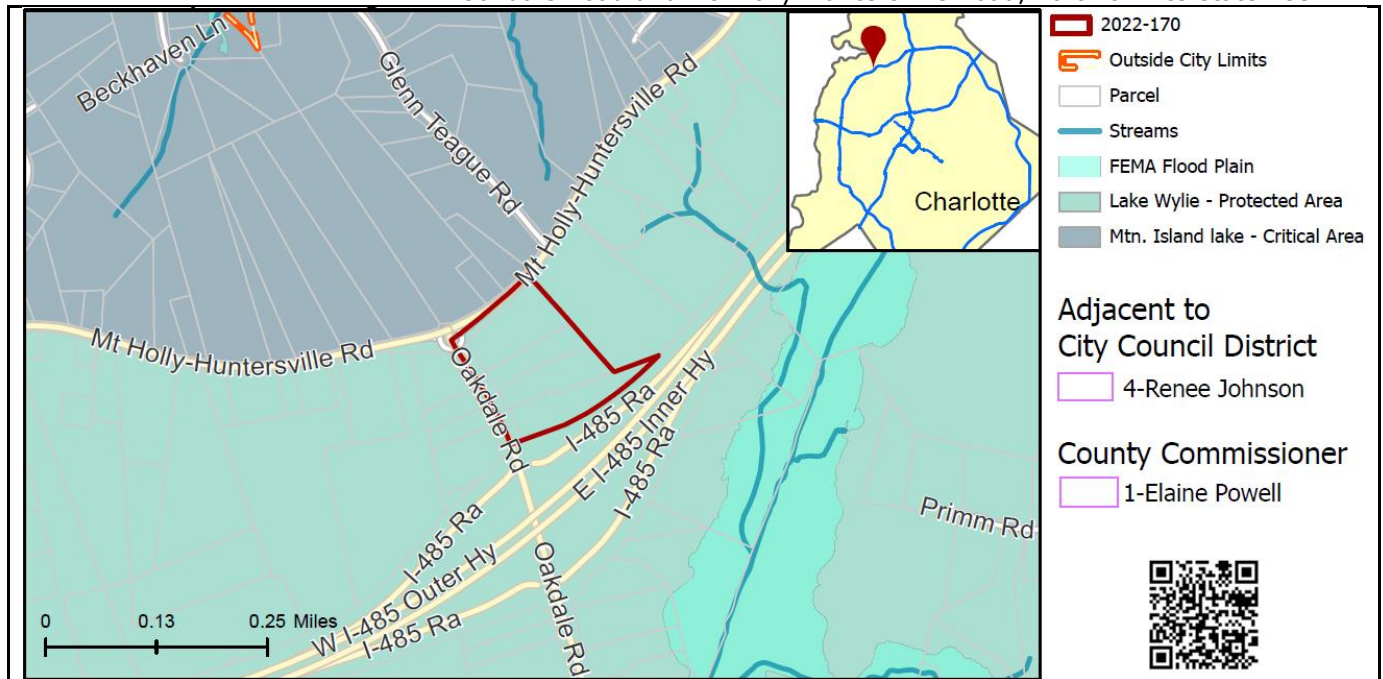


REQUEST

Current Zoning: R-3LWPA (single family residential, Lake Wylie Protected Area)
Proposed Zoning: R-8MF(CD)LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 11.23 acres located at the southeast intersection of Oakdale Road and Mt. Holly-Huntersville Road, north of Interstate 485



SUMMARY OF PETITION

The petition proposes to redevelop 4 large single family lots with up to 88 single family attached units as a second phase of development approved for the adjacent site to the east in northwest Charlotte.

PROPERTY OWNER

Robert C. Estrada & Lisa M. Estrada; Mark V. O'Keefe & Susan B. O'Keefe; Randy Charles Strickland, Eugene Davis Birmingham & Catherine Birmingham Snyder

PETITIONER AGENT/REPRESENTATIVE

Canvas Residential, LLC
Bridget Grant/ Moore Val Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Neighborhood 2 place type.

Rationale for Recommendation

- The site is located along Oakdale Road between I-485 interchange and Mt. Holly-Huntersville Rd.
- The proposal is a second phase of a residential community under construction to the east also between I-485 and Mt. Holly-Huntersville Rd.

- The area to the west and east are also recommended for Neighborhood 2 place type.
- The proposal adds to the mix of housing options in the area.
- The petition provides a transition from the Interstate to low density residential on the north side of Mt. Holly-Huntersville Rd.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

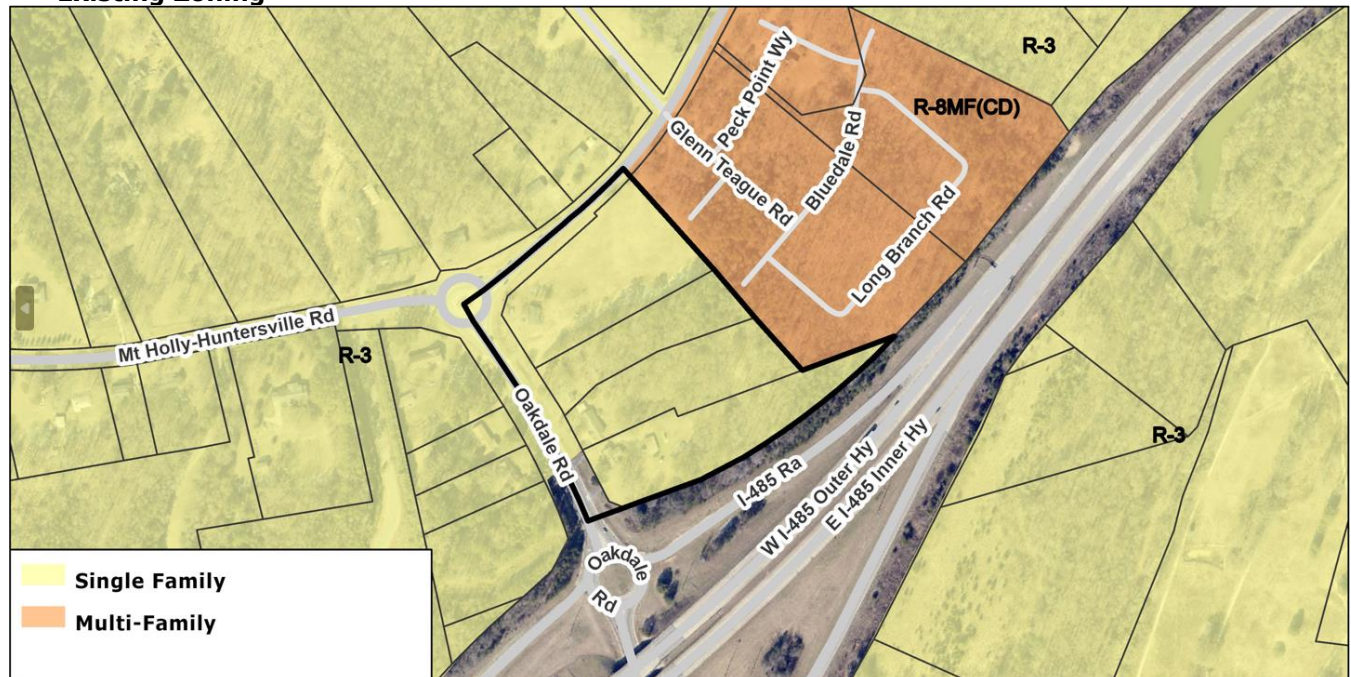
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

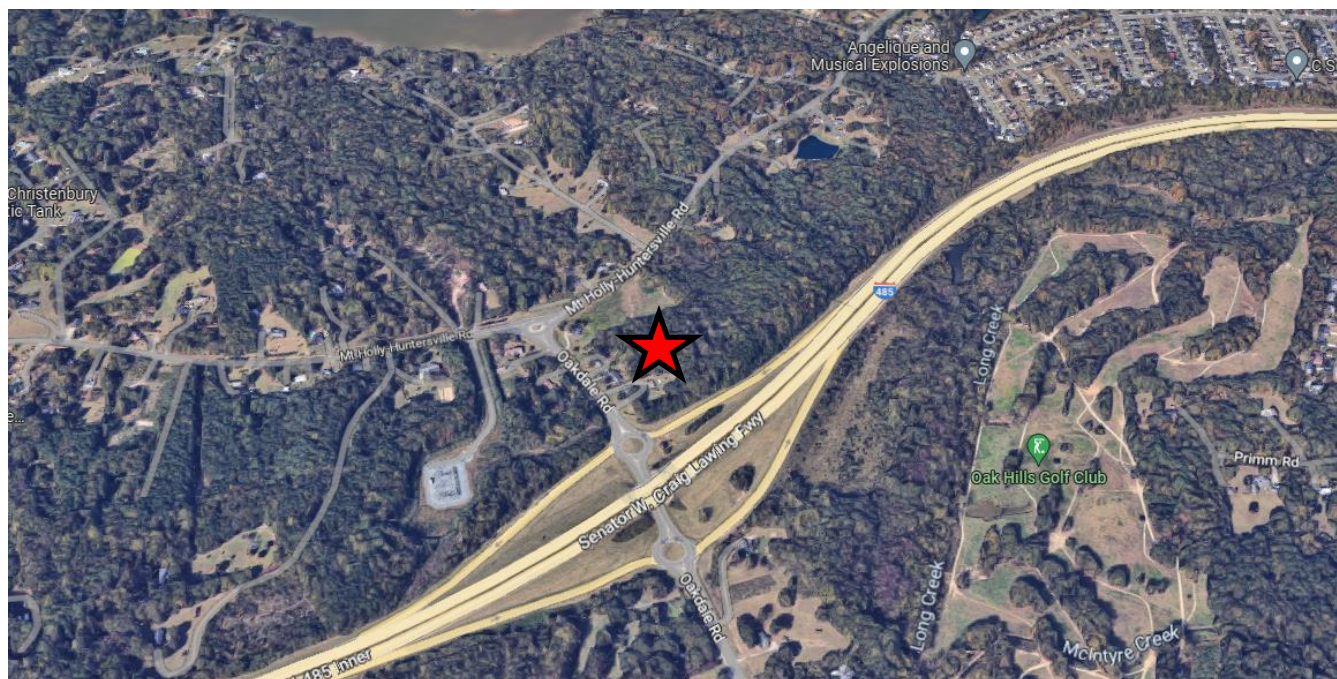
- Up to 88 single family attached units in up to 21 buildings.
- No more than 5 units per building.
- Provides architectural standards related to allowed exterior building materials, pitched roofs if provided, screening of solid waste facilities and meter banks, blank walls and visual impact of garage doors.
- Provides amenity area(s) to include hardscape, gathering areas, seating and/or similar features.
- Commits to a minimum of 3,000 sqft of open space.
- Provides Ordinance require buffer along I-485.
- Commits to 10 ft wide landscape buffer planted to Class C standards along Mt. Holly-Huntersville Rd. and Oakdale Rds.
- Vehicular access from a new private street (A) connecting from Oakdale Rd to a connection with the adjacent development.
- Units are located along the private street and along a network of internal alleys.
- Installs an 8 ft planting strip and 12 ft multi-use path along Oakdale Rd and Mt. Holly-Huntersville Rd.
- Constructs 6ft sidewalk and 8 ft planting strip along both sides of Private Street A and provides sidewalks along one side of each alley with connections to the multi-use path on Oakdale Rd. at Private Street A and one pedestrian connection to the multi-use path along Mt. Holly-Huntersville Rd. at the northeast corner of the site.

Existing Zoning



- The site is currently zoned R-3, developed with 4 single family homes. The area is primarily zoned for single family residential. There is multi-family residential for a single family attached community to the east of the site.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3	N1-A	N2



The site (indicated by the red star above) is in a residential area.



The site is developed with 4 single family homes fronting Oakdale Rd.



North of the site, across Mt. Holly-Huntersville Rd., are single family homes.



East of the site, on the south side of Mt. Holly Huntersville Rd. is land under construction for single family attached residential community.

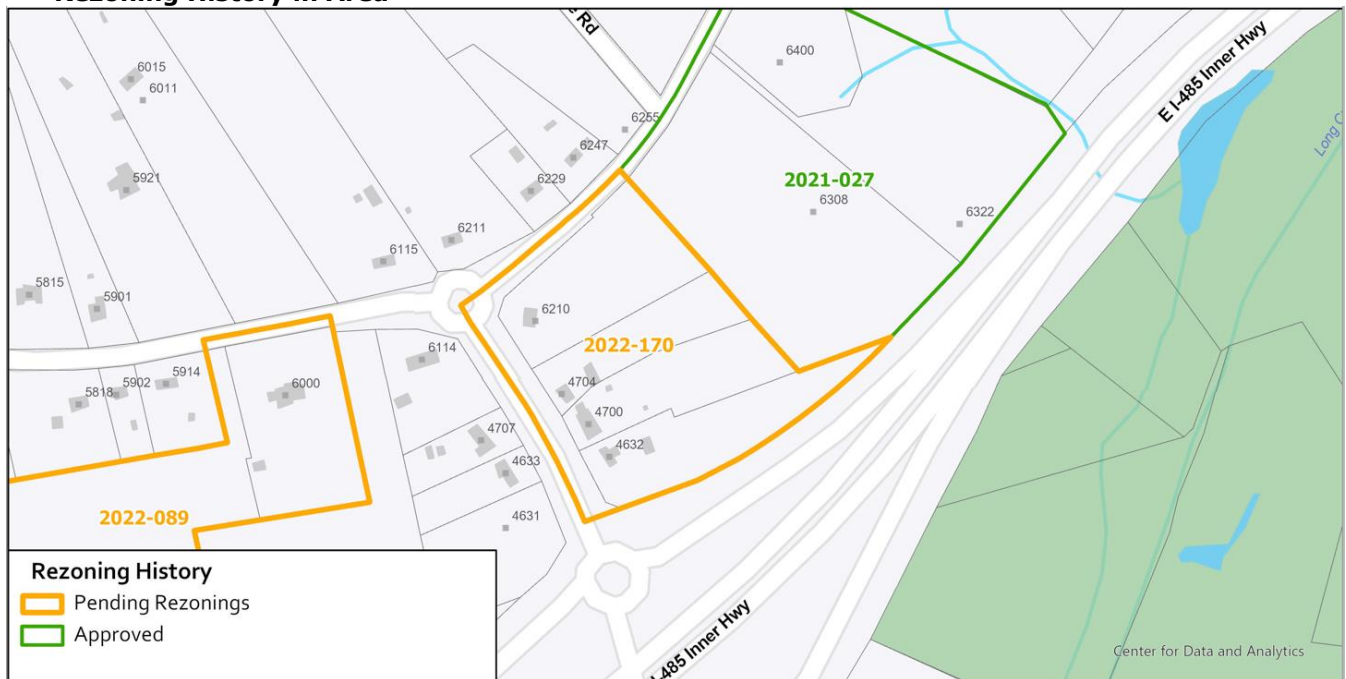


South of the site is the Oakdale Rd./I-485 interchange. Across I-485 are single family homes. And Oak Hills Golf Club.



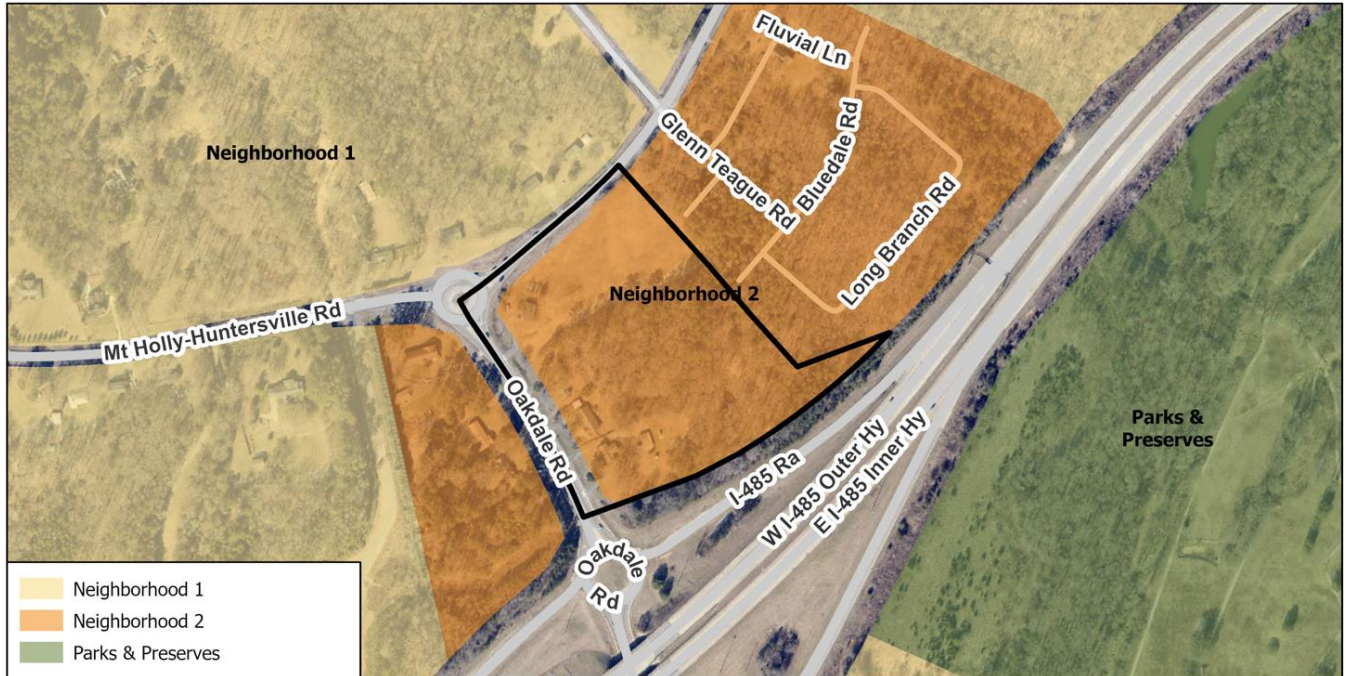
West of the site, across Oakdale Rd. are three single family homes.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-027	18.97 acres adjacent to the east of the site, to R-8MF(CD) for up to 140 single family attached dwelling units.	Approved
2022-089	43 acres west of the site, between Mt. Holly-Huntersville Rd and I-485, to MX-2(INNOV) (mixed use, innovative) for a residential community containing 313 units with a mix of single family, duplexes and triplexes.	Pending

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 2 place type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Mt Holly-Huntersville Road a State-maintained, major thoroughfare and Oakdale Road, a State-Maintained minor thoroughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. CDOT has coordinated with the petitioner to restrict site access off Oakdale Road to be Right-In Right-Out in coordination with NCDOT. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- NA

- **Transportation Considerations**

- ~~See Outstanding Issues, Notes 5-11~~ Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 40 trips per day (based on 4 single family homes).

Entitlement: 365 trips per day (based on 33 single family dwelling units).

Proposed Zoning: 625 trips per day (based on 88 single family attached dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 17 students, while development allowed with the proposed zoning may produce 16 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 0 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Long Creek Elementary from 92% to 95%
 - Francis Bradley Middle remains at 108%
 - Hopewell High remains at 99%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 16-inch water transmission mains located along Oakdale Road and Mt Holly-Huntersville Road. Charlotte Water currently does not have sanitary sewer system accessible for the rezoning boundary under review. See advisory comments at www.rezoning.org

- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Add provision for landscaping including trees and shrubs along the frontages of Mt Holly Huntersville Rd and Oakdale Rd.~~ Addressed
2. ~~Revise Architectural Standard note F. related to visual impact of garage doors by making Porch/stoops a part of every unit and its own individual note. And remove iv. related to windows above or beside the garage door.~~ Addressed, removed the note related to porches and stoops and separated the other options.
3. ~~Remove strike throughs from development standards on the site plan.~~ Addressed
4. ~~Commit to a total minimum area for the amenity area(s).~~ Addressed

Transportation

5. ~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~ Addressed
6. ~~Location of curb and gutter along Mt. Holly Huntersville Rd. to be moved 30 ft from roadway centerline to accommodate Charlotte Streets Map with a section of 4+ Avenue and shared use path.~~ Addressed
7. ~~Label and dimension internal street infrastructure including curb line, sidewalks, plantings strips and right-of-way.~~ Addressed
8. ~~Add a conditional note specifying "A Right of Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing city-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."~~ Addressed
9. ~~Add a conditional 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
10. ~~Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~ Addressed
11. ~~Remove driveways from CDOT 50'x50' sight triangles areas connecting to Street A.~~ Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: John Kinley (704) 336-8311