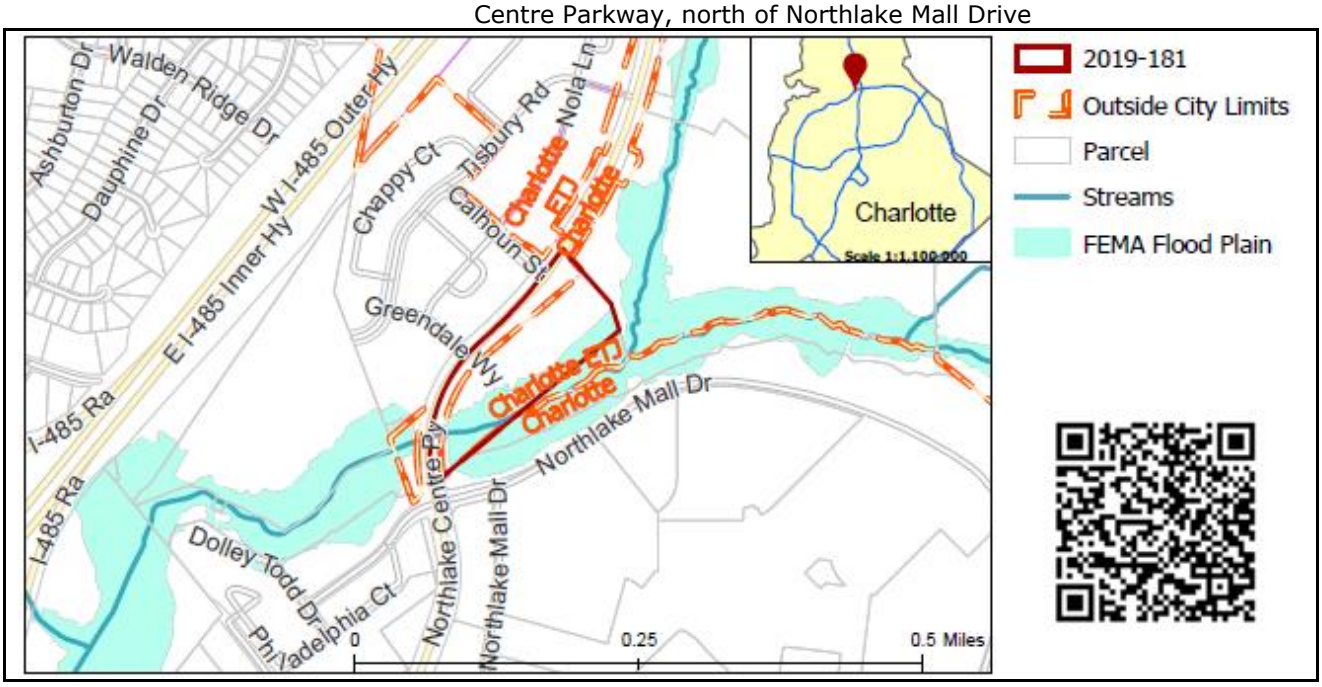
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-181
Final Staff Analysis
May 18, 2020

REQUEST	Current Zoning: R-3 (single-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 6.54 acres located on the east side of Northlake Centre Parkway, north of Northlake Mall Drive



SUMMARY OF PETITION	The petition proposes up to 78 multi-family residential dwelling units on vacant land near Northlake Mall.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Daniel J. and Barbara McAulay Woda Cooper Development, Inc. John Carmichael, Robinson Bradshaw
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 *Northlake Area Plan* recommendation for residential development up to 22 dwelling units per acre as a single use.

Rationale for Recommendation

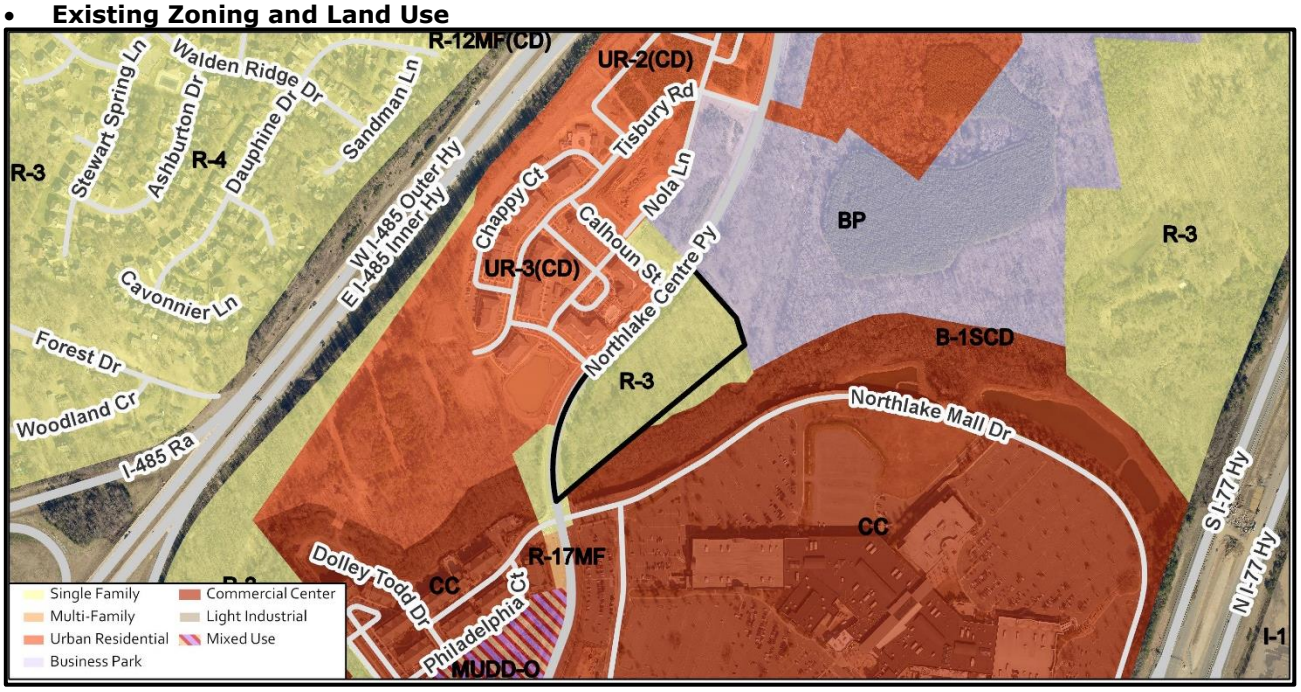
- The *Northlake Area Plan* recommends a mix of residential and nonresidential uses for this site, but also supports residential development up to 22 dwelling units per acre as a single use. At 11.92 dwelling units per acre, the petition is less dense than the recommended maximum density.
- The petition commits to providing a workforce housing program to ensure that the residential units are reasonably priced for person earning less than the median income for the area. For a period of 30 years, the petition commits to

	preserving all residential units on the site for households earning less than 80% of the area median income. • The maximum building height is less than what the adopted policy would allow. The plan recommends limiting building height to 10 – 12 stories, and the petition limits building height to five stories. • The petition commits to enhancing the pedestrian environment through site design elements which include internal sidewalks on both sides of the constructed public street. These improvements connect the site to existing pedestrian amenities along Northlake Centre Parkway and connect to nearby points of interest. • The petition commits to increasing street connectivity by committing to construct the portion of Hucks Road that is located on the site. Hucks Road could eventually connect to future development on the parcel on the eastern side of this petition. • The petition is committed to dedicating the greenway portion of the Parcel to Mecklenburg County Park and Recreation, fulfilling the area plan's goal of preserving this area of the site for open space and an eventual development of a pedestrian-oriented greenway.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows up to 2 principal residential buildings within the building envelope.
  - Allows up to 78 multi-family residential dwellings ~~in one building~~.
  - Provides a workforce housing program for all units for a period of not less than 30 years, maintain monthly rents that are income restricted for households earning 80% or less of the area median income.
  - Building height not to exceed five stories or 60-feet.
  - Access will be from Northlake Center Parkway.
  - Dedicates via fee simple conveyance up to 35-feet from the existing centerline of Northlake Centre Parkway.
  - Commits to construct the portion of Hucks Road that is located on the site.
  - A portion of the site will be separated by the construction of Hucks Road extension and as a result will become a separate parcel, Parcel II. It will not have any development rights.
  - Dedicates via fee simple conveyance 100-feet of right-of-way for the future Hucks Road.
  - Building materials on the principal building will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum may only be used on windows, soffits and on handrails/railings.
  - Buildings exceeding 120-feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10-feet wide and shall project or recess a minimum of 6-feet extending through the building.
  - All residential ground floor units will have entrances facing the street, and when within 15 feet of the sidewalk located along the street will be raised a minimum of 12 to 24-inches. Stoops will be provided on all public and private streets when individual entrances are provided.
  - Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure.
  - Provides a sidewalk and cross-walk network that links to the building on the site and to the sidewalks along the abutting public streets.
  - Provides open space amenity areas that are improved with trails, landscaping, and seating areas.
  - Commits to convey the portion of 100-foot SWIM buffer associated with Dixon Branch for the development of a greenway to Mecklenburg County.
  - Limits detached lighting on the site to 21-feet in height.

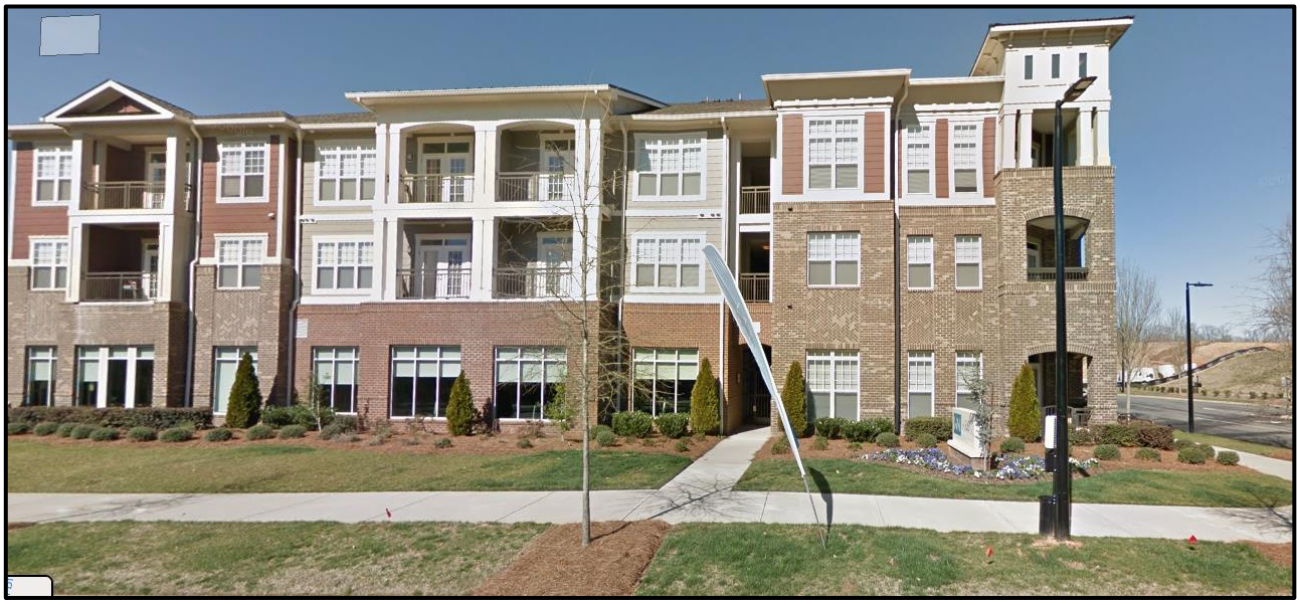
- **Existing Zoning and Land Use**



The site is undeveloped. The surrounding land use includes multi-family residential dwellings, vacant land, and Northlake Mall.

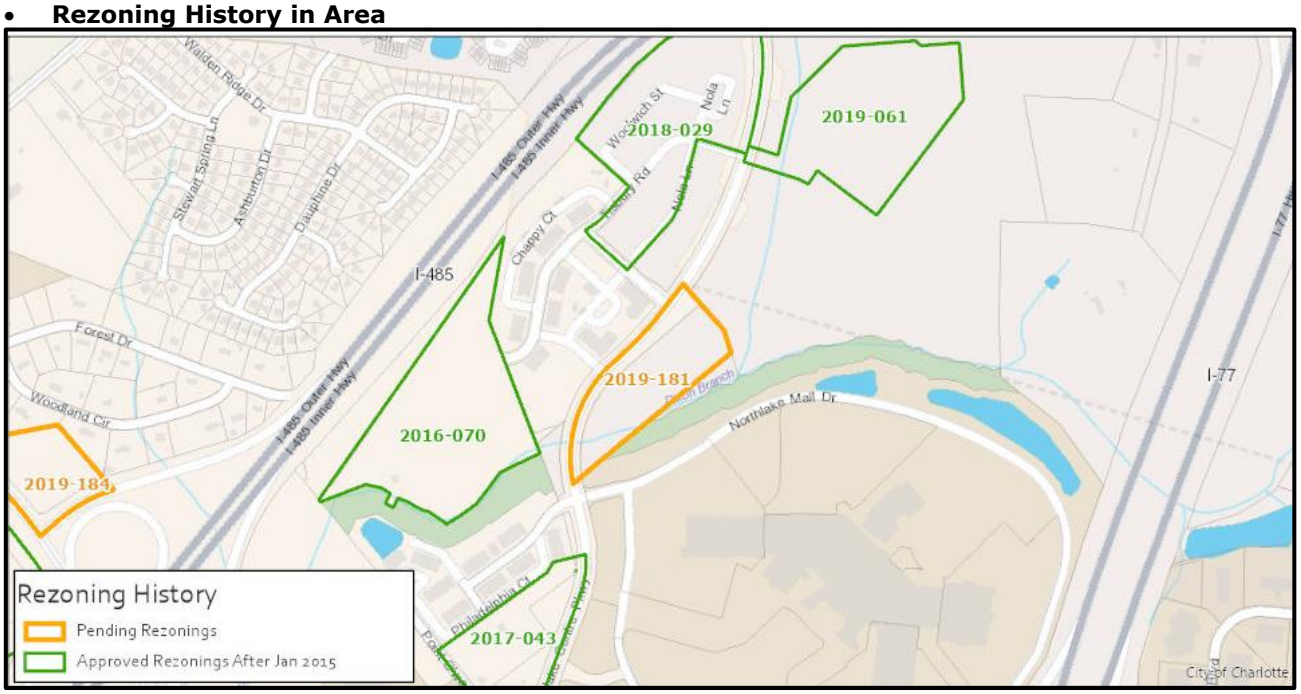
The subject property (denoted by red star) is undeveloped, as is property to the east.

Northlake Mall is to the south and west of the property.



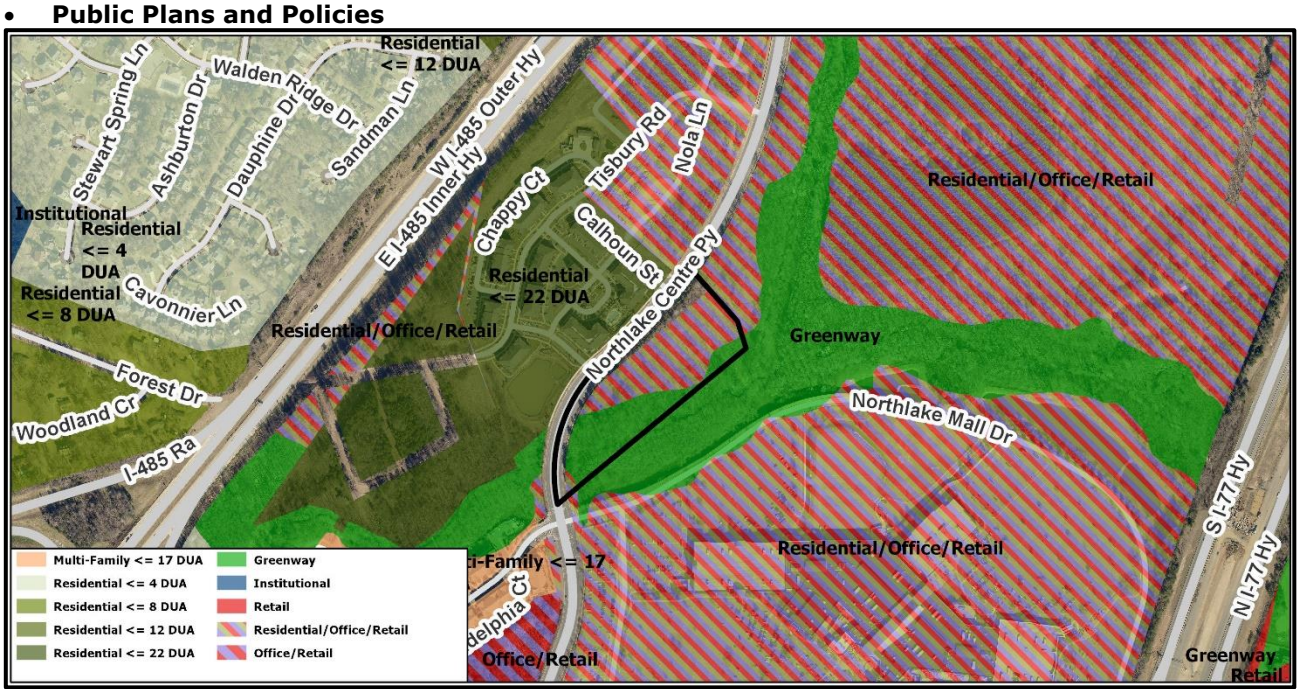
The property to the north and east along Northlake Center Parkway is developed with apartments.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-070	Rezoned 17.52 acres to allow up to 300 multi-family units.	Approved
2017-043	Rezoned 7.12 acres to allow 40,000 square feet of retail, restaurant, and office uses and a hotel with up to 180 rooms.	Approved
2018-029	Rezoned 15.78 acres to allow up to 300 multi-family units.	Approved
2019-061	Rezoned 15.54 acres to allow up to 300 multi-family units.	Approved
2019-184	Proposes to rezone 4.2 acres to allow up to 72 age restricted multi-family units.	Pending

- **Public Plans and Policies**



- The *Northlake Area Plan (2008)* calls for residential, office, and/or retail mix, with residential development up to 22 dwelling units per acre.

- **TRANSPORTATION SUMMARY**
  - The site is located on a minor thoroughfare road. The petitioner should revise the site plan to meet the ordinance requirements and the outstanding items listed below.
  - **Active Projects:**
    - 2020-2029 STIP Lines: I-5405 (I-77)
    - The project will implement high occupancy toll (HOT) lanes and convert existing high occupancy vehicle (HOV) lanes to high occupancy toll (HOT) lanes from I-277 (Brookshire Freeway) to West Catawba Avenue Exit 28).
    - Status: under construction
  - **Transportation Considerations**
    - ~~See Outstanding Issues, Notes 1-5~~ Addressed
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant land).
    Entitlement: 190 trips per day (based on 19 single-family dwellings).
    Proposed Zoning: 550 trips per day (based on 78 apartments).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 10 students, while the development allowed under the proposed zoning may produce 9 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0**.**
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Long Creek Elementary at 85%
    - Bradley Middle at 109%
    - Hopewell High at 93%
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Northlake Centre Parkway. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 15-inch gravity sewer main located along Northlake Centre Parkway. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at www.rezoning.org
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Provide an exhibit making sure all vehicular movements and geometry will function properly for the intersection, if it becomes signalized in the future.~~ Addressed
2. ~~Revise site plan to an accurate scale~~. Addressed
3. ~~Revise the site plan and conditional note(s) to complete connection of the existing sidewalk gap on Northlake Centre Parkway to the intersection of Northlake Mall Drive. The requested connection includes an 8-foot planting strip and 6-foot sidewalk, as permitted by the existing width of the Northlake Centre Parkway right-of-way~~. Rescinded by CDOT
4. ~~If the petitioner proceeds with the abandonment process, the petitioner should coordinate with CDOT Signals Implementation to determine the appropriate right-of-way that is needed for future implementation of a traffic signal at the intersection of Hucks Road Extension and Northlake Centre Parkway.~~ Addressed

5. ~~CDOT requests for the petitioner to revise the site plan and conditional note(s) to complete connection of the existing sidewalk gap on Northlake Centre Parkway to the intersection of Northlake Mall Drive. The requested connection includes an 8-foot planting strip and 6-foot sidewalk, as permitted by the existing width of the Northlake Centre Parkway right-of-way.~~ Rescinded by CDOT

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225