

<b>REQUEST</b>	Current Zoning: CC, commercial center Proposed Zoning: UR-2(CD), urban residential, conditional
<b>LOCATION</b>	Approximately 10.63 acres located on the east side of Perimeter Parkway between West W.T. Harris Boulevard and Perimeter Woods Drive and bounded by Interstate 77 to the east.
<b>SUMMARY OF PETITION</b>	The petition proposes a 275-unit multi-family residential development.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Perimeter Woods Land, LLC WP East Development Enterprises, LLC Perimeter Woods Land, LLC
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Northlake Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded Commissioner Lipton).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications: <ol style="list-style-type: none"> <li>1. The following has been added to Note C.1.: "The carriage units/garage buildings identified along Perimeter Parkway and the northern private street shall receive certificate of occupancies prior to the final certificate of occupancy for the last building located within building envelopes one and two".</li> <li>2. Note I.1 related to a solid waste management plan has been eliminated.</li> </ol>
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<b>VOTE</b>	Motion/Second: Lipton/Allen
	Yeas: Allen, Fallon, Griffith, Johnson, Lipton, and Zoutewelle
	Nays: None
	Absent: Phipps
	Recused: None

**ZONING COMMITTEE DISCUSSION** Staff presented the petition to the Zoning Committee and indicated all outstanding issues have been addressed. There was no further discussion on this petition.

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Background**  
The subject site was part of a larger 104-acre rezoning approved in 2005 (rezoning petition 2005-011). This previously approved rezoning allowed for 320,000 square feet of retail and restaurant uses, 450,000 square feet of office uses, and up to 250 residential units within the 68-acre CC portion of the rezoning. The 36-acre I-1(CD) portion of this previous rezoning allowed for uses in accordance with the I-1 development standards.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A maximum 275-unit multi-family rental development.
- A 20-foot setback from the back of curb along Perimeter Parkway.
- Buildings limited to four stories with common pedestrian entrances.
- Building elevations provided.
- Carriage units/garage buildings fronting Perimeter Parkway and the northern private street with windows on both levels and Juliette balconies on the second level.
- An eight-foot planting strip and six-foot sidewalk along Perimeter Parkway and the northern private street.
- A maintained buffer treatment along I-77 ranging from 35 to 50 feet consistent with the original rezoning petition.
- Full cut-off lighting fixtures limited to 20 feet in height.
- No "wall pak" type lighting shall be allowed. Wall mounted decorative lighting fixtures such as sconces are permitted.
- Amenity area that may include a swimming pool, deck, BBQ and sitting/eating areas.

- **Public Plans and Policies**

- The *Northlake Area Plan* (2008) recommends a mix of residential, office, and retail land uses. The subject site is located within the Center Area of the Northlake study area. The Center Area envisions a mixture of uses, particularly with the inclusion of moderate density residential within a pedestrian-oriented environment.
- This petition is consistent with the *Northlake Area Plan*.

- **Staff Recommendation (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- 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

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