected Area)

Proposed Zoning: MX-2 LWPA SPA (mixed use, Lake Wylie Protected Area, site plan amendment)

LOCATION

Approximately 29.08 acres located off of Springhill Road, Rockwood Drive, south of Mt. Holly Road, east of I-485.



SUMMARY OF PETITION

The petition proposes to modify a previously approved site plan to allow single family attached homes on undeveloped land located in Northwest Charlotte south of Mt. Holly Road and I-485.

PROPERTY OWNER

PETITIONER

AGENT/REPRESENTATIVE

Moore's Chapel Holdings, LLC and Mt Holly Developers, LLC

Moore's Chapel Holdings, LLC, Mt. Holly Developers, LLC

Walter Fields

COMMUNITY MEETING

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 upon resolution of outstanding issues related to transportation, infrastructure and land use.

Plan Consistency

The petition is **consistent** with the recommended multi-family residential up to 8 dwelling units per acre in the *Mt. Holly Road Special Project Plan*, as amended by rezoning petition 2005-150.

Rationale for Recommendation

- The current zoning for the subject site allows for multi-family residential uses.
- The proposed site plan amendment will allow up to 152 single family attached residential units.
- The proposal does not increase the land use entitlements approved with the original rezoning plan.

- The petition provides architectural standards for the proposed homes.
- The proposed project maintains connectivity previously approved to adjacent existing and proposed roads to enhance the road network in this area.

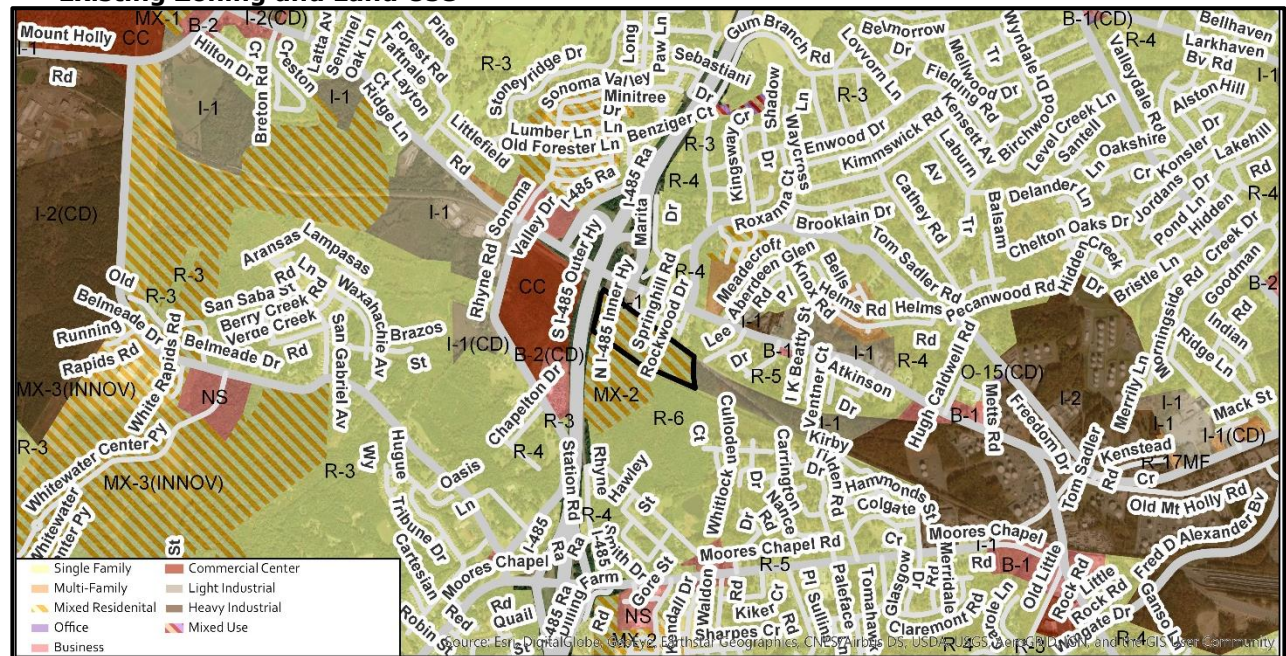
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan amendment contains the following changes:

- Amends the site plan for an area originally approved for up to 192 apartments or condominiums to allow up to 152 single family attached residential units.
- Limits building height to 40 feet and 3 stories.
- Modifies the internal road network, including of private roads and removal of a future residential connector street to Rockwood Drive.
- Commits to the following transportation commitments:
 - Limits the number of access points to Old Moores Chapel Road to 1 full access as shown on the site plan.
 - Illustrates proposed Public Road L will provide two stub connections to the south, including a future connection to Tilden Road.
 - Commits to on street parking on site where feasible.
 - Notes the following improvement will be constructed by the petitioner unless any or all of the improvements have already been completed by others or the requirement for any or all of the listed improvements are waived by either CDOT or NCDOT as impractical or otherwise unnecessary:
 - Install an eastbound left-turn on Moores Chapel Road with 150 feet of storage.
 - Install a westbound left-turn lane on Moores Chapel Road with 150 feet of storage.
 - Install a southbound right-turn lane on Old Moores Chapel Road with 150 feet of storage.
 - Notes petitioner will contact CSX Transportation to obtain right-of-entry access to the CSX property located along the northern property line. Once access has been granted, petitioner will install a minimum 8-foot wide sidewalk adjacent to the rail line that shall create a pedestrian connection to the eastern and western portions of the site.
- Commits to the following architectural standards:
 - Notes all buildings constructed on the site will be architecturally compatible in appearance through the use of similar, as well as complementary building materials, colors and design.
 - Notes all end unit facades facing public streets will not have blank walls exceeding 20 feet in length on any floor through use of multiple windows and other architectural elements such as changes of materials, building articulation, building modulation or combination thereof.
 - Limits number of units to 6 units per building.
- Identifies tree save area, storm water quality, and post construction buffers.

• Existing Zoning and Land Use



- The rezoning site is currently undeveloped and is surrounded by undeveloped land, residential communities, a religious facility, warehouse uses, and retail in various zoning districts. The CSX Rail Line and I485 abut the site to the north and to the west, respectively.
- The rezoning site is part of a larger 131.26-acre site rezoned from I-1 and R-3 to CC, B-2(CD) and MX-2 via petition 2005-150 in order to allow 181 townhomes, 192 apartments, 306,400 square feet of retail and restaurant uses, a 100-room hotel, 30,000 square feet of office uses, and 2 car dealerships totaling 150,000 square feet.



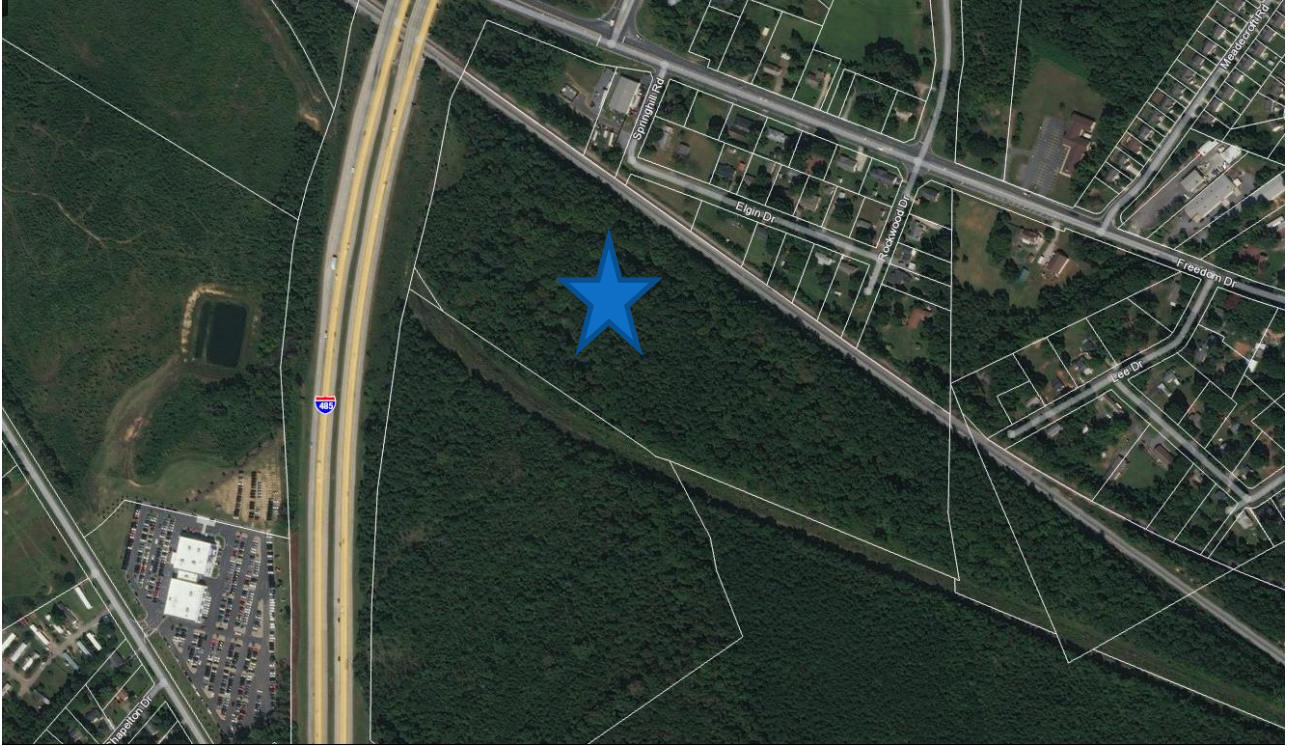
The subject site is currently undeveloped.



North, east, and south are single family homes.

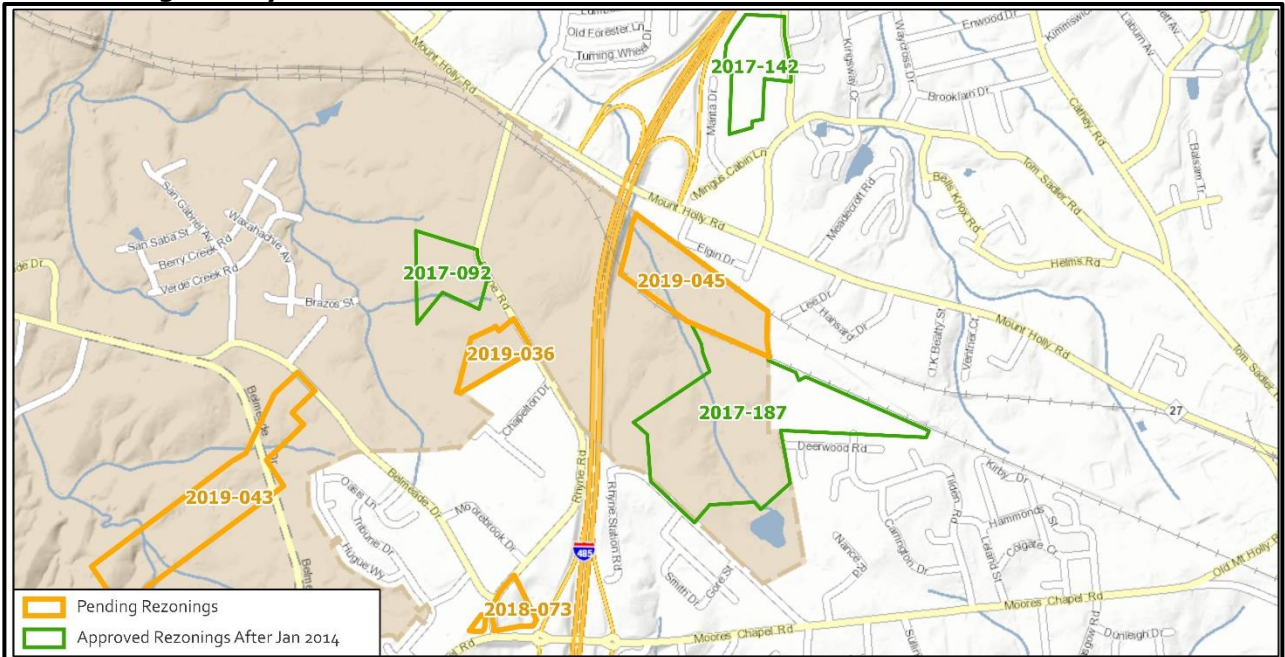


To the west, across I-485, is a car dealership.



The site is surrounded primarily by single family residential neighborhoods, religious institution, retail, and warehouse uses, and undeveloped land.

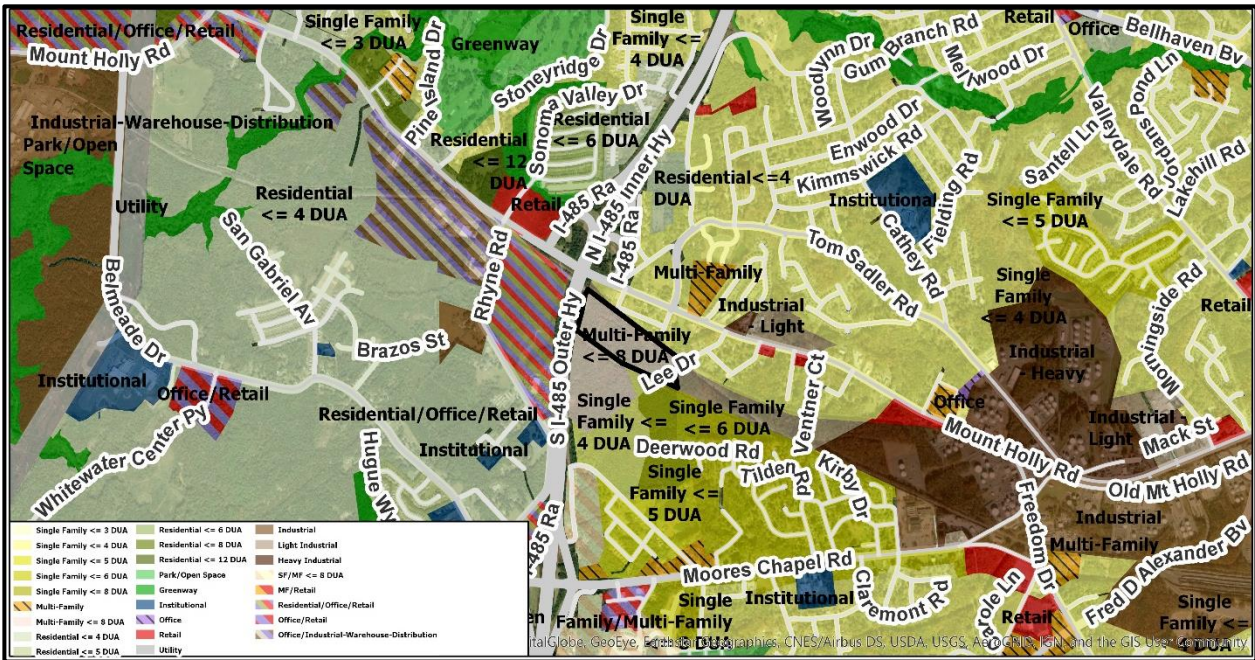
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-036	Rezone approximately 8.7 acres from R-3 to I-2(CD) to allow 19,800 square feet of industrial uses.	Pending
2018-073	Rezone approximately 3.99 acres from R-3 to B-1(CD) to allow up to 10,000 square feet of neighborhood services and retail uses.	Pending
2017-187	Rezoned approximately 79.3 acres from R-3, R-4, R-5, R-8 LWPA to R-6 LWPA to allow all uses in the R-6 zoning district.	Approved

2017-092	Rezoned approximately 14 acres from R-3 LWPA to I-1(CD) to allow the development of a business/industrial park.	Approved
2017-142	Rezoned approximately 17.77 acres from R-3 LWPA to R-4 LWPA to allow all uses in the R-4 zoning district.	Approved

• Public Plans and Policies



- The Plan recommends multi-family at 8 DUA. Surrounding land use recommendations to the north and east of the site are for the multi-family at 8 DU, as well as single family at 4 DUA, and single family at 6 DUA.
- **TRANSPORTATION CONSIDERATIONS**
 - The proposed townhome community will be served by one public street connection to an existing neighborhood street. The petitioner has agreed to implement an 8' hard surface sidewalk along the site's northern property line, paralleling the abandoned CSX RR tracks. CDOT is asking the petitioner to extend the proposed 8' sidewalk underneath I-485 to Reams Rd., when the property west of I-485 is developed. The petitioner has also agreed to implement any off-site transportation improvements as identified in the site's rezoning petition 2005-150 if not already implemented by others.
 - See Outstanding Issues, Note 1.
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: XX trips per day (based on XXX).

Proposed Zoning: 1,110 trips per day (based on 152 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** Fire hydrant must be 750 feet from the most remote point of the building as the truck travels. Must provide 20 feet of unobstructed clearance on the street at all times for CFD access.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 68 students, while the development allowed under the proposed zoning will produce 14 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Paw Creek Elementary from 114% to 114%
 - Coulwood Middle from 93% to 93%

- West Mecklenburg High from 83% to 83%.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to Charlotte Water to serve this parcel. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Willingness to Serve application has been received and is currently under review.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** See Outstanding Issues, Notes 2-3.
 - **Storm Water Services:** See Outstanding Issues, Notes 2-3.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments online at rezoning.org regarding existing groundwater contamination sites on or within 1,500 feet of the subject property, and possible restrictions on well water if public water is not available.
- No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Proposed 8-foot sidewalk needs to connect the Tilden Rd. extension and other proposed subdivision streets/sidewalks within the proposed development (see below insert)..
2. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
3. The petitioner should revise the site plan and conditional notes to provide a 5-foot sidewalk connection one side of all private roads connecting to Public Street "L".
4. Petitioner needs to clarify *Development Phasing Provision Phase One* language and the references to the "eastern sector" and "373 units". The language further specifies that certificates of occupancy may not be received for more than 50% of the proposed units until the specific improvements have been constructed. This would result in the proposed 152 units not triggering improvements.

Infrastructure

5. Please revise stream buffer delineations shown on the rezoning plan to be consistent with data shown on Mecklenburg County's GIS application (Polaris). Please show and label all potential stream buffers on the rezoning plan, including the undisturbed stream buffers associated with the Lake Wylie Watershed Protection Overlay District. The Watershed buffer should be labeled "Potential 40'-100' Lake Wylie Watershed Protection Stream Buffer".
6. Please add the following note under the Storm Water Management heading on Sheet RZ-3.0:
The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

Land Use

7. The petitioner must file an Administrative Amendment for the original rezoning request (2005-150) prior to City Council decision.

Attachments Online at www.rezoning.org

Planner: Claire Lyte-Graham (704) 336-3782