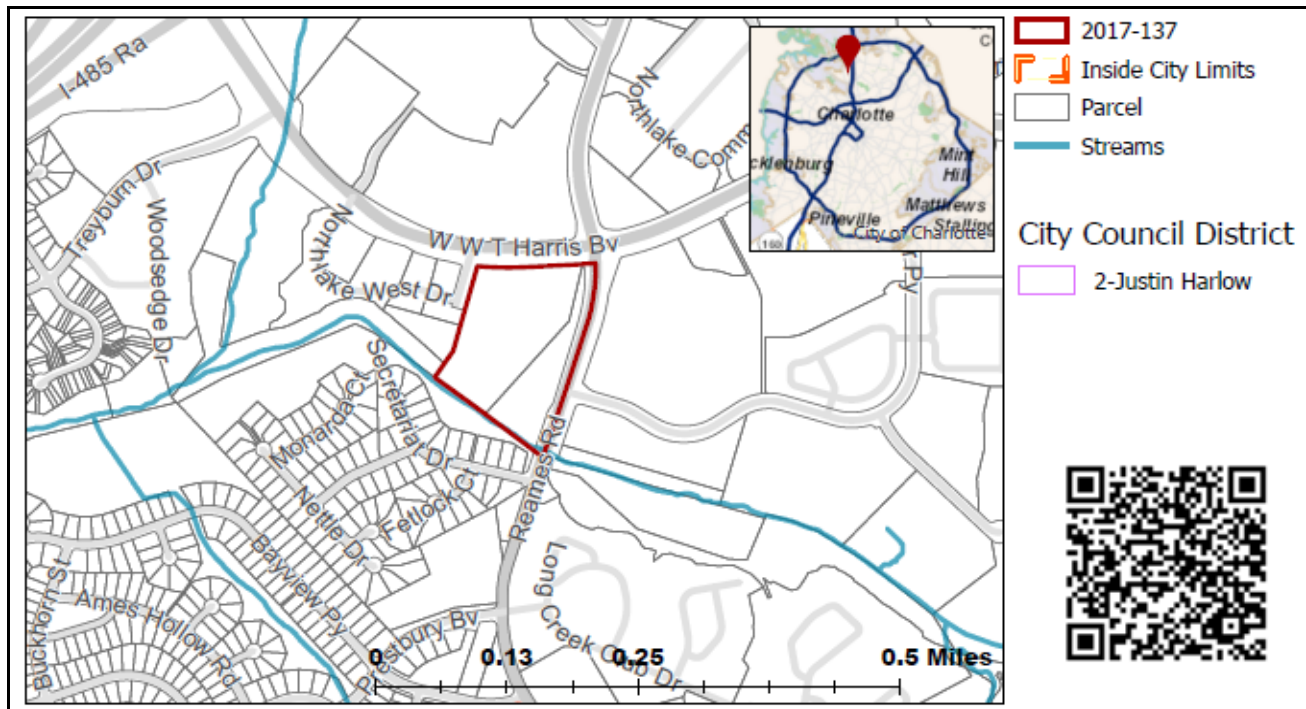


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 10.44 acres located on the west side of Reames Road, south of West W.T. Harris Boulevard.
(Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes to allow up to 29,600 square feet of commercial uses (including retail with fuel sales), a hotel with up to 125 rooms, and dedication of land for greenway purposes on a site located south of Northlake Mall.

PROPERTY OWNER

Roy Denman and Muskrat Point Properties, LLC

PETITIONER

Northlake Real Estate Investors, LLC

AGENT/REPRESENTATIVE

Keith MacVean and Jeff Brown, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Northlake Area Plan* recommendation for mixed use residential office, and/or retail, for the majority of the site; and consistent with the park/open space recommendation for the remaining portion.

Rationale for Recommendation

- The proposal is consistent with the character of recently built commercial development in the area, including the property directly to the east of the proposal.
- While the proposed five-story hotel is not recommended by the plan, it is located to the rear of the property abutting the Long

- Creek greenway corridor and will complement the future greenway by including an adjacent amenity area.
- The proposed site plan, with requested design modifications, will provide interconnected buildings with pedestrian connections that support walkability.
 - The petition also includes an internal street, parallel to W.T. Harris Boulevard, which will connect to an adjacent retail development and enhance area connectivity.

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- A hotel with up to 125 rooms and up to 29,600 square feet of the following uses within three development areas:

automotive service station with or without a convenience store	EDEE (restaurants) with and without an accessory drive-through window	financial institution with accessory drive-through windows	general and medical office
personal service uses	retail	uses that provide light vehicle maintenance activities such as engine tune ups, lubrication, minor repairs, and carburetor cleaning	

- Reserves the right to convert the 125-room hotel into an additional 25,000 square feet of gross floor area of allowed uses.
- One EDEE (eating/drinking/entertainment establishment) with an accessory drive through window that will be restricted to a limited service restaurant.
- One automotive service station with or without a convenience store.
- One financial institution with accessory drive-through windows.
- Prohibits the following uses:

commercial outdoor amusement	automobile sales and repair including tractor-trucks	armories for meetings and training of military organizations	automobile repair garages (but not including garages that do light maintenance activities only) including engine overhaul
auction sales	body and paint shops	wholesale bakeries	boat and ship sales and repair
building maintenance services	building maintenance services	car washes	catalog and mail order houses
contractors offices with accessory storage	residential dwelling units of any type	engraving	equipment rental and leasing, outdoor
fabric sample assembly	fences and fence material sales outdoor	florist, wholesale	manufactured housing sales and repairs
pest control and disinfecting services	repair or servicing of any article the sale of which is permitted in the district	sign painting	theaters, motion picture
tire recapping and retreading	wholesale sales within related storage and warehousing	adult establishments	boarding stables
building material sales	riding academies	short term care facilities	

- Limits the number of principal buildings on site to not exceed nine.
- Limits height to 75 feet and five stories.
- One point of access onto West W.T. Harris Boulevard (via Northlake Plaza Drive), and two points of ingress/egress (Access A and Access B) onto Reames Road.
- Internal Private Street to connect to Northlake Plaza Drive and Reames Road, and provides access to internal drive aisles and parking areas.

- Utilizes parking areas on adjacent parcels to the west via petition 2011-020.

Proposes the following transportation improvements:

- Intersection of W.T. Harris Boulevard and Reames Road:
 - Restripe existing eastbound W.T. Harris Boulevard right turn lane to a shared through/right lane extending to Northlake Plaza Drive.
- Intersection of West W.T. Harris Boulevard and Northlake Plaza Drive:
 - Restripe the existing eastbound West W.T. Harris Boulevard right turn lane to a shared through/right lane.
- Intersection of Reames Road and Access A:
 - Construct a southbound Reames Road right turn lane.
 - Construct Access A with one egress and one ingress lane.
- Intersection of Reames Road and Perimeter Parkway/Access B:
 - Construct Access B with one egress and one ingress lane.
 - Construct a concrete median to restrict access to right-in/right-out/left-over.
 - Construct a pedestrian refuge to maintain access.
 - Construct a northbound left turn lane.
 - Remark the southbound through drop lane as a right turn drop lane.
 - Installation of a traffic signal.
 - Installation of fiber optic along Reames Road between West W.T. Harris Boulevard and Access B.
 - Installation of a camera at Reames Road and Access B.

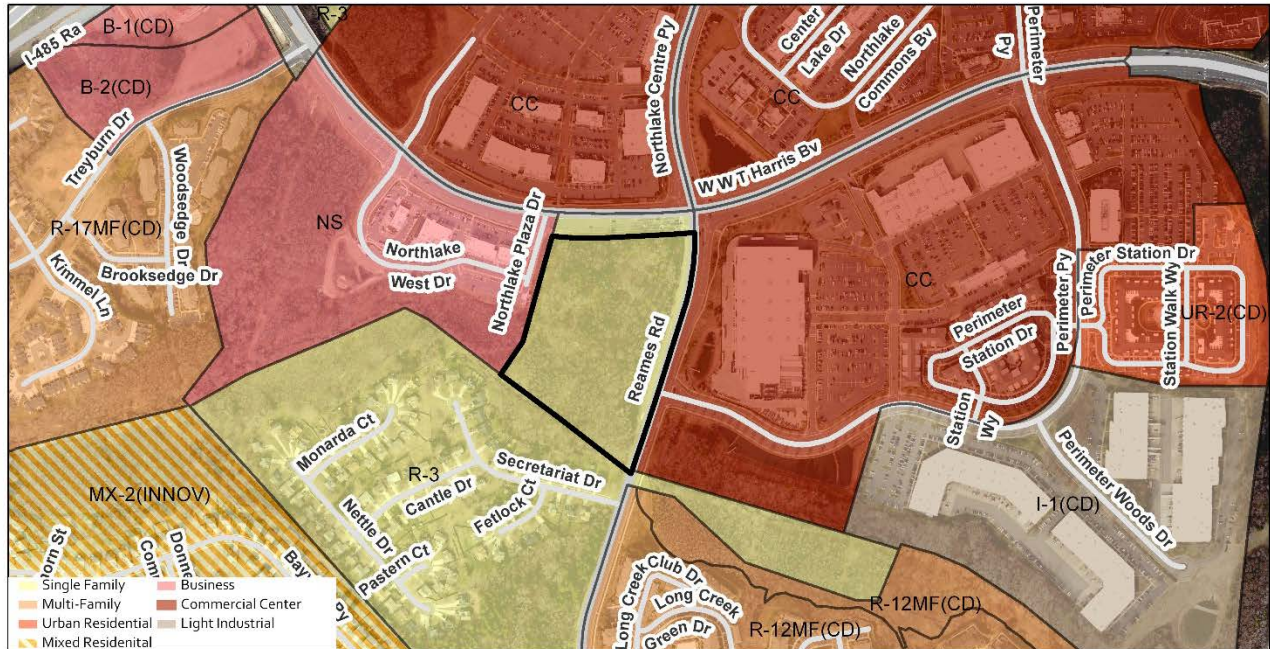
Proposes the following architectural standards:

- Allows a range of building materials, but limits vinyl to windows, soffits, and on handrails/railings.
- Proposes four-sided architecture (all building facades will utilize similar building materials and finished on all building sides and exposed concrete masonry units not architecturally finished will not be allowed).
- Notes building placement and site design will focus on treatment of building facades along existing public streets and proposed private street.
- Building facades fronting along existing public streets or the proposed public street will include windows for a minimum of 30% of each frontage elevation of each frontage elevation between two feet and 10 feet on the first floor if an operable door is included on the façade it may be count toward the 30% window requirement.
- Prevents building elevations from having expanses of blank walls greater than 20 feet in all directions and architectural features.
- Designs building elevations with articulated architectural features.
- Proposes multi-story buildings have a minimum of 20% transparency on all upper stories.

Other

- Provides an eight-foot planting strip and eight-foot along Reames Road.
- Extends two-foot six-inch curb and gutter, and six-foot sidewalk from the end of site's frontage on Reames Road and Secretariat Drive subject to the availability of right-of-way.
- Proposes an eight-foot planting strip and a 12-foot multi-use path along West W.T. Harris Boulevard.
- Screens parking areas from the private street with landscaping in a five-foot area or with a low (three-foot) masonry wall.
- Proposes to investigate the ability to install, on the site, an electronic vehicle charging station. The location and the timing of the installation, if feasible, will be determined by the developer.
- Dedicates and conveys to Mecklenburg County Park and Recreation Department the portion of the 100-foot SWIM buffer as shown on the rezoning plan.
- Provides a 100-foot by 100-foot access, maintenance, construction, and potential greenway connectivity easement along Reames Road.
- Proposes to work explore with Mecklenburg County Park and Recreation Department to provide a connection to the future greenway located along the western property line. the possibility of allowing County Park and Recreation to use the required storm water detention access and maintenance easement for the proposed BMP located adjacent to Long Creek.
- Identifies potential stormwater management area.

- Existing Zoning and Land Use



- The site is currently vacant and is surrounded by retail uses to the north (including Northlake Mall), east and west. South are single family neighborhoods and apartments. Long Creek Greenway runs along a portion of the south property line.



The subject property is vacant.



The property to the south along Secretariat Drive is a single family neighborhood.



The property to the east along Reames Road is developed with Perimeter Woods Shopping Center.



The property to the north along West W.T. Harris Boulevard is Northcrest Shopping Center.

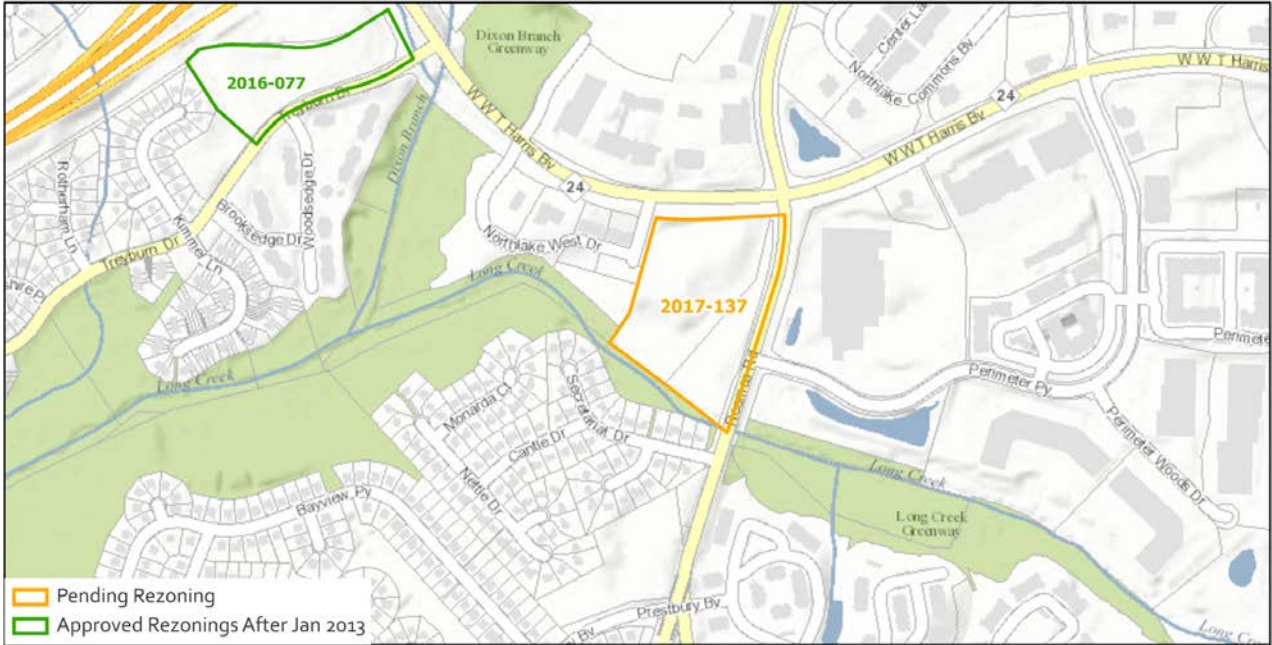


The property to the west is developed with a small retail center along West W.T. Harris Boulevard.



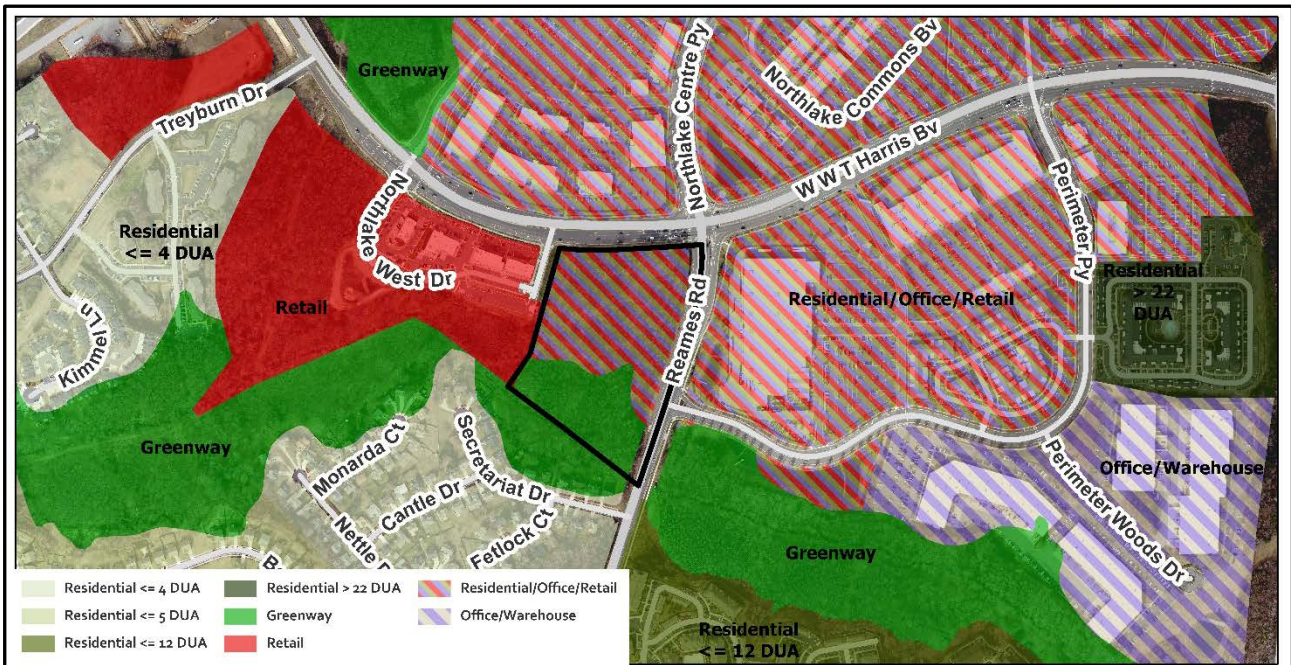
Northlake Mall is located less than half a mile from the subject property.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2016-077	Rezoned approximately 5.52 acres from B-1(CD) (neighborhood business, conditional) to B-2(CD) (general business, conditional) to allow the development of a six-story 141-room hotel and a 7,000-square foot EDEE (eating/drinking/entertainment establishment).	Approved

• Public Plans and Policies



- The *Northlake Area Plan* (2008) recommends residential, office and/or retail mix for the majority of the site, and park/open space for the remaining portion, which is within the 100 foot water quality buffer and FEMA Floodplain.
- The plan stipulates that:
 - vertically integrated mixed-use development is preferred;
 - retail should be limited 10,000 square feet and must be integrated with office;
 - building heights should be limited to four stories; and
 - hotels are not permitted.

- **TRANSPORTATION CONSIDERATIONS**

- The site's primary access will be from Reames Road. The site design includes a street network to serve both vehicle and pedestrian needs. The site plans commits to a 12 foot multi-use path along W.T. Harris Boulevard. The site plan commits to all the transportation improvements as outlined in the site's Traffic Impact Study to mitigate traffic, including a signalized directional left-over to accommodate pedestrians walking across Reames Road at Perimeter Parkway, and to serve CATS bus stops.
- ~~See Outstanding Issues, Notes 1-2.~~ Addressed
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: N/A (vacant based on Tax Record).
Entitlement: 360 trips per day (based on 31 single family dwellings).
Proposed Zoning: 8,630 trips per day (based on 19,000-square foot shopping center, 5,400-square foot drive-in bank, 125-room hotel, convenience market with gas pumps; traffic impact study 07/27/18).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via an existing 12-inch water distribution main located along Reames Road.

Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located within the western side of the rezoning boundary and an existing 18-inch gravity sewer main located along Reames Road.

- **Engineering and Property Management:**
 - **Arborist:** ~~See Outstanding Issues, Note 3.~~ Addressed
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** Parcel #02522104 and 02522105 are adjacent to the Long Creek Greenway corridor as indicated on the 2014 Greenway Master Plan Update. This section is part of an active Long Creek Greenway & Stream Restoration Joint Project currently in design. ~~See Outstanding Issues, Note 4.~~ Addressed

OUTSTANDING ISSUES

Transportation

1. ~~West W.T. Harris Boulevard's future widening plans calls for an additional through lane (12 foot width), including a separate 150' eastbound exclusive right turn lane (12 foot width) with an appropriate bay taper length at Reames Road, and the area plan recommends a 20-foot planting strip and 8-foot sidewalk to support the walkability adjacent to this major arterial in the activity center along the site's WT Harris Boulevard frontage. The petition should revise the site plan to provide 32 foot of right of way (where the future thru and exclusive right turn lane coexists) as measure from the existing back of curb along the site's West W.T. Harris Boulevard frontage. (See exhibit below).~~ Addressed
2. ~~The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ Addressed

Environment

3. ~~Submit a tree survey for all trees two inches or larger located in the right of way. In addition, the survey shall include all trees eight inches or larger in the setback.~~ Addressed
4. ~~Mecklenburg County Park and Recreation requests the additional triangle of land (100 feet along the Reames Road property from the SWIM buffer line just behind the bus stop and 100 feet along the SWIM Buffer line to the west). This additional area will allow access for short term construction and long term greenway and stream maintenance, as well as potential future~~

~~greenway connectivity. This proposed access is essential to the construction of both restoration and greenway.~~ **Addressed**

Site and Building Design

5. ~~Connect sidewalk from Building C to sidewalk along West W.T. Harris Boulevard.~~ **Addressed**
6. ~~Pedestrian connections from Buildings A and B to the sidewalk along West W.T. Harris Boulevard need to align with another on the other side of the parking. Provide striping or raised walk/table in between. Please make proper adjustments to allow this to occur.~~ **Addressed**
7. ~~The limited planting areas adjacent to sections of the proposed private street will not permit the parking areas to be screened properly from the street and sidewalk. A five-foot minimum screening area or wall will be required.~~ **Addressed**
8. ~~Please include additional notes previously provided in comments:~~ **Addressed**
 - a. ~~Buildings shall be placed so as to present a front or side façade to all streets.~~
 - b. ~~Facades fronting streets shall include a combination of windows and operable doors for a minimum of 30% of each frontage elevation transparent glass between two feet and 10 feet on the first floor. This requirement may be comprised of display windows. These display windows must maintain a minimum of 3' 0" clear depth between window and rear wall. The maximum sill height for required transparency shall not exceed 4' 0" above adjacent street sidewalk.~~
9. ~~Remove Architectural Standards Note 5.b. or provide clarification on what this means. As written the note does not provide a commitment.~~ **Addressed**
10. ~~Please clarify what does the label "wood line" along Reames Road means.~~ **Addressed**

REQUESTED TECHNICAL REVISIONS

Transportation

11. ~~New issue based on revised site plan: The 12-foot wide multi-use path along West W.T. Harris Boulevard needs to be located at the back of the easement along the site frontage.~~ **In an email to staff dated 10/29/2018, the petitioner agreed to show the 12-foot multi-use path along West W.T. Harris Boulevard in the location as per the revised CDOT memorandum.**
12. ~~Show and label possible location(s) for dumpster pad(s) on the site plan.~~ **Addressed**
13. ~~Clarify what is meant by "potential" SWIM area as noted on Sheet RZ-2.~~ **Addressed**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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