

REQUEST	Current Zoning: R-3, single family residential and BP, business park Proposed Zoning: UR-3(CD), urban residential, conditional
LOCATION	Approximately 18.95 acres located on the west side of Northlake Centre Parkway near the intersection of Madison Square Place, Northlake Mall Drive and Northlake Centre. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to allow for the development of up to 416 multi-family residential units.
PROPERTY OWNER	Metrolina Properties Limited Partnership; Arrowood Seventy Seven Associates
PETITIONER	Withrow Capital
AGENT/REPRESENTATIVE	Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	The petition is found to be consistent with the Northlake Area Plan and to be reasonable and in the public interest based on information provided in the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The petitioner has removed the second paragraph under the "Purpose" statement (Sheet RZ-1.0). Site plan notes have been revised to allow for commitments regarding building frontage, placement and orientation; location of parking in relation to buildings; architectural materials; and placement of the proposed clubhouse. 2. The setback on Northlake Centre Parkway has been changed to 24 feet per the adopted Streetscape Plan. 3. Transportation Note (a) has been amended to reflect one public street connection and one private street connection to Northlake Centre Parkway. 4. The accompanying elevations have been removed and additional language committing to architectural features has been provided. 5. The Architectural Standards language has been amended to remove references to images of buildings. 6. Architectural Standards Note (a) has been amended to stipulate 30% masonry on all exteriors below the roofline. The words "and/or hardi-plank/fiber cement board" have been eliminated from this note. 7. The petitioner has removed the following language from General Provisions (b): "...such as those that regulate streets, sidewalks, trees, bicycle parking, and site development...These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan." 8. Both site plan sheets are now consistent with respect to the proposed Class C Buffer along abutting R-3 (single family residential) zoned properties. Both sheets label the Class C Buffer reduced 25% with fence. 9. Per the request of the Park and Recreation Department, the petitioner committed to dedicate and convey to Mecklenburg County the 100-foot SWIM buffer on the front portion of the site. The dedication will be accomplished prior to the issuance of
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the first Certificate of Occupancy for the site. *Planning staff is rescinding the request that the petitioner commit to providing a direct pedestrian connection between the development and the future trail due to uncertainty with respect to the design of the trail.*

10. Misspellings have been corrected on both sheets.
11. *Staff has rescinded the following request as the petitioner has confirmed this area is zoned BP (business park):* There is a small area zoned R-3 (single family residential) that is not part of this rezoning and abuts the proposed public street. Label this area on Sheets RZ-1.0 and RZ-2.0.
12. Added language as requested by Storm Water Services under Environmental Features.
13. Addressed Transportation Comments:
 - a) Revised Transportation Note c to provide a 150' left-turn/storage lane with appropriate taper length.
 - b) Addressed comment regarding proposed future Hucks Road street extension by deleting Transportation Note d, and adding the following language for clarity:
 - I. Note 1: Public Street Extension – This street is designed and located to be extended into the adjacent parcel and connect to Northlake Parkway at the northernmost existing median break.
 - II. Note 2: Future Hucks Road Extension – The future Hucks Road Extension is intended to extend east of Northlake Parkway from the northernmost median break of Northlake Parkway. This intersection is a location for a potential traffic signal, to be determined based on future traffic analysis.
14. Based upon discussions with petitioner, the third sentence under Streetscape and Landscaping has been modified to read: "...an average of 70% of the total..."
15. The petitioner has numbered the development notes under Streetscape and Landscaping.
16. Due to possible miscommunication on the part of staff, the petitioner incorrectly removed a previous note under Environmental Features pertaining to design, landscaping, and screening of the water quality facility. The petitioner has agreed to place this one sentence note back on the site plan.

VOTE

Motion/Second:	Ryan/Lathrop
Yeas:	Dodson, Labovitz, Lathrop, Ryan and Walker
Nays:	None
Absent:	Allen, Firestone and Low
Recused:	None

ZONING COMMITTEE DISCUSSION

Planning staff provided an overview of the changes to the site plan, noting that the petitioner had worked diligently with staff to address the outstanding issues. Staff indicated that the petitioner provided development notes committing to an urban, pedestrian friendly style residential project such as requiring an average percentage of building frontage along public streets; placement of the clubhouse internal to the project; and location of parking primarily to the rear. Committee members briefly discussed the amount of multi-family development in the area and vacancy rates. There was no further discussion of this petition.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**• Background**

The BP (business park) portion of this request was part of an approximately 300-acre site rezoned in 1987 (rezoning petition 1987-6(c)) to accommodate the construction of 1,475,400 square feet of retail uses (now Northlake Mall), a 300-room convention hotel, approximately 200 multi-family residential units, and 185 acres of business park uses.

• Proposed Request Details

- The site plan accompanying this petition contains the following provisions:
 - Construction of 416 for rent apartment homes at a density of 22 dwelling units per acre, with clubhouse/pool amenity.
 - Access to the site via private and public street connections to Northlake Parkway.
 - Proposed internal street network will incorporate proposed connections to any future developments on abutting undeveloped acreages.
 - Installation of a left-turn lane at the full movement access point to Northlake Centre Parkway at the existing median opening.
 - The public street extension will be designed and located to be extended into the adjacent parcel and connect to Northlake Centre Parkway at the northernmost existing median break.
 - Development note indicating that the future Hucks Road Extension is intended to extend east of Northlake Centre Parkway from the northernmost median break on Northlake Centre Parkway. Said intersection is a location for a potential traffic signal, to be determined based on future traffic analysis.
 - Installation of an eight-foot sidewalk and eight-foot planting strip along Northlake Centre Parkway.
 - Allowance for a 25% reduction with the installation of a fence for the 50-foot Class "C" buffer abutting R-3 (single family residential) zoned properties to the west and southwest.
 - Buildings to be arranged and constructed in such a way that an average of 70% of the total public street frontage on the site, exclusive of driveways and pedestrian access points, will be fronted by buildings.
 - Any community or clubhouse building constructed as part of the multi-family development will not be located fronting on Northlake Centre Parkway.
 - No parking will be permitted between the buildings and the street, but parking may be located beside or between buildings and have access from the street. On-street parking will be allowed on either public or private streets.
 - At least 30% of the portions of the building exteriors located below the roof line will be composed of a combination of brick, artificial stone, and/or stone or similar masonry products.
 - Building locations may be combined or relocated as long as the total number of buildings is not increased, the buildings are within the Building Envelope, and the street frontage is met.
 - Buildings designed so that no blank walls exceeding 20 feet will be constructed along the frontage of a public or private street.
 - Building heights limited to four stories along Dixon Branch and six stories elsewhere within the site.
 - Dedication and conveyance to Mecklenburg County of the 100-foot SWIM buffer on the front portion of the site, to be accomplished prior to the issuance of the first Certificate of Occupancy for the site.
 - Provision of minimum 15 percent open space and tree save area.
 - Freestanding lighting limited to 25 feet in height within parking areas and 20 feet in height along public and private streets.

• Public Plans and Policies

- The *Northlake Area Plan* (2008) recommends a mixture of uses in this area, to include residential, office and/or retail. Residential development is also allowed as a single use at a maximum density of 22 dwelling units per acre. The petition is located within the Northlake Center area, and identified as an activity center per the Centers, Corridors, and Wedges policy.

- The vision for this area is that it become a high-quality, pedestrian friendly town center fronting Northlake Centre Parkway and W.T. Harris Boulevard, with strong connections to future greenways. The Plan recommends that the maximum allowable building height be limited to four stories along the Dixon Branch Creek and six stories elsewhere.
 - The rezoning petition is consistent with the *Northlake Area 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.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Proposed zoning will generate 31 students. The net change in the number of students generated from existing zoning to proposed zoning is zero (0).
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** 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*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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