

<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 260 multi-family residential dwelling units at a density of 18.30 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>STAFF RECOMMENDATION</b>	<p>Staff does not recommend approval of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Northlake Area Plan</i> adopted land use for residential up to five dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The proposed density of 18.30 units per acre is significantly higher than the density of five units per acre recommended for this and other nearby sites in the area plan.</li> <li>• The multi-family development at the proposed density is out of character with the existing single family residential development and zoning on the west side of Reames Road.</li> <li>• The proposed development will also be denser than the recently constructed "Residences at Brookline" development (12.14 units per acre) directly across Reames Road. In light of the proposed density, this type of development would fit in better in the North Lake Mixed Use Activity Center located 0.8 miles to the north.</li> <li>• It is important to ensure that required transportation improvements and design standards are provided for all development and this is especially important for higher intensity development such as the multi-family being proposed for this site.</li> <li>• However, there are a number of outstanding issues related to transportation and site design. Specifically, a commitment to providing a northbound Reames Road left-turn storage lane for access into the site is needed, and design commitments related to building placement, limitations on blank walls, and maximum building heights should be provided.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Allows up to 260 multi-family dwelling units at a density of 18.30 dwelling units per acre, with associated parking areas (including garages).
  - Reserves the right to install and utilize a vehicle gate at the property entrance until the street network is extended to future development, at which time the gates will be disabled (left permanently open) to become an ornamental feature.
  - 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 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.
- **Existing Zoning and Land Use**
  - The site is currently vacant and part of a larger 54-acre site on both sides of Reames Road that was rezoned from R-3 (single family residential) to MX-1 Innov (mixed use, innovative) via petition 2006-038, in order to develop 257 single family lots at an overall density of 4.69 dwelling units per acre.
  - A subsequent rezoning by petition 2013-047 rezoned the property to the east, across Reames Road, to UR-2(CD) (urban residential, conditional) for the development of apartment community, “Residences at Brookline.” The development was approved for 312 multi-family units and 12 carriage units.
  - North of the subject site are single family homes, apartment communities, a dependent living facility, a daycare center, and vacant land on properties zoned R-3 (single family residential), R-8MF(CD) (multi-family residential, conditional), R-12MF(CD) (multi-family residential, conditional), and MX-2 Innov (mixed use, innovative).
  - To the south and west are single family residential homes and vacant land zoned R-3 (single family residential), R-4 (single family residential), and MX-1 Innov (mixed use, innovative).
  - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
  - Rezoning petition 2013-047 rezoned approximately 26.68 acres (part of the larger 54-acre site originally rezoned under petition 2006-038 as noted above) on the east side of Reames Road, from MX-1 Innov (mixed use, innovative) to UR-2(CD) (urban residential, conditional) to allow up to 324 multi-family residential units at 12.14 dwelling units per acre.
  - Rezoning petition 2012-008 rezoned approximately 30.21 acres located on the southwest corner at the intersection of Reames Road and Bayview Parkway from R-3 (single family residential) and R-8MF(CD) (multi-family residential, conditional) to R-8MF(CD) (multi-family residential, conditional) and R-8MF(CD) SPA (multi-family residential, conditional, site plan amendment) in order to allow up to 240 multi-family residential units.
- **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. CDOT requests that the site plan is further revised to remove gated access and commit to a left-turn lane into the site from Reames Road, a minor thoroughfare.
  - See Outstanding Issues, Notes 2 through 6, and Requested Technical Revisions, Notes 12 through 14.
  - **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:** See Outstanding Issues, Note 6.
- **Charlotte Department of Neighborhood & Business Services:** No comment.
- **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:** See Outstanding Issues, Note 7.
- **Charlotte Water:** Charlotte Water currently has water system availability via an existing 12-inch water main located along Reames Road. Sewer system availability is via an existing eight-inch sewer main located within the property boundary approximately 120 feet north of Brookline Ridge Drive.
- **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.

## 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.

### Transportation

2. The petitioner should revise the site plan to show sidewalk utility easement contiguous to the public right-of-way.
3. The petitioner should revise the site plan to label and dimension the future back of curb on Reames Road.
4. The petitioner should revise the site plan to remove "Transportation" Note 3 on Sheet RZ-1. CDOT does not support gated access on public streets. Additionally, since there will be no gate the associated median break and waiting bulb-out are not needed and should be removed.
5. The petitioner needs 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."
6. The petitioner should revise the site plan to add a note specifying all transportation improvements will be constructed and approved before the site's first building certificate of occupancy is issued or phased per the site's development plan.
7. CATS notes this site is located on an existing bus route and requests that the petitioner provide and construct a bench pad for an existing bus stop on Reames Road per standard detail (60.02). CATS requests a permanent easement where dimensions exceed existing or proposed right-of-way limits. CATS will be responsible for installation and maintenance of the bench.

### Infrastructure

8. Storm Water requests that the petitioner show the 30-foot post construction stormwater ordinance stream buffer on the site plan and relocate proposed improvements outside the buffer or submit documentation as specified in the ordinance confirming no perennial or intermittent streams exist on the site.

### Site and Building Design

9. Address Building Placement and Site Design, and Blank Walls comments as previously identified in staff comments.
10. Specify maximum building height and number of stories on the site plan. Staff does not support four-story structures on this site.
11. Specify maximum height of freestanding lighting to be 21 feet.

### Environment

12. Remove "tree save" label for the areas that do not meet the standards provided by Engineering and Property Management. Confirm that there is enough room for the required tree save on the site.

## REQUESTED TECHNICAL REVISIONS

12. The information provided indicates that the cross section for the public street meets the standard section. CDOT requests that the petitioner label/dimension the cross section as "public" and with a reference to the construction manual standard "CLDSM U-03".
13. The information provided indicates that a 35-foot right-of-way exists on Reames Road. CDOT requests that the petitioner label/dimension the right-of-way.
14. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- 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