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| <b>REQUEST</b>                         | Current Zoning: R-3, single family residential and BP, business park<br>Proposed Zoning: UR-3(CD), urban residential, conditional   |
| <b>LOCATION</b>                        | 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)  |
| <b>SUMMARY OF PETITION</b>             | The petition proposes to allow for the development of up to 416 multi-family residential units.   |
| <b>STAFF RECOMMENDATION</b>            | Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Northlake Area Plan</i> (2008), which recommends a mixture of uses in this area, to include residential, office and/or retail. Residential is allowed as a single use at a maximum density of no greater than 22 dwelling units to the acre. The petition is located within the Northlake Center area, and identified as an activity center per the Centers, Corridors, and Wedges policy. |
| <b>PROPERTY OWNER</b>                  | Metrolina Properties Limited Partnership; Arrowood Seventy Seven Associates   |
| <b>PETITIONER AGENT/REPRESENTATIVE</b> | Withrow Capital<br>Walter Fields  |
| <b>COMMUNITY MEETING</b>               | Meeting is required and has been held. Report available online.   |

**PLANNING STAFF REVIEW**

- **Background**  
The BP 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 two public street connections to Northlake Parkway.
  - Installation of a left-turn lane at the full movement access point to Northlake Centre Parkway at the existing median opening (if required).
  - Provision that when properties to the north of the site are proposed for development that is connected to this site the future development will include consideration of the design of a future intersection along Northlake Centre Parkway at an existing median opening, which may function as a future fully signalized intersection.
  - Installation of an 8-foot sidewalk and 8-foot planting strip along Northlake Centre Parkway.
  - Construction of an internal street system to provide access to Northlake Centre Parkway, incorporating proposed connections to any future developments on abutting undeveloped acreages.
  - Allowance for a 25% reduction with the installation of a fence for the 50-foot Class "C" buffer abutting R-3 zoned properties to the west and southwest.
  - Provision that at least 30 percent of the portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, balconies, architectural accents and signage) will be composed of a combination of brick, stone or similar masonry products, and/or hardi-plank/fiber cement board. Vinyl, EIFS or Masonite prohibited for use as a siding material but vinyl may be used for soffit and trim including window and door trim.

- 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.
- **Existing Zoning and Land Use**

The rezoning site is currently undeveloped and partially bordered by I-485 to the northwest, and surrounded by undeveloped acreage, multi-family units, and retail (Northlake Mall) on properties zoned BP, R-3, R-15MF(CD), R-17MF(CD), and CC. On the opposite side of I-485 are single family and multi-family developments on properties zoned R-3, R-4, and R-12MF(CD).
- **Rezoning History in Area**

Approval of rezoning petition 2008-060 allowed the development of up to 320 multi-family units at a density of 17 units per acre, and a maximum 50,000 square feet of office/retail on approximately 21.22 acres located on the east side of Point O'Woods Drive and the west side of Northlake Centre Parkway.
- **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 is allowed as a single use at a maximum density of no greater than 22 dwelling units to the 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 (4) stories along the Dixon Branch Creek and six (6) 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 comments received.
- **Transportation:** Transportation has the following comments:
  1. CDOT notes that based upon the *Northlake Area Plan*, there is a recommended future Hucks Road street extension that will connect to Old Statesville Road to Northlake Centre Parkway. While the final location of the proposed street connection to Northlake Centre Parkway has not been determined, CDOT anticipates (if feasible) that it will align with the existing northernmost median opening. CDOT requests that the petitioner add a call out conditional note on the Technical Data Sheet that acknowledges that any future street connection at the northernmost existing median opening on Northlake Centre Parkway for parcels 025-081-22B and 025-081-23B will be subject to additional engineering design and evaluation, as this future street connection may function as a future full-access signalized intersection, serving both sides of Northlake Centre Parkway, including traffic generated from the proposed 416 dwelling units proposed in this petition.
  2. The petitioner needs to revise the Transportation Note "c" as follows: "The petitioner will install a 150' northbound left-turn storage lane with the appropriate taper length".
  3. CDOT has determined that a northbound Northlake Centre Parkway left-turn lane is necessary to serve the traffic using the proposed full-movement public street connection for this site at the existing median opening. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. The left-turn lane needs to be designed using NCDOT standards with a minimum 150 feet of storage. This roadway improvement is required to meet the traffic demands of the proposed development.

- **Vehicle Trip Generation:**  
Current Zoning: 570 trips per day.  
Proposed Zoning: 2,645 trips per day.
  - **Connectivity:** 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:** Storm Water Services requests that the following note be added to the site plan: "The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points."
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** Engineering and Property Management notes possible wetlands on site. In addition, Engineering and Property Management notes the same issue as identified in the Storm Water Services section above.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Park and Recreation Department:** The Park and Recreation requests that the following note be added to the site plan: "The area within the 100' SWIM buffer be dedicated and conveyed to Mecklenburg County for future greenway. This conveyance shall be completed by the issuance of the first Certificate of Occupancy."
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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**

- The petitioner should:
  1. Remove the second paragraph under the "Purpose" statement (Sheet RZ-1.0). The petitioner is working with staff to develop notes that better reflect a multi-family project design appropriate for this center, and in the spirit of the adopted Plan. These development notes will serve to better define the following (not limited to): placement of internal streets; building location and orientation; location of surface parking; placement of the amenity center area; and architectural style and building materials.
  2. The setback on Northlake Centre Parkway is 24 feet as per the adopted Streetscape Plan (four-lane divided avenue) and not 14 feet on Sheet RZ-2.0.
  3. Amend Transportation Note (a) to reflect one public street connection and one private street connection to Northlake Centre Parkway.
  4. Petitioner will remove the attached elevations and provide development notes committing to architectural features (also see Outstanding Issue #1).
  5. Amend the Architectural Standards note to remove reference to the images of buildings that represent the overall scale, character, and quality of the buildings proposed to be constructed on the site. This is subjective and unenforceable.
  6. Amend Architectural Standards Note (a) to stipulate 30% masonry on all exteriors below the roofline. Eliminate the words "and/or hardi-plank/fiber cement board".
  7. Remove the following language from General Provisions (b) that reads: "...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. Sheet RZ-1.0 proposes a Class C Buffer along abutting R-3 zoned properties. Sheet RZ-2.0 labels the Class C Buffer reduced 25% with fence. Make appropriate corrections to ensure consistency between the two sheets.

9. The Park and Recreation Department has requested that the petitioner dedicate and convey the area within the 100-foot SWIM buffer to Mecklenburg County. Additionally, the Planning Department requests the petitioner commit to providing a direct pedestrian connection between the development and the future trail.
  10. Correct misspellings on both sheets.
  11. There is a small area that is zoned (not part of this rezoning) and abuts the proposed Public Street-Local Office Wide. Label this area on Sheets RZ-1.0 and RZ-2.0.
  12. Address outstanding Storm Water Services, Park and Recreation, and Transportation comments.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Transportation Review
- Charlotte-Mecklenburg Schools
- 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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