

<b>REQUEST</b>	Current Zoning: MX-1 (Innov) (mixed use, innovative) Proposed Zoning: UR-2(CD) (urban residential, conditional), with five-year vested rights
<b>LOCATION</b>	Approximately 14.21 acres located on the west side of Reames Road between Lakeview Road and Auston Crossing Drive. (Council District 2 - Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow 235 multi-family residential dwelling units at a density of 16.54 units per acre on vacant acreage in a residential area located south of the Northlake activity center.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Brookline Residential LLC Brookline Residential, LLC Anthony Fox, Park Poe Adams & Berstein, LLP
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: None
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be inconsistent with the <i>Northlake Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends residential at up to five dwelling units per acre for the subject property.</li> </ul> </li> <li>• However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The proposed project is located near a major interchange; and</li> <li>• The proposed development will work towards resolving issues surrounding a mix of housing and affordability; and</li> <li>• It is a good project.</li> </ul> </li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Wiggins seconded by Labovitz).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <p><u>Transportation</u></p> <ol style="list-style-type: none"> <li>1. The petitioner agreed to revise the site plan to show a sidewalk utility easement contiguous to the public right-of-way.</li> <li>2. The petitioner revised the site plan to label and dimension the future back of curb on Reames Road.</li> <li>3. The petitioner removed "Transportation" Note 3 on Sheet RZ-1.</li> <li>4. The petitioner agreed to revise the site plan by adding a conditional note that states: "The petitioner will provide for a 150-foot northbound Reames Road left-turn storage lane with appropriate bay taper length at Brookline Ridge Drive."</li> <li>5. The petitioner revised the site plan to add a note specifying all transportation improvements will be constructed or secured by a bond or letter of credit prior to the issuance of the site's first certificate of occupancy.</li> <li>6. The petitioner identified the existing bus stop on Reames Road.</li> </ol> <p><u>Infrastructure</u></p> <ol style="list-style-type: none"> <li>7. The petitioner provided documentation confirming no perennial or intermittent streams exist on the site.</li> </ol> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> <li>8. Specified the maximum building number of stories on the site plan.</li> <li>9. Specifies maximum height of freestanding lighting will be 21 feet.</li> </ol>
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	<p><u>Environment</u></p> <p>10. Removed “tree save” label for the areas that do not meet the standards provided by Engineering and Property Management and confirmed that there is enough room for the required tree save on the site.</p> <p>REQUESTED TECHNICAL REVISIONS</p> <p>11. The petitioner labeled/dimensioned the cross section as “public” and with a reference to the construction manual standard “CLDSM U-03”.</p> <p>12. The petitioner labeled/dimensioned the right-of-way on Reames Road.</p> <p>13. The petitioner added a note to the site plan that all public rights-of-way proposed for this development shall be dedicated prior to issuance of the site’s first building certificate or occupancy.</p> <p>14. The number of multi-family units has been reduced from 260 at 18.30 dwelling units per acre to 235 units at 16.54 units per acre.</p>
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**VOTE**

Motion/Second: Majeed / Wiggins  
 Yeas: Labovitz, Lathrop, Majeed, Spencer, Watkins, and Wiggins  
 Nays: None  
 Absent: Eschert  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff presented this item to the Committee, noting that the petitioner had reduced the number of units from 260 to 235. Staff noted that there remained outstanding issues pertaining to density, specifying the height of the buildings and urban design comments. It was noted that the petition is inconsistent with the *Northlake Area Plan* and staff does not recommend approval.

Committee members briefly discussed affordability and noted the site’s close proximity to Northlake Mall. A Commissioner inquired if the road network could support the number of trips. CDOT staff noted that multi-family developments typically produce fewer trips than single family homes [which are currently approved for the site].

There was no further discussion.

**STAFF OPINION**

Staff disagrees with the recommendation of the Zoning Committee as the requested density exceeds what is recommended by the area plan and the proposed multi-family development is out of character with the existing single family residential zoning and uses along Reames Road.

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

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
 The site plan accompanying this petition contains the following provisions:
  - Allows up to 235 multi-family dwelling units at a density of 16.54 dwelling units per acre, with associated parking areas (including garages).
  - Specifies maximum number of stories of the buildings will be three (3).
  - Includes leasing office/clubhouse with a pool as well as 12 multi-family units contained in the same structure.
  - Proposes site access via a driveway connection onto Reames Road, with a road stub for future connection to the parcel to the north.
  - Provides a 150-foot northbound Reames Road left-turn storage lane with appropriate bay taper length at Brookline Ridge Drive.
  - Specifies all transportation improvements will be constructed or secured by a bond or a letter of credit prior to the issuance of the site’s first certificate of occupancy.
  - Provides internal pedestrian and vehicular networks.
  - Provides a 20-foot “Class C” buffer along portions of the northern property line; a 50-foot “Class C” buffer along the western property line; and a 37.5-foot wide “Class B” buffer along the

- southern property line.
- Identifies proposed location of a BMP (best management practices) basin/pond with possible fountain.
- Limits height of freestanding lighting to 21 feet.
- **Public Plans and Policies**
  - The *Northlake Area Plan* (2008) recommends residential land uses up to five dwelling units per acre for this site.
- **TRANSPORTATION CONSIDERATIONS**
  - This petition reduces the entitled daily trip generation of this site and commits to installing sidewalk along public street frontage and throughout the development. In addition, a new public street connection improves the local street network and provides a stub to adjacent undeveloped property.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing use: 0 trips per day (based on vacant land).
      - Entitlement: 2,500 trips per day (based on 257 single family dwelling units).
    - Proposed Zoning: 1,700 trips per day (based on 260 apartment units).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 29 students, while the development allowed under the proposed zoning will produce 24 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students. The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
  - Hornets Nest Elementary from 94% to 96%;
  - Ranson Middle from 90% to 91%; and
  - Hopewell High from 89% to 89%.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No issues.
- **Engineering and Property Management:** Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance. Property is located in the Wedge, therefore tree save shall be provided on site. Tree save area must be a minimum 30 feet wide. No buildings are permitted within ten feet of tree save.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

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**OUTSTANDING ISSUES**Land Use

1. The petition is inconsistent with the Northlake Area Plan land use recommendation of up to five dwelling units per acre.

Site and Building Design

2. In addition to the number of stories, the petitioner should specify the maximum building height in feet.
  3. Address Building Placement and Site Design, and Blank Walls comments as previously identified in staff comments or provide actual elevations in addition to the images in the revised site plan.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Locator Map
- Site Plan
- Community Meeting Report

- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Claire Lyte-Graham (704) 336-3782