

<b>REQUEST</b>	Current Zoning: NS (neighborhood services) Proposed Zoning: NS SPA (neighborhood services, site plan amendment)
<b>LOCATION</b>	Approximately 2.970 acres located on the west side of West W.T. Harris Boulevard between Mount Holly-Huntersville Road and Lake Spring Avenue. (Council District 2 - Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow an age restricted multi-family residential development on a vacant parcel generally located near the intersection of Mount Holly-Huntersville and Reames Road and previously approved for the construction of townhomes.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Northlake Southstar, LLC NRP Properties, LLC/The Drakeford Company John Carmichael, Robinson Bradshaw & Hinson, P.A.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 14
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be inconsistent with the <i>Northlake Area Plan</i> recommendation for institutional use on this site, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The Plan recommends institutional uses for this site.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>• The adopted area plan's recommendation for institutional use for this site was based on a religious institution being located on the subject site and an abutting property at the time of plan development; and</li> <li>• The religious institution building has since been demolished and a drug store has been constructed on the site located to the north and fronting Mount Holly-Huntersville Road; and</li> <li>• The proposed development, while higher in density than the six dwelling units per acre suggested by the adopted plan, is compatible with the retail development located to the north and also across West W.T. Harris Boulevard; and</li> <li>• The residential development will provide an aging in place opportunity for the surrounding neighborhoods, and is in a location that is convenient to and within walking distance of retail uses that include a grocery store and pharmacy; and</li> <li>• The proposed site plan incorporates community design recommendations from the area plan, by placing the building along the street and away from the single family neighborhood adjacent to it, and committing to a maximum building height of three stories;</li> </ul> <p>By a 5-0 vote of the Zoning Committee (motion by Spencer seconded by Majeed).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Staff has rescinded the request for the petitioner to revise the site plan to depict and add a conditional note to construct a planting strip and six-foot sidewalk along West W.T. Harris Boulevard's west side from the site's southern property line to Lake Spring Avenue (to tie into existing sidewalk).</li> </ol>
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|  | <ol style="list-style-type: none"> <li>2. Petitioner modified "Architectural Standards" Note IV.2. to state that the maximum height in feet of the principal building to be constructed on the site shall be 48 feet. Building height shall be measured as provided in the ordinance.</li> <li>3. Petitioner has corrected maximum height of freestanding lighting to 21 feet to be consistent with industry standards.</li> <li>4. Petitioner committed to showing 15 percent tree save on-site, based on gross acres.</li> <li>5. Modified "Architectural Standards" Note 5 to read "At least 20 percent of each façade of the principal building abutting a network required public or private street shall be comprised of brick."</li> <li>6. Added a note stating that community signage with landscaping will be located at site entrance drive. Final location will be established during site permitting.</li> <li>7. Petitioner committed to moving the sidewalk south of driveway to the ultimate location (i.e. offset eight-foot planting strip and six-foot sidewalk from future curblin).</li> </ol> |
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**VOTE**

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

**ZONING COMMITTEE DISCUSSION**

Staff presented this item to the Committee, noting that all outstanding issues were addressed. A Commissioner had the same concern with this petition as with previously discussed petition 2017-006 with regard to building style/design (i.e. the proposed structure is "boxy" and could be improved). There was no further discussion of this request.

Staff noted that this petition is inconsistent with the *Northlake Area Plan*.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Removes development rights permitting up to 16 for-sale single family attached townhome dwelling units.
- Allows up to 75 age-restricted, multi-family residential units in a single building with associated parking areas.
- Notes that a minimum of 50% of the total number of multi-family dwelling units actually constructed on the site will maintain monthly rents that are income restricted for households earning 60 percent or less of the Area Median Income for a period of not less than 15 years from the date of the issuance of the certificate of occupancy for the principal building to be constructed on the site.
- Limits building heights to up to 48 feet and a maximum of three stories.
- Provides a single point of ingress/egress onto West W.T. Harris Boulevard.
- Constructs and installs an eight-foot wide pedestrian refuge island within West W.T. Harris Boulevard at a location along the site's frontage on West W.T. Harris Boulevard.
- Dedicates and conveys right-of-way measuring 54 feet from the existing centerline of West W.T. Harris Boulevard.
- Provides north, south, east and west elevations of the proposed building, identifying the proposed building materials including cementitious lap siding, brick, architectural shingle roof, and standing seam metal roof.
- Notes vinyl, EIFS or Masonite may not be used as an exterior building material on the principal building to be constructed on the site. Vinyl may be used on windows, soffits, trim and railings.
- Commits to at least 20 percent of each façade of the principal building abutting a network required public or private street to be comprised of brick.
- Provides a minimum 22-foot wide landscape area and minimum six-foot high wooden fence

along the western and southern property lines.

- Identifies possible storm water quality area location and option to install seating benches and gazebo nearby.
- **Public Plans and Policies**
  - The *Northlake Area Plan* (2008) recommends institutional use for this site.
  - The plan also stipulates that residential development up to six dwelling units per acre would be considered, with a conditional site plan that meets the land use and design goals of the area plan.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located in a Wedge (per the Centers, Corridors and Wedges Growth Framework) and its access is provided by West W.T. Harris Boulevard, a major thoroughfare, planned as a four-lane divided boulevard street cross-section, with five-foot bike lanes. West W.T. Harris Boulevard is planned to be extended north of Mt. Holly-Huntersville Road into Huntersville's city limits. The site was rezoned in 2007 (see petition 2007-145).
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (vacant).
      - Entitlement: 160 trips per day (16 dwellings).
    - Proposed Zoning: 245 trips per day (75 age restricted multi-family units).

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

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** Developer must comply with the City's Housing Policies if seeking public funding.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 16-inch water transmission main located along West W.T. Harris Boulevard. Charlotte Water has sanitary sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main in the Southern portion of parcel 025-151-17.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- 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
  - Transportation Review

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