

REQUEST	Current Zoning: R-3 (single family residential) and CC (commercial center) Proposed Zoning: UR-3(CD) (urban residential, conditional)
LOCATION	Approximately 21.68 acres located north of Madison Square Place and near the intersection of Madison Square Place and Northlake Centre Parkway. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow up to 300 multi-family dwelling units at a density of 13.83 units per acre, and will be Phase 2 of an approved rezoning (2013-067) that allowed up to 416 multi-family units. The rezoning site is a single family subdivision in the Northlake area where all the homes have since been demolished with the exception of one home built in 2001.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Ronald J. Withrow, and William R. Culp, Jr., Trustees Woodfield Acquisitions, LLC Jeff Brown and Keith MacVean/Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of an outstanding issue related to building height.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Northlake Area Plan</i> recommendation for residential, office and/or retail. The proposed density of 13.8 units per acre is consistent with the plan's recommendation of a maximum density of 22 dwelling units per acre if the site is developed with residential as a single use.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject property is located within the Northlake Mixed Use Activity Center, which is a priority area to accommodate future growth and appropriate for new multi-family development. • The proposed project will be Phase 2 of Woodfield Northlake apartments. Phase 1 of this project is underway. • The development will maintain the site design characteristics of the first phase, by locating buildings along the street with parking to the side and rear, thus supporting walkability. • In addition, the site design calls for the dedication of land along Dixon Branch for a future greenway and connection to the greenway.
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PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 300 multi-family residential units at a density of 13.28 dwelling units per acre.
- This proposal will be a second phase of a multi-family residential development known as Woodfield Apartments at Northlake that was approved via rezoning petition 2013-067 to allow up to 416 multi-family units on abutting property located along Northlake Centre Parkway.
- Proposes the total number of principal buildings to be developed on the site will not exceed 10.
- Provides amenity area consisting of a pool, landscaping, seating areas, and hardscape elements and other open space areas.
- Provides access to Northlake Center Parkway via extension of a public street (Tisbury Road) approved as part of Phase 1 development.
- Proposes abandonment of rights-of-way to accommodate new construction.
- Proposes a number of architectural and design standards related to building materials, roof design, blank walls and pedestrian connectivity.

- Dedicates and conveys to Mecklenburg County the majority of the 100-foot FEMA floodplain and a portion of the SWIM buffer as generally depicted on the rezoning plan, including the existing bridge on parcel 052-291-15 prior to the issuance of the first certificate of occupancy.
- Identifies location of pedestrian access to future greenway.
- **Existing Zoning and Land Use**
 - The rezoning site is part of a larger single family subdivision divided by the construction of Interstate I-485. The rezoning site is comprised of several single family detached lots and streets. All of the lots are vacant with the exception of one single family home.
 - East is Phase I of Woodfield Apartments at Northlake (a 416-unit multi-family development approved via rezoning petition 2013-067 and currently under construction), and undeveloped acreage zoned UR-3(CD) (urban residential, conditional), BP (business park) and R-3 (single family residential).
 - South are the Madison Square Apartment community, Northlake Mall, Northcrest Shopping Center, scattered residential housing, vacant land, and undeveloped acreage zoned CC (commercial center), R-3 (single family residential), and R-17MF (multi-family residential).
 - Portions of the rezoning site are adjacent to the Dixon Creek Greenway corridor as indicated on the 2014 Greenway Master Plan.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2013-067 (Woodfield at Northlake Apartments, Phase 1) rezoned approximately 18.95 acres abutting the rezoning site to the north to allow up to 416 multi-family units at a density of 22 dwelling units per acre, with clubhouse/pool amenity.
- **Public Plans and Policies**
 - The *Northlake Area Plan* (2008) recommends residential, office and/or retail for this site. The plan also allows for residential up to 22 dwelling units per acre as a single use.
 - The portion of the site under the FEMA Floodplain is recommended for park/open space to allow for a future greenway.
 - The plan stipulates that building heights should be limited to four stories along Dixon Branch Creek, and six stories elsewhere.
- **TRANSPORTATION CONSIDERATIONS**
 - This site plan extends Tisbury Road (a local street approved as part of Woodfield Northlake Phase 1) and extends the transportation network with a pedestrian/bike path connection to a future Mecklenburg County greenway along I-485. This plan complies with the general transportation policy goals and applicable area plans.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land)
 - Entitlements: 710 trips per day (based on 65 single family dwellings).
 - Proposed Zoning: 1,940 trips per day (based on 300 multi-family dwelling).

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 comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 32 students, while the development allowed under the proposed zoning will produce 41 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is nine students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Bradley Middle Middle (106%) or Hopewell High (89%). The proposed development is projected to increase the school utilization (without mobile classroom units) at Long Creek Elementary from 72% to 75%.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water does not currently have water system availability for the parcels under review. The closest water distribution main is located approximately 350 feet southeast of the eastern corner of the property on Northlake Centre Parkway. Charlotte Water currently has sewer system availability via an existing 8-inch sewer main located along East I-485 Inner Highway and within the boundaries of parcel 025-105-09.

- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUESSite and Building Design

1. Specify a maximum height of four stories for buildings located along Dixon Branch and six stories elsewhere on the site.
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Attachments Online at 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-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: John Kinley (704) 336-8311