

REQUEST

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)
Proposed Zoning: MX-2 LWPA (mixed use development, Lake Wylie Protected Area)

LOCATION

Approximately 43.58 acres located on the southwest side of Belmeade Drive, northwest of Rhyne Rd.



SUMMARY OF PETITION

The petition proposes to allow a residential community on undeveloped land generally located between Whitewater Center Parkway and I-485 in Northwest Charlotte.

- PROPERTY OWNER**
- PETITIONER**
- AGENT/REPRESENTATIVE**
- COMMUNITY MEETING**

STM Family LLC
Diamondback Acquisitions
Keith MacVean & Jeff Brown, Moore & Van Allen, PLLC
Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 26.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency
The petition is **consistent** with the residential land use up to 4 DUA recommended for this site as per the *Catawba Area Plan*.

Rationale for Recommendation

- The proposed petition is consistent with the land use and density recommendation for the site as per the *Catawba Area Plan*.
- The proposed development provides transportation improvements, including providing needed right-of-way for construction of the Sam Wilson Road extension.
- The proposed development will provide a mix of housing types within the project area.

- The proposed development provides a reasonable buffer between the attached single family and the existing single family on adjacent properties.

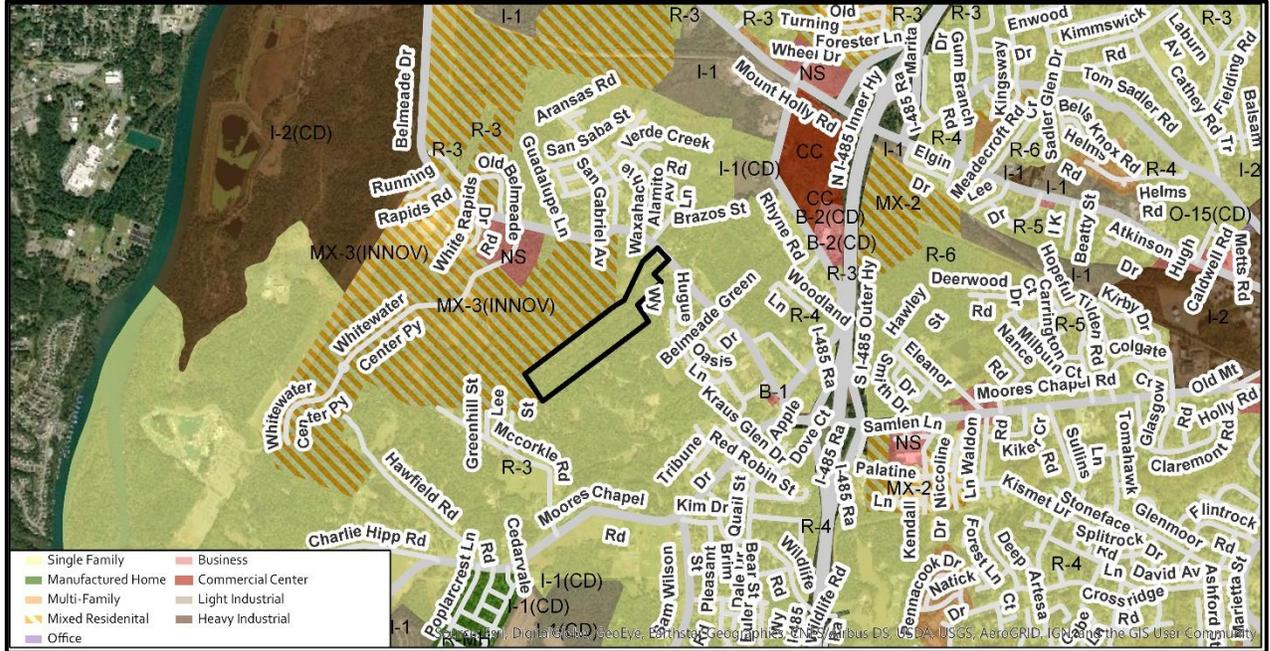
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to ~~170~~ 165 dwelling units consisting of a combination of single-family detached and attached dwelling units (townhomes).
- Area of the site between Belmeade Drive and Sam Wilson Road Extension may only be developed with single family detached units. Area of the site southwest of Sam Wilson Road Extension may only be developed with either single family attached or detached units subject to the restriction on the number of single family units as described. Each residential dwelling unit (attached and detached) will be provided with at least a one-car garage. A minimum of two (2) parking spaces will be provided for each detached and attached dwelling unit in a combination of driveways and/or garages as allowed by the ordinance.
- ~~Notes the total number of detached or attached dwelling units may vary as long as the total number of dwelling units does not exceed 170.~~ Notes the total number of detached dwelling units will not exceed 34 units.
- Limits building height to 48 feet and 3 stories.
- Prohibits non-residential uses on the site.
- Commits to the following transportation improvements:
 - Proposes ingress from Belmeade Drive and Sam Wilson Road Extension with an internal network of streets.
 - Constructs a westbound left turn lane from Belmeade Drive to site's public street access.
 - Provides on street parking on one of the proposed internal public streets.
 - Dedicates and conveys that portion of the site located along the future extension of Sam Wilson Extension Road as necessary to provide for a 70-foot right-of-way.
 - Provides a 100-foot clear zone on either side of the public street that crosses the future Sam Wilson Road Extension.
- Commits to the following architectural standards (one-family attached dwelling units – townhomes):
 - Proposes a combination of the following building materials: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), vinyl, EIFS or wood.
 - Porches will form a predominate motif of the building, with each unit having a front porch with a minimum depth of 6 feet.
 - Notes proposed units located on the interior of the site that have end elevations directly across the proposed private or public street from units that front the same or private or public street will be constructed with corner porches. Corner porches will extend a minimum of 6 feet from the front elevation and will have a minimum depth of 6 feet.
 - Notes that on the interior of the site end units abutting the internal private or public streets will have multiple windows on the end facades to avoid a blank street wall.
- Provides a 37.5-foot Class C Buffer (50 feet reduced 25% with wall or fence) along property line along a portion of the northwestern property line, and along the southeastern property line abutting properties zoned R-3.
- Installs along the rear yards of the proposed single-family detached homes that abut the exterior property line, and are not separated by common open space, and are located between Belmeade Drive and Sam Wilson Road Extension
- A row of Burford Hollies, or equivalent, 10 to 12 feet on center as generally indicated on the site plan. Hollies will be a minimum of 4 to 6 feet tall at installation.
- Illustrates a minimum 50-foot road frontage Class C buffer along Belmeade Drive.
- Illustrates a number of environmental natural features, including wetland areas, post construction control buffers, storm water quality buffers, undisturbed natural tree save area and open space.
- Notes a minimum of 4,000 square feet of the required open space area will be improved with seating areas, walkways and other hardscape areas, landscape areas, and lighting.

• Existing Zoning and Land Use



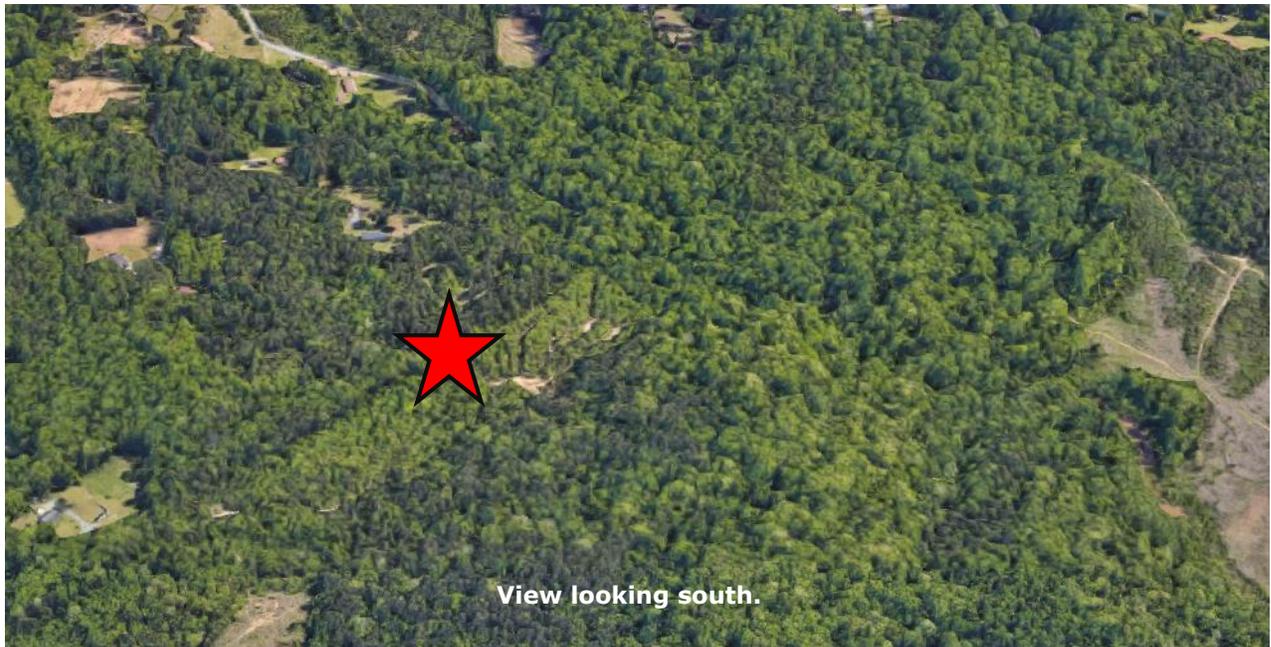
The property is currently zoned R-3 and surrounded by similar R-3 (single family residential) zoning, as well as MX-3 zoning for single family detached and attached dwellings.



North of the site, across Belmeade Drive, are single family homes.



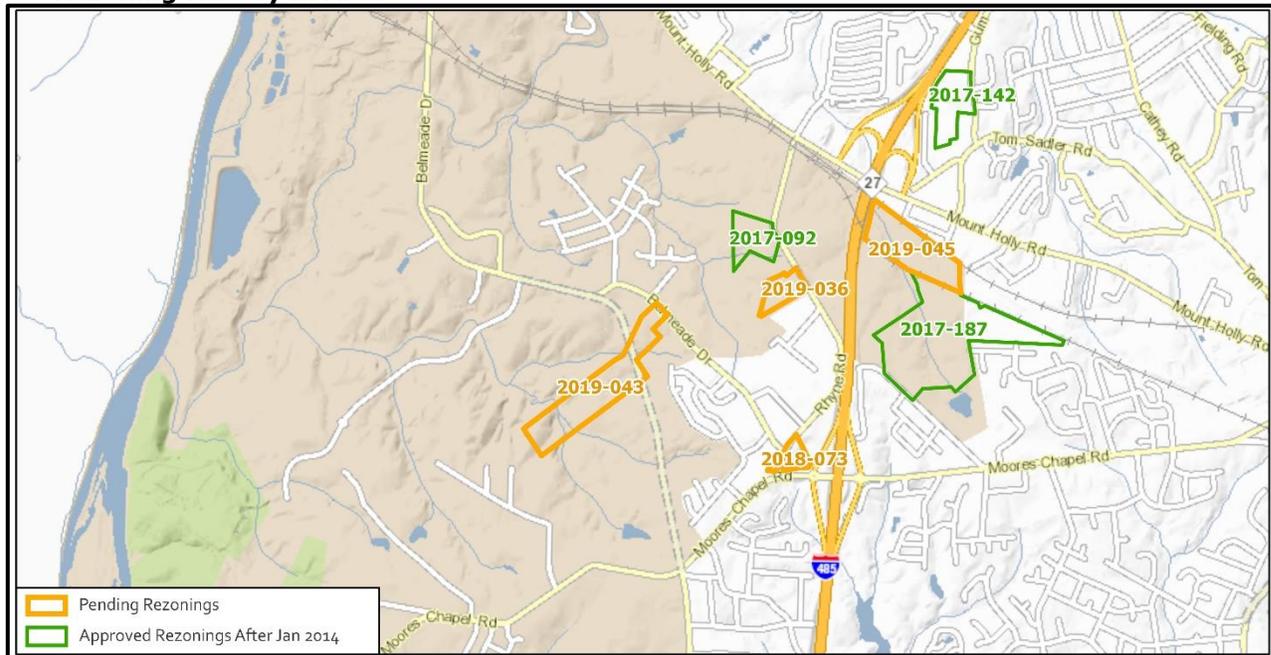
Properties east of the site, on the south side of Belmeade Drive are developed with single family homes.



View looking south.

Property south and east of the site is largely undeveloped. There are single family homes on large lots accessed from a shared private drive from Moores Chapel Road.

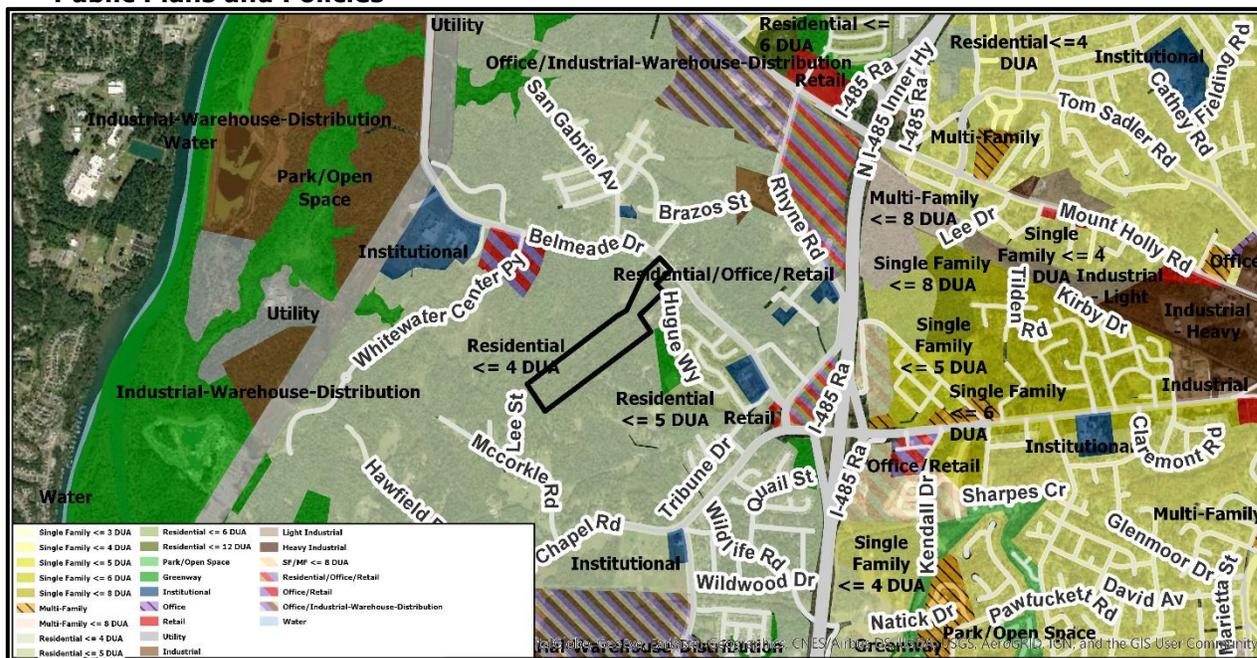
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-045	MX-2 LWPA site plan amendment for 29.08 acres to modify an approved plan to allow up to 152 townhomes.	Pending
2019-036	Rezone approximately 8.7 acres from R-3 LWPA to I-2(CD) LWPA to allow up to 19,800 square feet of industrial uses.	Pending
2018-073	Rezone approximately 3.99 acres from R-3 to B-1(CD) to allow no more than 10,000 square feet of uses allowed in the B-1 zoning district, including retail fuel sales.	Pending
2017-092	Rezoned approximately 14 acres from R-3 LWPA to I-1(CD) LWPA 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

2017-187	Rezoned approximately 29.3 acres from R-3, R-4, R-5, and R-8 LWPA to R-6 LWPA to allow all uses in the R-6 zoning district.	Approved
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• **Public Plans and Policies**



- The *Catawba Area Plan* (2010) recommends residential land use up to 4 DUA for this site and surrounding area.
- The Community Design Policies recommended by the *Catawba Area Plan* include recommendations that residential developments should design garages to reduce visual impact from the street, and incorporate functional, unique, natural, and/or historical elements into the open space.

• **TRANSPORTATION CONSIDERATIONS**

- The site is in Charlotte’s ETJ and its only site access is from Belmeade Drive, a state-maintained facility. CDOT recommends a residential subdivision of this size should have 2 points of ingress/egress. With that said, the petitioner is dedicating right-of-way for the future extension of Sam Wilson Road, a proposed minor thoroughfare. Also, the petitioner is providing 4 street stubs to accommodate street connectivity to future subdivisions.

• See Outstanding Issues, Notes 1-3. **Addressed**

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 dwelling).

Entitlement: 1320 trips per day (based on 130 dwellings).

Proposed Zoning: 1690 trips per day (based on 170 dwellings).

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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 74 students, while the development allowed under the proposed zoning may produce 100 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 26.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Whitewater Academy Elementary from 123% to 131%
 - Whitewater Middle from 82% to 84%
 - West Mecklenburg High from 83% to 85%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Belmeade Drive. 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. Correspondence will be maintained with the applicant. No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Requested Technical Revisions, Note 6. Addressed
 - **Storm Water Services:** See Requested Technical Revisions, Note 7. Addressed
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments online at rezoning.org regarding GWS records of registered water supply wells found for parcel 05327108.
- **No outstanding issues**
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Commit to construct the curb and gutter along Belmeade Drive as per required under Chapter 19. The site plan should locate and dimension the curb and gutter from the road centerline. The location of the future back of curb on Belmeade Drive is 25 feet as measured from the Belmeade's existing centerline. The location of the curb and gutter includes space for bicycle facility. Addressed per CDOT.~~
2. ~~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. Addressed~~
3. ~~Revise the site plan and transportation conditional 3.k to provide 80 feet of total right-of-way through the site. A minor thoroughfare requires 80 feet total right of way outside Route 4. Addressed~~

Site and Building Design

4. ~~Modify Architectural Standards Note 4.h. to specify minimum thickness of proposed vinyl siding on an attached dwelling will be .042 inches. Addressed~~
5. ~~Label 37.5 Class C buffer (reduced with berm/fence) on the site plan. Addressed~~

REQUESTED TECHNICAL REVISIONS

Environment

6. ~~Remove the "APPROXIMATE 40' SWIM BUFFER" label from the rezoning site plan (there is no such buffer). Addressed~~
7. ~~Please remove the reference to the *Approximate 40-foot SWIM Buffer*. Buffers through this portion of the site are shown with the *35-ft PCSO Buffer and 100-ft LWPA Watershed Buffer*. Addressed~~

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

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