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| <b>REQUEST</b>  | Current Zoning: R-3, single family residential<br>Proposed Zoning: NS, neighborhood services  |
| <b>LOCATION</b>   | Approximately 23.96 acres located on the south side of West W.T. Harris Boulevard between Interstate 485 and Reames Road.   |
| <b>SUMMARY OF PETITION</b>                                    | The petition proposes a 62,000 square foot mixed use nonresidential development.  |
| <b>STAFF RECOMMENDATION</b>                                   | Staff recommends approval of this petition upon resolution of outstanding site plan issues. The mix of nonresidential uses and the designated open space are consistent with the <i>Northlake Area Plan</i> , but the proposed amount of retail square footage is inconsistent with the adopted plan's 10,000 square foot limit. However, with design modifications, as indicated within the "Outstanding Issues" section, this proposal will result in an interconnected development which relates to and enhances the proposed Long Branch and Dixon Branch greenway corridors. |
| <b>PROPERTY OWNER<br/>PETITIONER<br/>AGENT/REPRESENTATIVE</b> | Russell Kakaley and Floreine F. Burt Family, L.P.<br>Percival McGuire Commercial Real Estate Development<br>Bob Young/Robert G. Young, Inc.   |
| <b>COMMUNITY MEETING</b>                                      | Meeting is required and has been held. Report available online.   |

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A 62,000 square foot nonresidential development which includes the following land uses:
  - Office 26,200 square feet (Buildings C and D)
  - Retail 12,500 square feet (Buildings C and D)
  - Restaurant (sit down) or bank 9,000 square feet (Building A)
  - Restaurant (with accessory drive-through) 4,300 square feet (Building B)
  - Daycare 10,000 square feet (Building E)
- If the 9,000 square feet allocated to Building A, which is proposed as a restaurant (sit down) or a bank, is not utilized, the remaining square footage can be transferred to Buildings C and D for office, retail and restaurant uses.
- If the 10,000 square foot daycare use allocated to Building E is not constructed, this square footage can be transferred to Buildings C and D for additional office and retail square footage. Retail space would be limited to 2,500 square feet.
- A maximum of two uses with accessory drive-through windows with a limit of only one restaurant with a drive-through window.
- Internal street network to include a private street extending from the signalized intersection on W.T. Harris Boulevard to the abutting property to the east and a public street running along the eastern property line of the subject site.
- A setback along W.T. Harris Boulevard, measuring from 30 to 35 feet from the future back of curb, which is similar to the building setback directly across W.T. Harris Boulevard.
- Greenway dedication along both Long Creek and Dixon Branch greenway corridors.
- Various greenway amenity features (i.e. benches, picnic tables, etc.) provided abutting the greenway dedication area.
- Lighting fixtures shall have a maximum height of 30 feet and will be capped and shielded.
- No "wall pak" lighting will be permitted.
- Commitments on building materials and complementary colors within the development.

- **Existing Zoning and Land Use**

The subject site is currently occupied with two single family homes. The property to the north, across W.T. Harris Boulevard is zoned CC and is developed as a shopping center. Properties to the south and east are zoned R-3. The future Dixon Branch and Long Creek greenways and single family uses are south of the site. A single family home is east of the site. The property west of the subject property is zoned R-17MF(CD) and is developed as multi-family residential.

- **Rezoning History in Area**

Recent rezonings in the area include Petition 2008-060, which rezoned 21.2 acres west of Northlake Centre Parkway and north of Point O' Woods Drive from R-3 to CC. The petition allowed for a mixed use development which included 320 multi-family residential units and 50,000 square feet of nonresidential uses.

- **Public Plans and Policies**

- The *Northlake Area Plan* (2008) recommends a mix of retail, office, residential and open space land uses. Retail square footage is limited to 10,000 square feet. The Plan recommends that buildings orient to the street or public/common open space and provide pedestrian access to the street. When a development is on a thoroughfare, reverse frontage is acceptable if appropriate screening and pedestrian access to the thoroughfare is provided. For development fronting a thoroughfare, provision of a secondary access point is encouraged. Buildings should also orient toward Dixon Branch and Long Creek greenways and other natural areas when feasible.
  - The proposed mix of nonresidential uses and the designated open space are consistent with the *Northlake Area Plan*. However, the proposed amount of retail square footage is inconsistent with the maximum 10,000 square feet indicated by the adopted plan.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 760 trips per day.  
Proposed Zoning: 6,160 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
  - Protects environmentally sensitive areas by providing approximately 16.5 acres of undisturbed open space with the majority being dedicated as greenway.
  - Minimizes impacts to the City's tree canopy by preserving existing trees in excess of minimum tree ordinance requirements.

**OUTSTANDING ISSUES**

The petitioner should:

1. Relocate Building A so it orients towards the internal private street and the future Dixon Branch and Long Creek greenways by fronting the building along the internal private drive and shifting the parking between Building A and Building B.
  2. Modify the typical 100-foot section along W.T. Harris Boulevard on sheet RZ-1 to indicate three street trees within the eight-foot planting strip and two trees behind the six-foot sidewalk.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Shad Spencer (704) 353-1132