
REQUEST	Current Zoning: R-3, single family residential and R-8MF(CD), multi-family residential, conditional Proposed Zoning: R-8MF(CD), multi-family residential, conditional and R-8MF(CD) SPA, multi-family residential, conditional, site plan amendment
LOCATION	Approximately 30.21 acres located on the southwest corner at the intersection of Reames Road and Bayview Parkway.
SUMMARY OF PETITION	The petition proposes to allow up to 240 multi-family residential units.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Northlake Area Plan</i> .
PROPERTY OWNER	NLCM, LLC and Reames Road Associates
PETITIONER	NLCM, LLC
AGENT/REPRESENTATIVE	Bailey Patrick and Collin W. Brown, K&L Gates
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

- In 2001, a 192-acre area was rezoned to MX-1 and R-8MF(CD) by petitions 2001-107 and 2001-012(c). The approved site plan allows 937 single family lots, duplex units and townhomes at 4.9 dwelling units per acre. To date, approximately 169 acres have been developed with 581 single family and duplex units.
- On the remaining 23 acres, Portrait Homes received subdivision approval for a 149-unit townhome development in 2008. The site was graded to accommodate streets and utilities (i.e. sanitary sewer, storm drainage, underground electric, and etc.) were installed within the proposed rights-of way. The project has since been abandoned.
- The current rezoning petition proposes to rezone the 23-acre tract plus approximately seven additional acres for a multi-family development using the previously installed infrastructure.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A maximum 240-unit multi-family apartment development at an overall density of eight dwelling units per acre.
- Buildings limited to three stories.
- Building elevations provided.
- Exterior wall constructed with a minimum of 50 percent masonry materials.
- Buildings along the new public street will have facades that face the street and provide direct sidewalk connections to the public sidewalks.
- An eight-foot planting strip and six-foot sidewalk along all new public streets.
- A 50-foot landscaped setback along the future Fred D. Alexander Boulevard.
- Full cut-off detached lighting fixtures limited to 15 feet in height.
- No "wall-pak" type lighting will be allowed.
- Additional right-of-way measuring 35 feet from the centerline of Reames Road and 50 feet from the centerline of the future Fred D. Alexander Boulevard will be dedicated at or prior to the initial subdivision plat.
- Approximately seven acres of tree save area limited to walking trails and passive recreation.
- A concrete CATS passenger waiting pad provided along Reames Road.
- 50-foot Class C buffer, with the exterior 30 feet retained as a Woodland Buffer abutting R-3 zoning except for a 25 percent reduction in width to 37.5 feet with a fence in the area between Reames Road and Doyle Drive.

- **Existing Zoning and Land Use**

The subject property is currently vacant but has some infrastructure installed per a 2008 multi-family subdivision approval. Properties north and west of the subject site are zoned MX-2 and are occupied with single family homes within the McIntyre subdivision. Single family residential and vacant land uses with zoning categories of R-3 and R-4 are located south of the petitioned site. East of the subject parcel, across Reames Road, are R-3, R-12MF(CD) and INST(CD) zoning districts with institutional and multi-family residential land uses.

- **Rezoning History in Area**

There have been numerous rezonings in this area to accommodate additional multi-family developments, site plan amendments to previously approved multi-family developments, and some nonresidential developments. The majority of these rezonings have occurred north of the subject site closer to Northlake Mall.

- **Public Plans and Policies**

- The *Northlake Area Plan* (2008) recommends residential up to five dwelling units per acre for the 23-acre portion of the subject property zoned R-8MF(CD). This is to reflect the overall density of the unified rezoning approved in 2001 (rezoning petitions 2001-107 and 2001-012c).
 - The *Northlake Area Plan* recommends single family up to four dwelling units per acre for the seven-acre portion of the subject property zoned R-3.
 - The petition is consistent with the *Northlake Area Plan*. The density of the subject rezoning is eight dwelling units per acre. The remaining balance of the original 2001 rezoning developed utilizing only 581 units of the 937 units permitted. Therefore, the combined density of the subject rezoning and the original 2001 rezoning will remain below five dwelling units per acre. Also, the portion of the site recommended by the area plan to have a single family land use of up to four dwelling units per acre is designated as seven acres of tree save.
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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.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 930 trips per day.
Proposed Zoning: 1,580 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 89 students, while the development allowed under the proposed zoning will produce 141 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 52 students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** Provide a minimum six-foot wide bicycle and pedestrian access from the end of Malvina Lane to the public sidewalk along Bayview Parkway or Reames Road to allow a more direct connection to an access trail to the future Long Creek greenway further north on Bayview Parkway.
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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*.
 - Facilitates the use of alternative modes of transportation by providing a concrete CATS passenger waiting pad along Reames Road.
 - Minimizes impacts to the City's tree canopy by providing for a tree save area that exceeds the minimum requirements. Approximately seven acres is designated as tree save equaling approximately 23 percent of the site.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide a six-foot wide bike/pedestrian connection from the end of Malvina Lane to the public sidewalk along Bayview Parkway or Reames Road.
 2. Modify Note 4(B) to state "...The streetscape treatment along new public streets *and along Reames Road* will meet or exceed the standards of the ordinance...".
 3. Provide a note to indicate the streetscape for internal private streets will include a minimum of a five-foot wide sidewalk and a two-foot wide planting strip along both sides of the streets.
 4. Modify the site plan to indicate the street trees within the eight-foot planting strips.
 5. Graphically depict the internal sidewalk network from the buildings out to the public sidewalks.
 6. Indicate a minimum 20-foot dimension from the face of the garages to the back of sidewalks along the private streets.
 7. Modify Note 3(E) to eliminate "cementitious siding" from the list of masonry materials.
 8. Provide a note under "Buffers and Open Space" to indicate a 50-foot landscape setback will be provided along the future Fred D. Alexander Boulevard and will be improved according to the requirements of Section 12.308(1)(a thru f) of the Zoning Ordinance.
 9. Provide a note to clarify the petitioner will provide a concrete CATS passenger waiting pad along Reames Road.
 10. Modify the "Maximum Building Height" to state "Maximum allowed by ordinance. However, not to exceed three stories".
 11. Label Reames Road.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste 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

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