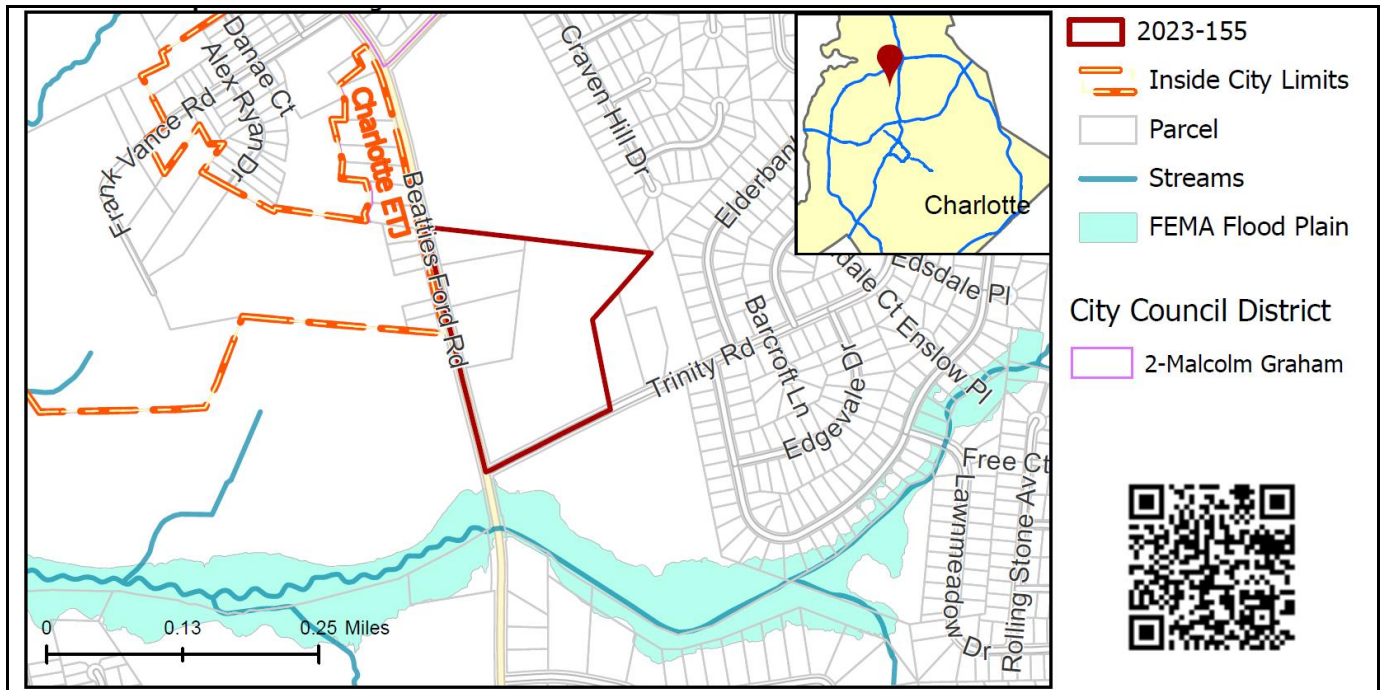


**REQUEST**

Current Zoning: N1-A (neighborhood 1-A) and CG (general Commercial)  
Proposed Zoning: N2-B(CD) (neighborhood 2-B, conditional)

**LOCATION**

Approximately 16.15 acres located at the northeast intersection of Beatties Ford Road and Trinity Road, south of Lakeview Road.



**SUMMARY OF PETITION**

The petition proposes the development of up to 147 duplex, triplex, quadraplex, and multi-family attached dwelling units, including up to 5 live work units. The site is currently wooded and vacant.

**PROPERTY OWNER**

Elliott Scott Climer; Donna Caldwell Kerns; and Roy L. Parker and Margaret J. Parker

**PETITIONER**

CH Land Company, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 9

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map (2022)* recommendation for the Commercial and Neighborhood 1 Place Types.

Rationale for Recommendation

- This petition is appropriate and compatible with the Commercial and Neighborhood 1 Place Types as it increases the variety of housing types in the area, with the majority of the site providing duplex, triplex, quadruplex dwelling types that generally align with the Neighborhood 1 Place Type.

- The plan also proposes 5 live work units which may provide small-scale neighborhood-oriented businesses that align with the Commercial and Neighborhood 1 Place Types.
- The site is located adjacent to an elementary school, a regional public park, a shopping center, and several churches.
- The proposal includes architectural standards to ensure quality design, including requirements for building materials, roof pitches, corner treatments, blank wall limitations, and limits the maximum building height to 48 feet.
- The plan commits to providing a 12-foot multi-use path along the Beatties Ford Road frontage and adheres to CATS request for a updated bus waiting pad which provides the beginnings of a multi-modal transportation network.
- The site is located along the route of the CATS number 7 local bus route with a stop directly in front of the site providing transit access to Northlake Mall, the Rosa Parks Community Transit Center, and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood diversity & Inclusion

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 and Commercial Place Types to the Neighborhood 2 Place Type for the site.

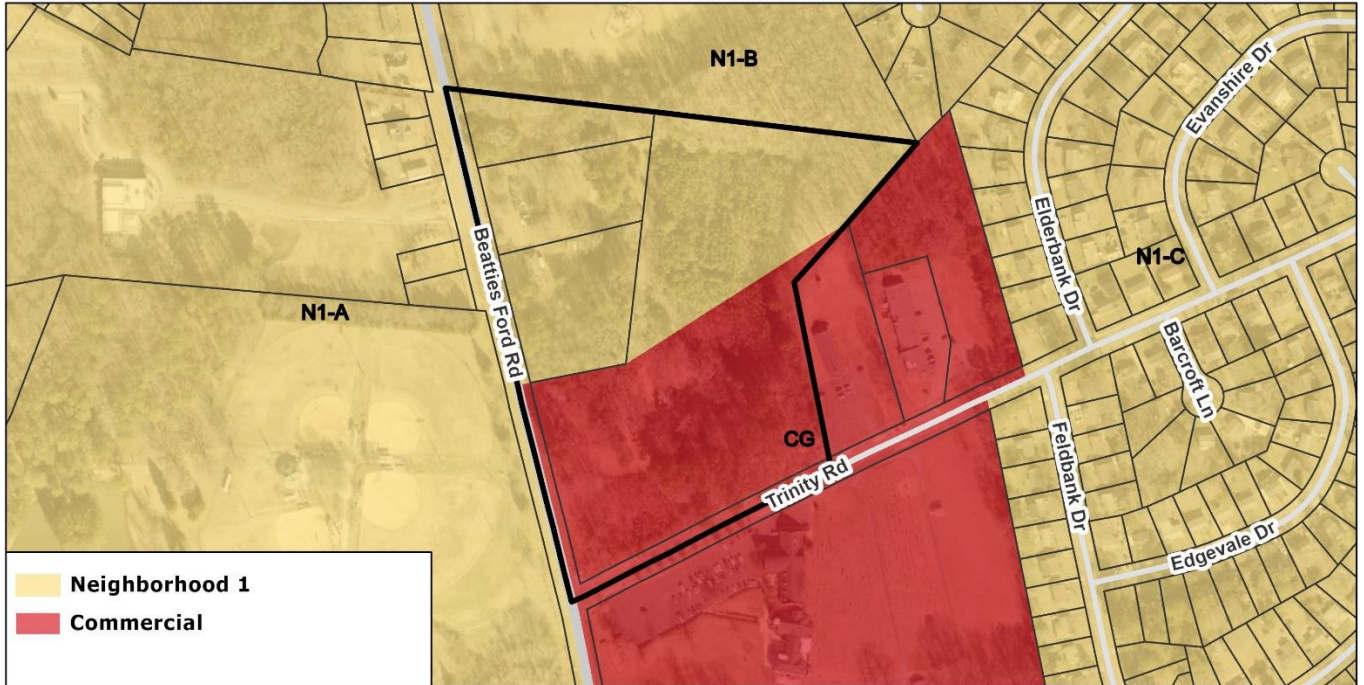
## PLANNING STAFF REVIEW

### • Proposed Request Details

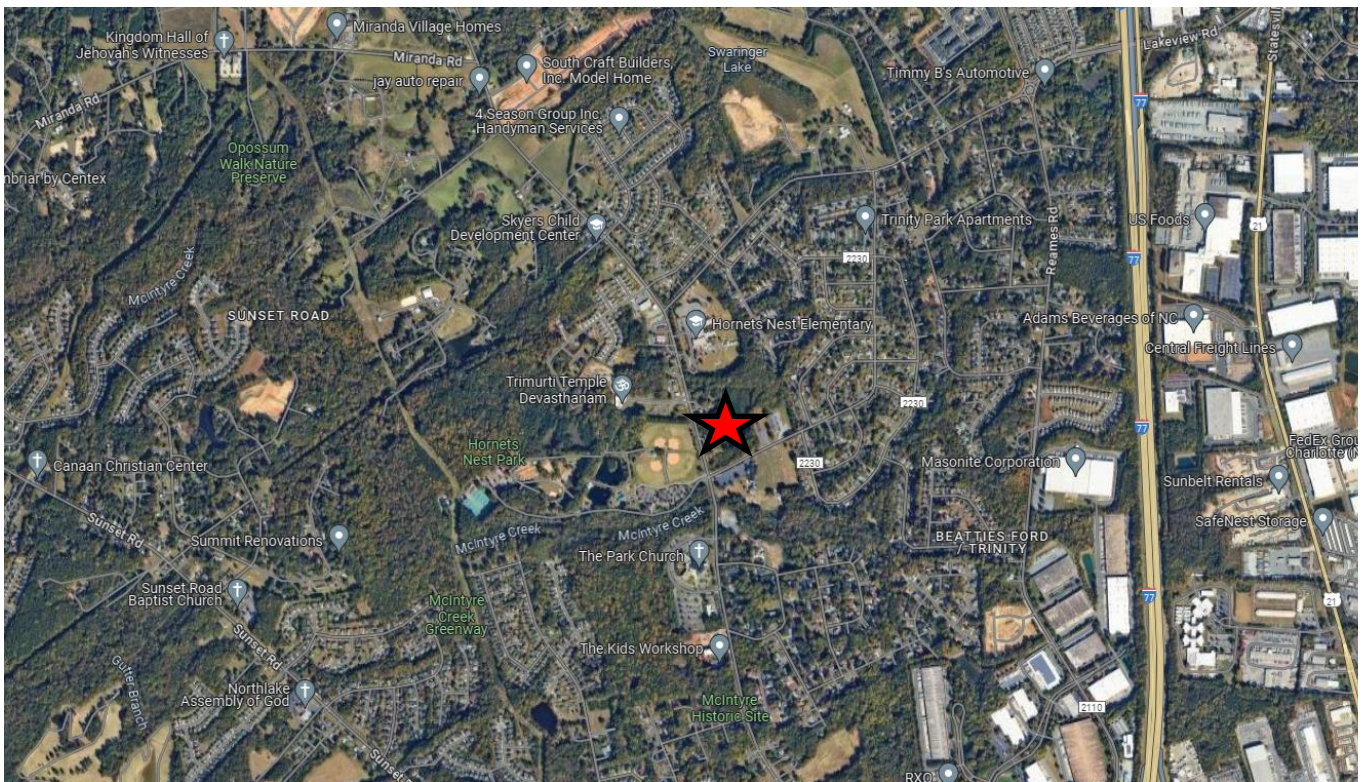
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 147 duplex, triplex, quadraplex, and multi-family attached dwelling units, including up to 5 live work units. The plan proposes to locate the units on subplot.
- Incidental and accessory uses may include a dog park, playgrounds, and gathering areas for residents.
- The following transportation improvements are proposed:
  - Vehicular access to the site is proposed from Beatties Ford Road and Trinity Road via a new public street.
  - The plan proposes new public streets throughout the site. These streets will be built to the Local Residential Medium Street standard from the Charlotte Land Development Standards Manual (CLDSM).
  - A left turn lane with 150 feet of storage is proposed for access to the site while traveling southbound on Beatties Ford Road.
  - A right turn lane with 100 feet of storage is proposed for access to the site when traveling northbound on Beatties Ford Road.
  - Bus stop improvements are proposed to the existing bus stop on Trinity Road.
  - All required transportation improvements will be made prior to the issuance of the first Certificate of Occupancy (CO).
- The following architectural requirements are proposed:
  - All buildings will be limited to no more than 5 dwelling units per building.
  - Primary exterior building materials may consist of brick, masonry, stone (or synthetic equivalents), stucco, cementitious or wood siding.
    - Vinyl, eifs, and Masonite may not be a primary material but may be utilized for certain architectural features.
  - Buildings adjacent to Beatties Ford and Trinity Roads will front internal streets.
  - Pitch roofs will have a minimum slope of 5:12 (porch and shed roofs may be 2:12).
  - All corner/end units will have a wraparound porch or a stoop.
  - Blank wall shall be limited to 15 feet for front and side facades facing public streets.
  - Maximum building height is limited to 48 feet.
- The following landscaping, streetscape, and site improvements are proposed:
  - A 12-foot multi-use path and 8-foot planting strip will be installed along Beatties Ford Road.
  - An 8-foot sidewalk and 8-foot planting strip will be installed along Trinity Road.
  - 20 visitor and 5 commercial parking spaces for the live work units are proposed.
  - A 25 foot buffer is proposed along Beatties Ford Road.

• **Existing Zoning**



- The southern portion of the site is zoned CG (general commercial) along the frontage of Trinity Road and the northern portion is zoned N1-A (neighborhood 1). The property is adjacent to properties zoned N1-B to the north, CG to the east and south across Trinity Road, and N1-A to the west across Beatties Ford Road.



The site (indicated by red star above) is located at the northeast intersection of Beatties Ford Road and Trinity Road, south of Lakeview Road.



View of the site looking northeast from the intersection of Beatties Ford and Trinity Roads. The site mostly wooded and developed with 3 single-family houses.



Hornets Nest Park is located to the west of the site across Beatties Ford Road.



View of a small commercial development located east of the site on Trinity Road.

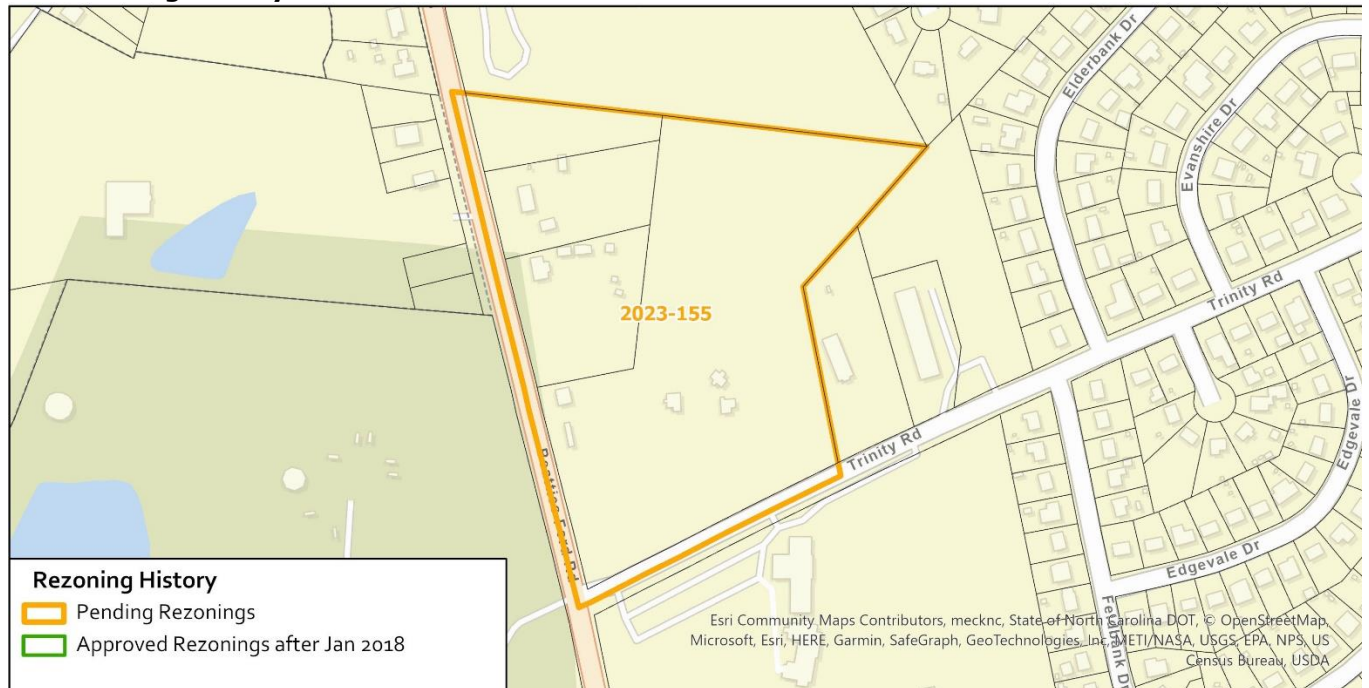


North of the site is Hornets Nest Elementary School on Beatties Ford Road.



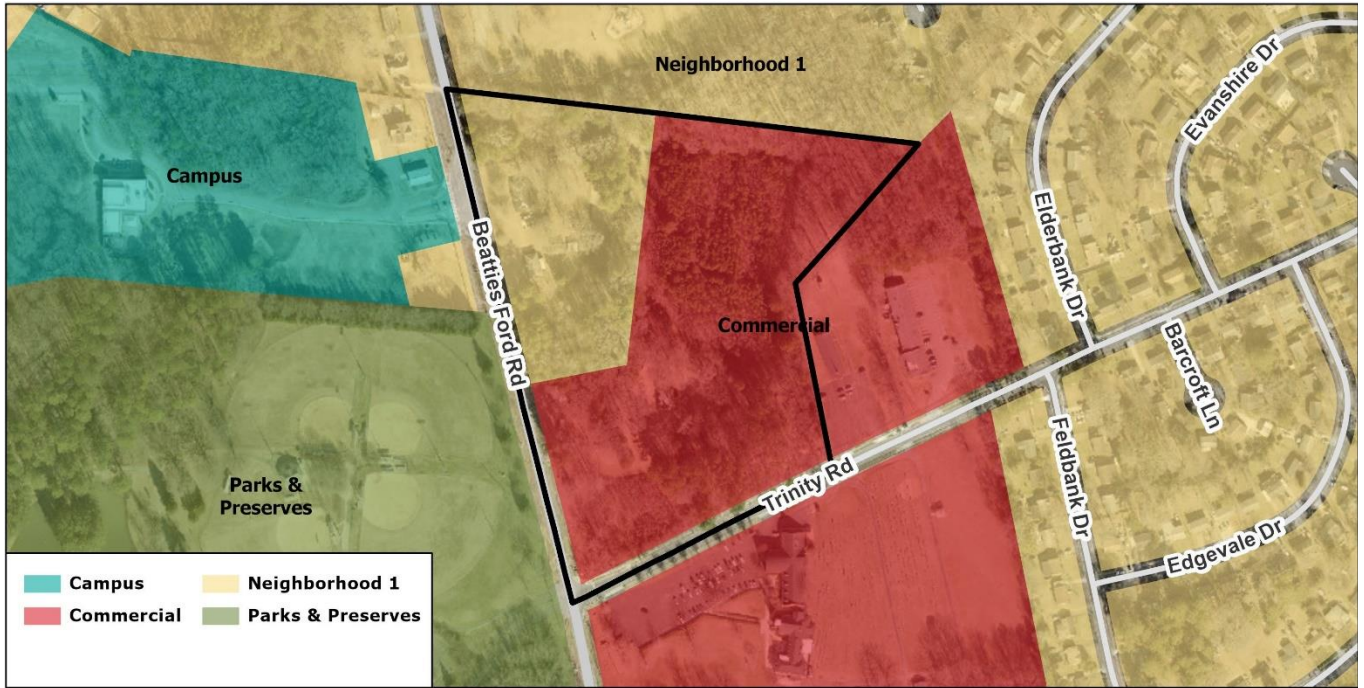
View of single-family homes located across Beatties Ford Road, northwest of the site.

• **Rezoning History in Area**



- There has not been any rezoning activity in the area since 2018.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Commercial Place Type for the majority of the site with the northwest portion of the site recommended for Neighborhood 1 Place Type.

• **TRANSPORTATION SUMMARY**

- The petition is located at the intersection of Trinity Road, a City-maintained major collector and Beatties Ford Road, a State-maintained major arterial. Based on the 1,065 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment (3 points). The petitioner has coordinated with CDOT and NCDOT to provide left and right turn lane(s) into the site, a Shared Use Path, and transportation improvements per CTR requirements. Site plan and/or conditional note revisions are needed to add commitments to CTR table.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- Outstanding Issues, see note 3.

• **Vehicle Trip Generation:**

Current Zoning: CG and N1-A

Existing Use: 80 trips per day (based on 3 single-family dwellings).

Entitlement: 4,722 trips per day (based on 65,300 sq.ft. of commercial and 28 dwellings).

Proposed Zoning: 1,070 trips per day (based on 147 dwellings).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 24 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Hornets Nest Elementary from 101% to 102%
    - Ranson Middle from 103% to 103%
    - Hopewell High from 96% to 96%.

- 
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Trinity Rd. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry / City Arborist:** See Outstanding Issues, Note 1.

### OUTSTANDING ISSUES

#### Environment

1. ~~Edit conditional note specifying "Dedicated ROW would not apply to Roads A, B, or C. This only applies to ROW along Beatties Ford and Trinity Rds."~~ **ADDRESSED**

#### Site and Building Design

2. ~~Please show sidewalk connecting at the corner of Beatties Ford Rd. and Trinity Rd. Site plan does not clearly show they are connected to either existing or proposed streetscape.~~ **ADDRESSED**

#### Transportation

3. CTR commitments were removed from table. Please update table to match previous site plan submittal from February 2024.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3818