



Zoning Committee

REQUEST	Current Zoning: R-8MF(CD) (multi-family residential, conditional) Proposed Zoning: R-8MF(CD) SPA (multi-family residential, conditional, site plan amendment).
LOCATION	Approximately 6.99 acres located along the south side of Mt. Holly-Huntersville Road, the east side of Beatties Ford Road, and north of Interstate 485. (Council District 2 - Graham)
PETITIONER	Taylor Davis

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northlake Area Plan* (2008) recommendation of residential use for a portion of the site, but inconsistent with recommended density of up to 5 dwelling units per acre (DUA) and inconsistent with the portion of the site recommended for a greenway based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 5 dwelling units per acre for a portion of the site and recommends a greenway for the other portion.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This site was previously approved for 29 townhome dwellings with a density of 4.1 DUA under Rezoning 2005-115. This petition proposes up to 57 units of senior multi-family housing, increasing the density up to 8.15 DUA.
- While this petition increases the density, it still fulfills the plan's recommendation of residential use.
- The senior housing proposed in this petition will help to increase housing options for seniors in this location in the city. Utilizing this location for senior housing is additionally appropriate due to the proximity of the grocery store and pharmacy located on the other side of Beatties Ford Road.
- This petition fulfills the area plan's goal of improving housing options to develop a more diverse housing stock.
- The petition commits to constructing a 5-foot sidewalk and an 8-foot planting strip along Mt. Holly-Huntersville Road

Frontage and Beatties Ford Road, and an 8-foot planting strip and 12-foot multi-use path along Mt. Holly-Huntersville Road to be located from the new back of the curb. These pedestrian improvements will serve the residents of the new development and increase connectivity to the surrounding commercial areas.

- The petition commits to dedicating their SWIM buffer and 50% of floodplain to Mecklenburg County for potential recreation uses and stormwater creek restoration.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan*, from Residential up to 5 DUA and Greenway to Residential up to 12 DUA for the site.

Motion/Second: Kelly / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the recommendation of residential use for a portion of the site, but inconsistent with recommended density with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225