

REQUEST	Current Zoning: NS (neighborhood services) Proposed Zoning: NS SPA (neighborhood services, site plan amendment)
LOCATION	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)
SUMMARY OF PETITION	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.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Northlake Southstar, LLC NRP Properties, LLC/The Drakeford Company John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 14

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to streetscape, site and building design, and tree save.</p> <p><u>Plan Consistency</u> The petition is consistent in terms of land use with the <i>Northlake Area Plan</i> recommendation for institutional use for this site.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • 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. • 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. • 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. • 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. • 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.
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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 require public or private street to be comprised of 20 percent 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.
- **Existing Zoning and Land Use**
 - The site is currently vacant and is part of a larger 5.60 acre tract rezoned from R-3 (single family residential) to NS (neighborhood services) via petition 2007-145. This petition allowed up 15,000 square feet of retail and 16 townhouse units on the subject site. The portion of the site allowing retail is developed with a pharmacy.
 - Rezoning petition 2014-009 was a request to rezone the subject site and an additional 0.70 acres from R-3 (single family residential) and NS (neighborhood services) to UR-2(CD) (urban residential, conditional) to allow up to 90 independent living apartment homes. The request was withdrawn.
 - North of the site is the pharmacy that was part of the larger 2007-145 petition zoned NS (neighborhood services), and single family homes and vacant land in the Town of Huntersville.
 - To the east are a shopping center, a religious institution and single family homes zoned R-3 (single family residential), R-4 (single family residential), and CC (commercial center).
 - To the south are single family homes and vacant land zoned R-3 (single family residential) and R-9 PUD (single family residential, planned unit development).
 - West of the site are single family homes zoned R-3 (single family residential).
 - See "Rezoning Map" for existing zoning in the area.
 - **Rezoning History in Area**
 - Rezoning petition 2012-024 was a request to rezone approximately 1.72 acres located on the northeast corner at the intersection of West W.T. Harris Boulevard and Forest Drive from CC (commercial center) to MUDD-O (mixed use development district, optional) in order to allow a 60-unit age-restricted multi-family housing development or a 10,000 square foot commercial building. The request was withdrawn.
 - **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 petitioner has agreed to a majority of CDOT's transportation improvement requests, including a pedestrian refuge island located in the center of West W.T. Harris Boulevard to enhance pedestrians crossing from the proposed age-restricted apartment site to an existing shopping center on the east side of West W.T. Harris Boulevard. 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).

 - See Outstanding Issues, Note 1.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (vacant; based on tax record).
 - Entitlement: 160 trips per day (16 dwellings; based on petition 2007-145).
 - 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:** See Outstanding Issues, Note 4.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUESTransportation

1. The petitioner should 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).

Site and Building Design

2. Height should be measured as per the Zoning Ordinance.
3. Limit maximum height of freestanding lighting to 21 feet to be consistent with industry standards.

Environment

4. Petitioner must show 15 percent tree save on-site, based on gross acres.
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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 Fire Department 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