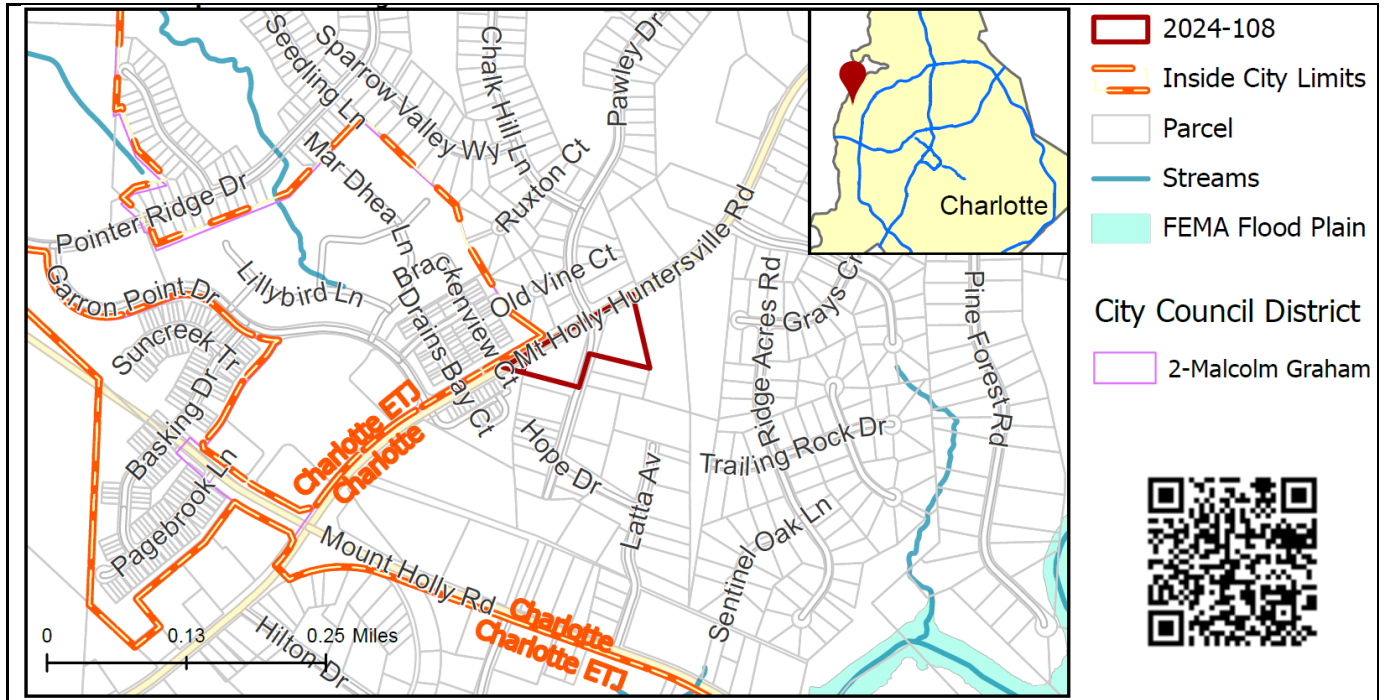


**REQUEST**

Current Zoning: N1-A (neighborhood 1-A).  
 Proposed Zoning: N2-B(CD) (neighborhood 2-B, conditional)

**LOCATION**

Approximately 3.0 acres located along the south side of Mt Holly-Huntersville Road, on the west and east side of Pawley Drive, and North of Mt Holly Road.



**SUMMARY OF PETITION**

The petition proposes the development of up to 40 multi-family attached dwelling units. The site is currently undeveloped.

**PROPERTY OWNER**

Belk

**PETITIONER**

Olympia & Wright Homes

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
 Number of people attending the Community Meeting: 3

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and site and building design.

Plan Consistency

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

Rationale for Recommendation

- The site is adjacent to Neighborhood 2 Place Type developed as multi-family housing to the north across Mt. Holly-Huntersville Road. The site is directly abutting a multi-family attached development to the west along Mt. Holly-Huntersville Road, zoned N2-B. The proposed plan would continue the trend in densification in around the Mt. Holly Road/Mt. Holly-Huntersville Road intersection.

- According to the *Comprehensive Plan's* EGF the site is located within an access to housing gap and the petition's proposed 40 units would add to the housing supply and diversify the housing stock.
- 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. The *Comprehensive Plan* calls for N-2 Place Types to be located on arterial streets designed to accommodate alternative modes of transportation.
- The site is located within a 1/2-mile of a commercial center containing a range of uses including grocery, restaurant, and retail uses.
- The proposed plan includes a 12-foot multi-use path along the site's frontage with Mt. Holly-Huntersville Road and the installation of a bus waiting pad. The site is along the route of the CATS number 18 local bus providing service to the Rosa Parks Community Transportation Center, forming the beginnings of a multi-modal transportation network.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 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 Place Type to the Neighborhood 2 Place Type for the site.

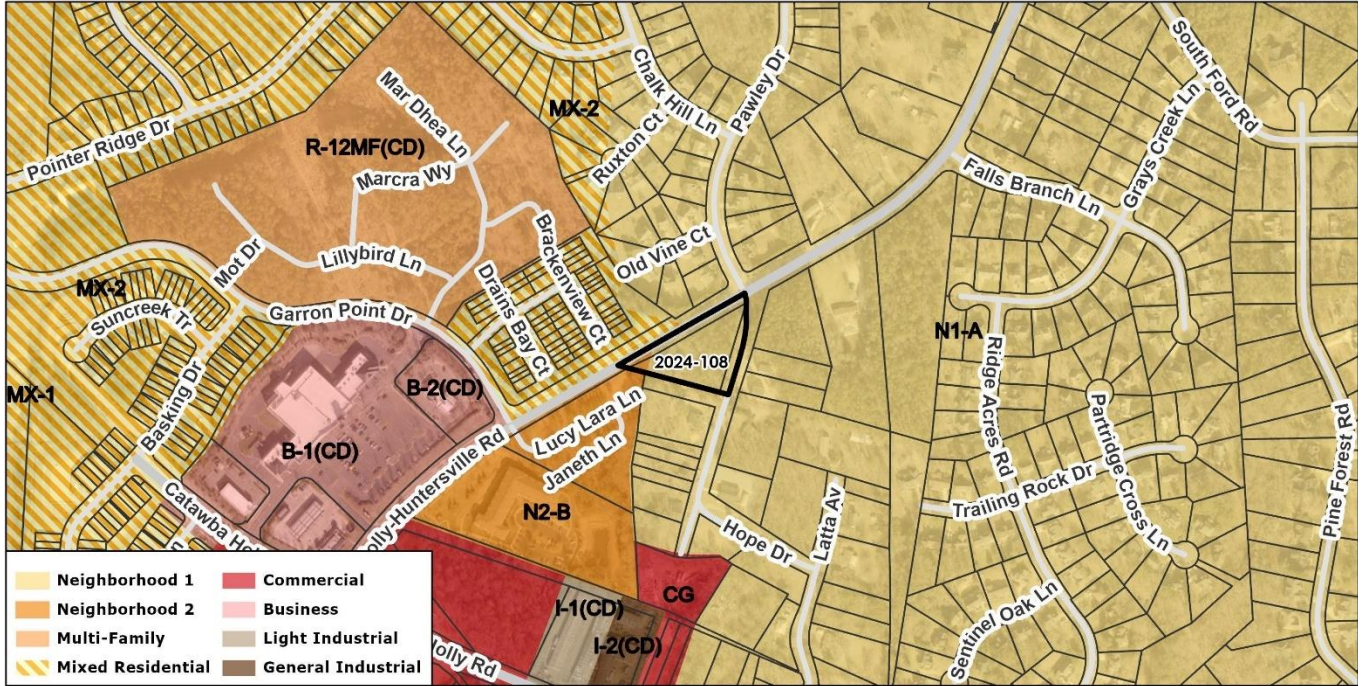
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 40 multi-family attached dwelling units.
  - Including duplex, triplex, and quadraplex buildings.
  - Prohibits multi-family stacked development.
- The following transportation improvements are proposed:
  - Vehicular access to the site will be via private alleys accessed from Pawley Drive.
  - 50 feet of right-of-way shall be dedicated from the centerline of Mt. Holly-Huntersville Road.
  - The petitioner intends to request the abandonment of Kings Drive adjacent to the southern boundary of the site on the west side of Pawley Drive.
  - An ADA compliant bus waiting pad will be constructed along the Site's frontage on Mt. Holly-Huntersville Road.
  - All right-of-way dedication and transportation improvements will be completed prior to the issuance of the first certificate of occupancy (CO).
- The following landscaping and streetscape improvements are proposed:
  - Construct a 12' multi-use path and 8' planting strip along Mt. Holly-Huntersville Road and an 8' sidewalk and 8' planting strip along Pawley Drive.
  - A 10' Class C landscape yard will be provided along the side and rear property lines adjacent to Neighborhood 1 parcels.
  - Trees shall be provided at a minimum spacing of 20 feet and a maximum spacing of 40 feet along private alleys internal to the site.
  - Sidewalks will be provided from all residential entrances to the public street.
  - Visitor parking will be provided as generally depicted on the site plan.
- The following architectural requirements are proposed:
  - Buildings are limited to no more than 6 attached dwellings units.
  - Preferred building materials include: brick, brick veneer, natural or synthetic stone, stucco, cementitious or vinyl siding.
  - Minimum slope to pitch roofs of 5:12, if provided. Porch roofs may be no less than 2:12.
  - Building fronting Mt. Holly-Huntersville Road will be oriented towards the street with rear loaded, alley feed garages.
  - Corner/end units adjacent to Pawley Drive shall have blank wall limitations of 20 feet.
  - Usable porches and stoops, a minimum of 5 feet in depth, will be provided.

• Existing Zoning



- The site is zoned N1-A (neighborhood 1-A). The property is adjacent to properties zoned N1-A to east, south, and southeast, N2-B (neighborhood 2-B) to the west, and MX-2 (mixed-use) and N1-A to the north across Mt. Holly-Huntersville Rd.



The site (indicated by red star above) is located along the south side of Mt Holly-Huntersville Road, on the west and east side of Pawley Drive, and North of Mt Holly Road.



View of the site looking south from the intersection of Mt. Holly-Huntersville Rd and Pawley Dr. The site is located on the east and west side of Pawley Dr. and is undeveloped.



View of single-family houses located on Pawley Dr. southeast of the site.



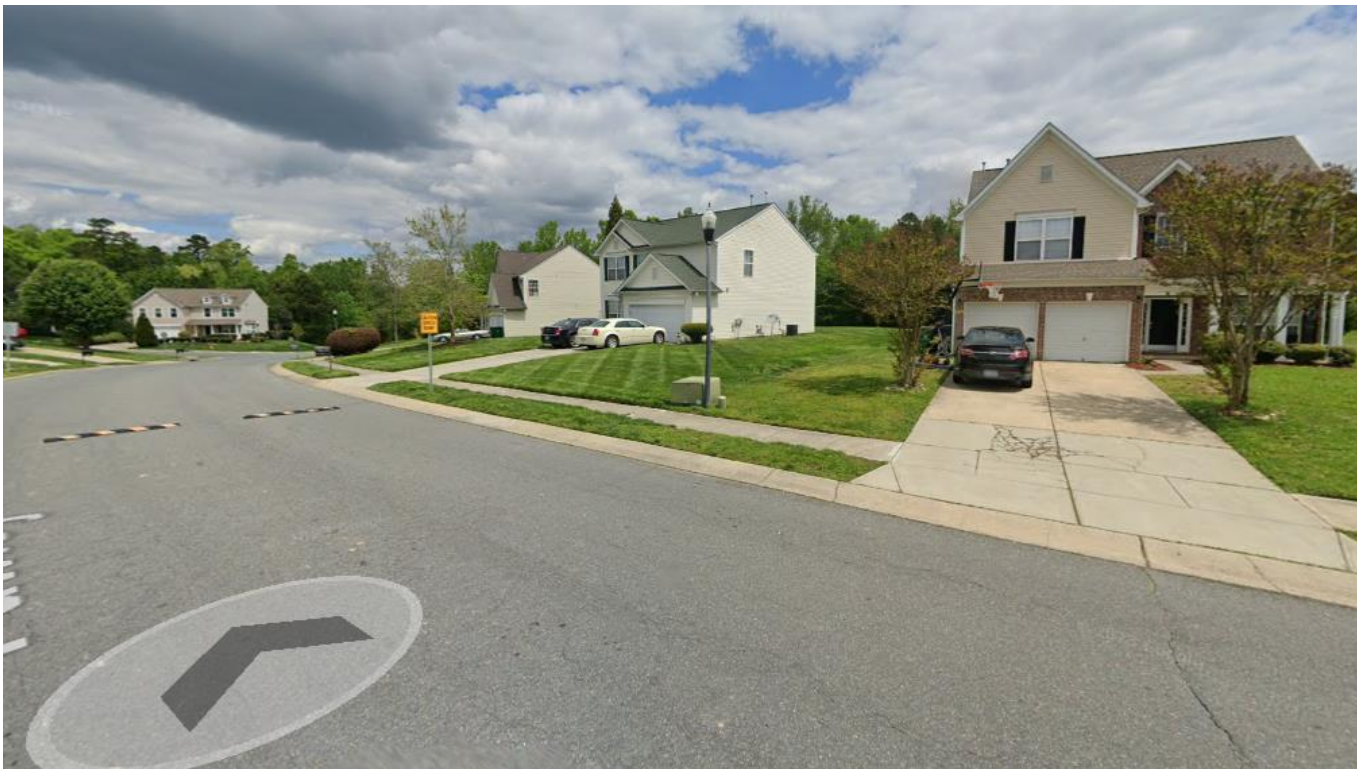
View of a shopping center development located approximately ¼-mile northwest of the site across Mt. Holly-Huntersville Rd zoned B-1(CD).



View of multi-family attached dwelling located north of the site across Mt. Holly-Huntersville Rd.



View of a retirement facility located west of the site along Mt. Holly-Huntersville Rd.

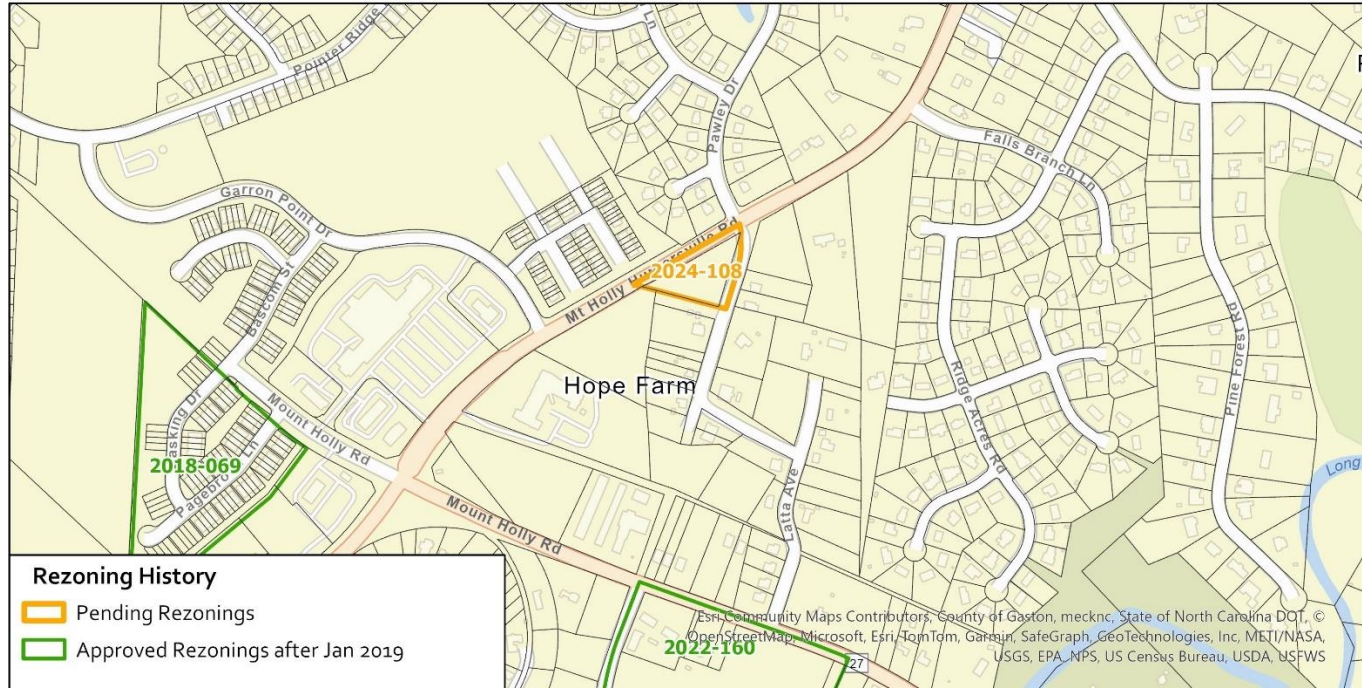


View of a single-family home subdivision located north of the site across Mt. Holly-Huntersville Rd. Typical of the development pattern in the area.



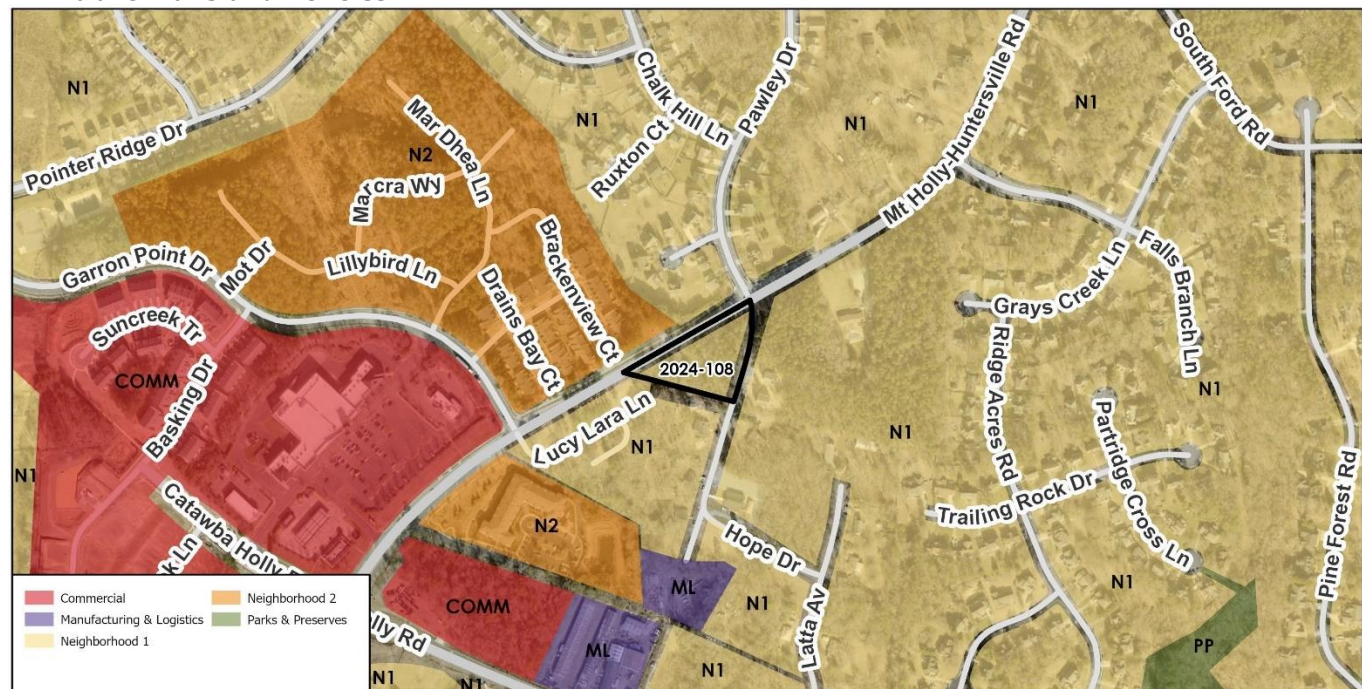
View of a church and new single-family house located southeast of the site along Pawley Dr.

**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-069	10 acres located on the west side of Mt. Holly-Huntersville Road, south of Mt. Holly Road. From I-1 LWCA to MX-2 LWPA.	Approved
2022-160	24.13 acres located along the south side of Mount Holly Road and east side of Creston Circle, west of Interstate 485. From ML-1, CG, and N1-A to R-12MF(CD).	Approved

**Public Plans and Policies**



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



- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Mount Holly-Huntersville Road, a State-maintained major arterial, and Pawley Drive, a City-maintained local street. 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. Site plan and/or conditional note revisions are needed to commit to dimensioning relocating curb and gutter along Mt Holly-Huntersville and Beatties Ford, dimensioning the dedicating of right of way, labeling and dimensioning site plan infrastructure elements and updating conditional notes.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - Outstanding Issues, see Notes 1-5.
- **Vehicle Trip Generation:**
  - Current Zoning: N1-A
  - Existing Use: 0 trips per day (based on vacant site).
  - Entitlement: 110 trips per day (based on 9 Single-family dwellings)
  - Proposed Zoning: N2-B(CD) 254 trips per day (based on 40 multi-family attached dwellings).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See Outstanding Issues, Note 6.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 6 student.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - River Oaks Elementary remains 90%
    - Coulwood Middle remains at 89%
    - West Mecklenburg High remains at 80%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located inside 03137609. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside 03137609. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** Outstanding Issues, see Note 7.

## OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

### Transportation

1. CDOT: **Curblines: Mt Holly-Huntersville Road:** Location of future back of curb and gutter needs to be moved to 30' from centerline. 4+ Avenue, Shared Use Path from Streets Map. **Pawley Drive:** Location of future back of curb and gutter needs to be moved to 17.5' from centerline. Based on residential wide cross-section U-03A1 in CLDSM. Label and dimension the curb and gutter from the centerline for each road on the site plan.
2. CDOT: Revise site plan and conditional note(s) to commit to dedicate 50 feet of right-of-way from the road centerline of Mt Holly-Huntersville Road. The site plan shall label and dimension the right-of-way from the road centerline.
3. CDOT: Revise site plan and conditional note(s) to commit to labeling all dimensions shown on plans. (Ex. "12' MUP", "Future back of curb from centerline", etc.)
4. Revise site plan and conditional note(s) to commit to constructing an 8' planting strip and 8' sidewalk along Pawley drive per Article 32 in UDO. Dimension and Label.

5. Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."
  6. CATS: Revise bus stop detail to 60.01A.  
Environment
  7. Urban Forestry: A tree survey shall be required for all conditional zoning map amendments.  
Site and Building Design
  8. Entitlement Services: Entitlement Services: a height limit or height transition should be provided for all buildings abutting parcels designated as Neighborhood 1 Place Type.
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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