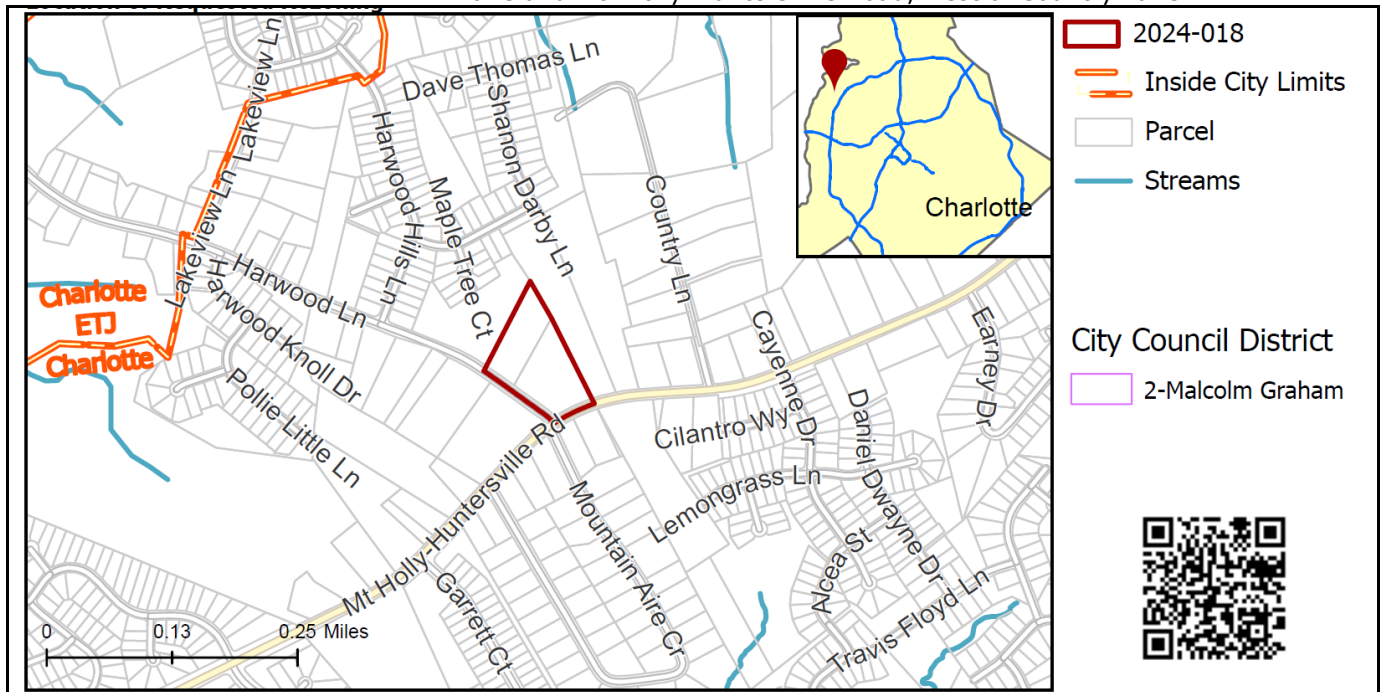


REQUEST

Current Zoning: INST(CD) (institutional, conditional) and N1-A (neighborhood 1-A)
Proposed Zoning: NC(CD) (neighborhood center, conditional)

LOCATION

Approximately 4.62 acres located at the northeast intersection of Harwood Lane and Mt. Holly-Huntersville Road, west of Country Lane.



SUMMARY OF PETITION

The petition proposes to allow a 12,000 square foot childcare center or medical office and 20,000 square feet of nonresidential uses. A portion of the site is entitled for a childcare center and is currently developed with a single-family dwelling.

PROPERTY OWNER

iClub Investments, LLC

PETITIONER

iClub Investments, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible as the proposed childcare center, medical office, and retail space would provide convenient access to daily needs in an area that has been identified as an Access to Amenities Gap by the *2040 Comprehensive Plan*.
- The proposed development fronts on Mt. Holly-Huntersville Road, designated by the *Charlotte Streets Map* as a 4+ Lane Avenue and

considered an Arterial Street by the UDO and Harwood Lane designated as a collector street.

- The plan commits to providing a 12-foot multi-use path along Mt. Holly-Huntersville Road and an 8-foot sidewalk along Harwood Lane and the site has convenient access to the CATS number 18 local bus, providing Access to the Rosa Parks Community Transportation Center, forming the beginnings of a multi-modal transportation network.
- The site is located adjacent to a fire station and many residential developments which contributes to the establishment of a Neighborhood Center at this intersection.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood Center Place Type for the site.

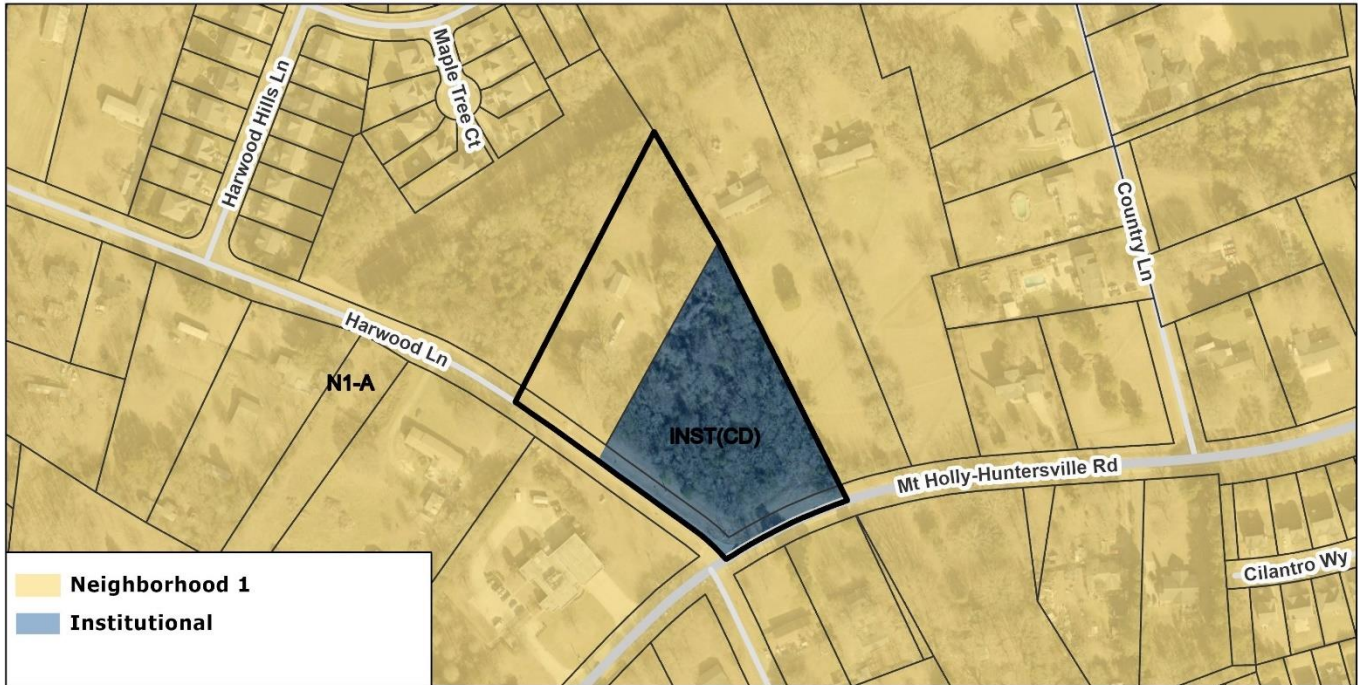
PLANNING STAFF REVIEW

- **Proposed Request Details**

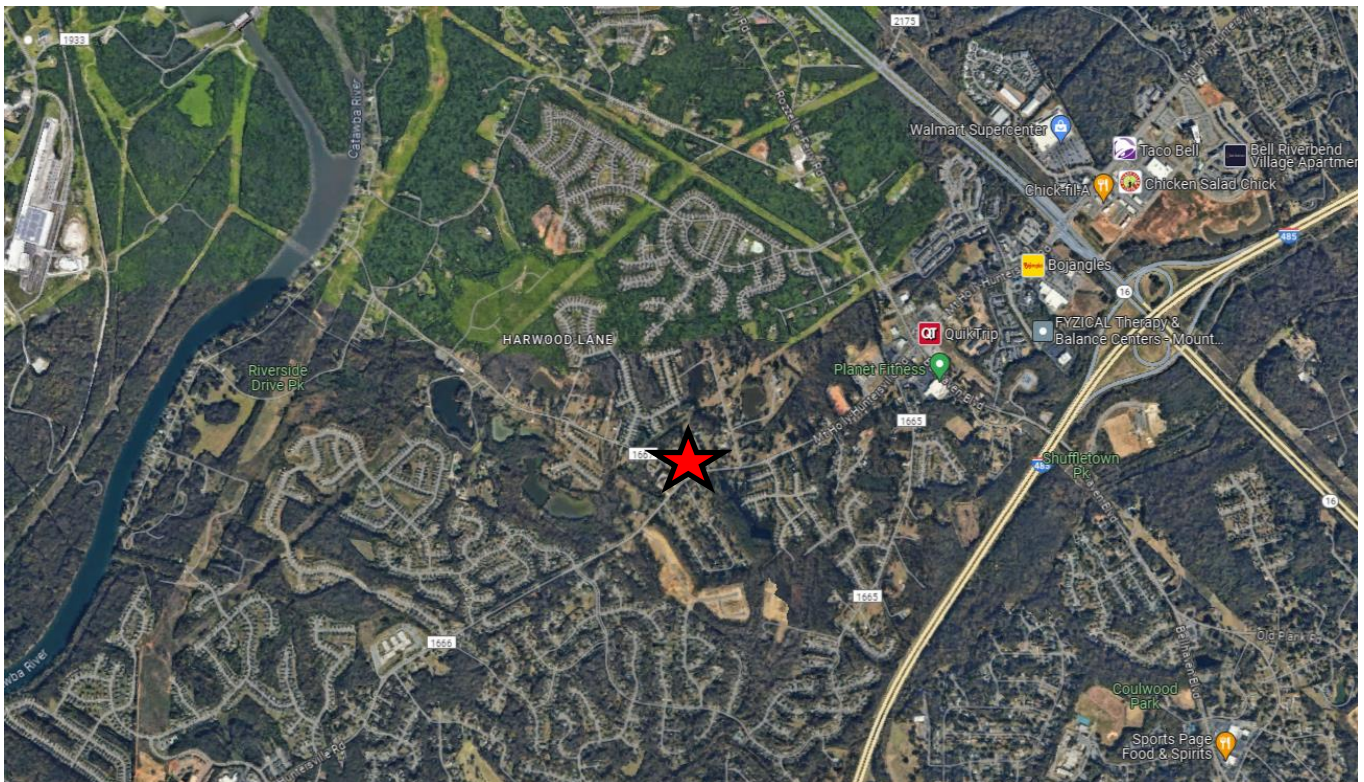
The site plan accompanying this petition contains the following provisions:

- Permits the development of the following:
 - A large childcare center up to 12,000 square feet or a medical office up to 12,000 square feet, and;
 - Up to 20,000 square feet of non-residential uses including retail, personal service uses, restaurants, general and medical offices, and other uses as permitted in the NC zoning district. Except for the following prohibited uses:
 - Gas station, automotive repair, homeless shelter, group home, live performance venue – indoor, reception facility, vehicle rental, beneficial fill site, parking lot, public transit facility, temporary outdoor entertainment, accessory drive-through window, and accessory outdoor entertainment.
- The following transportation improvements are proposed:
 - Access to the site will be from Harwood Lane.
 - A left turn lane will be installed on Mt. Holly-Huntersville Road as depicted on the site plan.
 - 50 feet of right-of-way will be dedicated on Mt. Holly-Huntersville Road, as measured from the centerline.
 - A 12-foot multi-use path and 8-foot planting strip will be constructed along the site's frontages with Mt. Holly-Huntersville Road and an 8-foot sidewalk and 8-foot planting strip will be constructed along the site's frontages with Harwood Lane.
 - All required transportation improvements will be made prior to the issuance of the first Certificate of Occupancy (CO).

• **Existing Zoning**



- The property is currently zoned INST(CD) (institutional) and N1-A (neighborhood 1). The site is surrounded by properties zoned N1-A.



The site (indicated by red star above) is located at the northeast intersection of Harwood Lane and Mt. Holly-Huntersville Road, west of Country Lane.



View of the site looking north from the intersection of Mt. Holly-Huntersville Road and Harwood Lane. The site is currently developed with a single-family dwelling.



View of the site looking east from Harwood Lane. The site is currently developed with a single-family dwelling.



View of the Charlotte Fire Department on Mt. Holly-Huntersville Road located adjacent to the site across Harwood Lane.



View of rural residential development located to the east adjacent to the property on Mt. Holly-Huntersville Road.



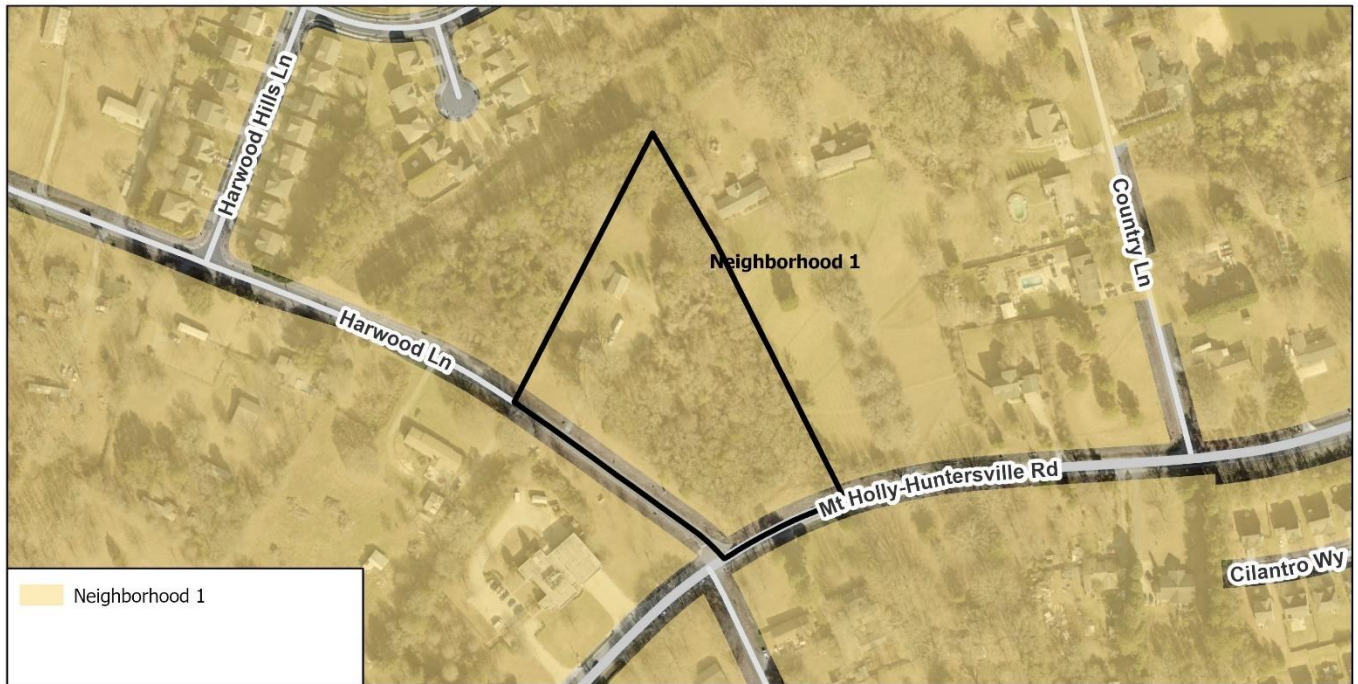
View of a single-family residential subdivision located off Harwood Lane west of the site. Typical of the development pattern in the area.

• **Rezoning History in Area**



- There have not been any rezoning activity in the area within the past 7 years.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Mt Holly-Huntersville Road, a State-maintained major arterial and Harwood Lane, a State-maintained major collector. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Based on the 1,645 daily trips, the petitioner will be required to satisfy Tier 3 Multimodal and Transportation Demand Management (TDM) assessments. Site plan and/or conditional notes commits to dimensioning the right-of-way and curb lines and including the CDOT standard rezoning note(s). Site plan and/or conditional note(s) commits to providing an 8 foot planting strip and 8 foot sidewalk along Harwood Lane, and an 8 foot planting strip and 12 foot multi use path along Mt. Holly-Huntersville Road in accordance with the UDO. Site plan revisions are needed to update the CTR table on the rezoning plan.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, note 1.

- **Vehicle Trip Generation:**

Current Zoning: INST(CD) and N1-A.

Existing Use: 15 trips per day (based on 1 single-family dwelling).

Entitlement: 635 trips per day (based daycare center and 1 single-family dwelling).

Proposed Zoning: NC(CD) 1,645 trips per day (based on daycare center or medical office and retail).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Harwood Ln. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Mt Holly-Huntersville Rd and an existing 8-inch gravity sewer main located along Harwood Ln. See advisory comments at www.rezoning.org

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- **Erosion Control:** No comments submitted.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No outstanding issues.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 2 - 3.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~Revise CTR summary table. The solid waste internal to the site is not by location and just 14 points for having it internal for the whole site. Additionally, we can only give credit for the SUP along Mt. Holly Huntersville. Looks like there is approximately about 215 feet of SUP along Mt. Holly Huntersville. Frontage sidewalk that would be required by the ordinance otherwise does not count towards the multimodal mitigation points unless its physical improvements for bicycle or transit modes required by the UDO.~~ **ADDRESSED**

Environment

2. ~~Urban Forestry: Green area shown does not meet standards. A large section of what is being shown a protected tree canopy does not have any trees.~~ **ADDRESSED**
3. ~~Tree Survey for Conditional Zoning Map Amendment. A tree survey shall be required for all conditional zoning map amendments.~~ **ADDRESSED**

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

4. ~~Conditional note numbering is incorrect. Permitted uses are described in Section 2 notes state that they are described in Section 3.~~ **ADDRESSED**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver (704)336-3818