
REQUEST	Current Zoning: CC, commercial center Proposed Zoning: UR-2(CD), urban residential, conditional
LOCATION	Approximately 10.63 acres located on the east side of Perimeter Parkway between West W.T. Harris Boulevard and Perimeter Woods Drive and bounded by Interstate 77 to the east.
SUMMARY OF PETITION	The petition proposes a 275-unit multi-family residential development.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. The petition is consistent with the <i>Northlake Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Perimeter Woods Land, LLC WP East Development Enterprises, LLC Perimeter Woods Land, LLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

The subject site was part of a larger 104-acre rezoning approved in 2005 (rezoning petition 2005-011). This previously approved rezoning allowed for 320,000 square feet of retail and restaurant uses, 450,000 square feet of office uses, and up to 250 residential units within the 68-acre CC portion of the rezoning. The 36-acre I-1(CD) portion of this previous rezoning allowed for uses in accordance with the I-1 development standards.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A maximum 275-unit multi-family rental development.
- A 20-foot setback from the back of curb along Perimeter Parkway.
- Buildings limited to four stories with common pedestrian entrances.
- Building elevations provided.
- Carriage units/garage buildings fronting Perimeter Parkway and the northern private street with windows on both levels and Juliette balconies on the second level.
- An eight-foot planting strip and six-foot sidewalk along Perimeter Parkway and the northern private street.
- A maintained buffer treatment along I-77 ranging from 35 to 50 feet consistent with the original rezoning petition.
- Full cut-off lighting fixtures limited to 20 feet in height.
- No "wall pak" type lighting shall be allowed. Wall mounted decorative lighting fixtures such as sconces are permitted.
- Amenity area that may include a swimming pool, deck, BBQ and sitting/eating areas.

- **Existing Zoning and Land Use**

The subject property is currently vacant. Properties to the north and west are zoned CC and occupied with office, retail, and multi-family residential uses. Properties to the south are zoned I-1(CD) and have office and warehousing uses. Interstate 77 is located east of the subject site.

- **Rezoning History in Area**

Recent rezonings approved in the area include:

- Petition 2008-060, which rezoned 21.2 acres west of Northlake Centre Parkway and north of Point O' Woods Drive from R-3 to CC. The petition allowed for a mixed use development, which included 320 multi-family residential units and 50,000 square feet of nonresidential uses.

- Petition 2011-020, which rezoned 24 acres located south of W.T. Harris Boulevard between I-485 and Reames Road from R-3 to NS. The petition allowed for a 62,000 square foot mixed use nonresidential development.
 - **Public Plans and Policies**
 - The *Northlake Area Plan* (2008) recommends a mix of residential, office, and retail land uses. The subject site is located within the Center Area of the Northlake study area. The Center Area envisions a mixture of uses, particularly with the inclusion of moderate density residential within a pedestrian-oriented environment.
 - This petition is consistent with the *Northlake Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 11,000 trips per day.
Proposed Zoning: 2,800 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while development allowed under the proposed zoning will produce 162 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 162.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Modify Note C.1. to add the following: "The carriage units/garage buildings identified along Perimeter Parkway and the northern private street shall receive certificate of occupancies prior to the final certificate of occupancy for the last building located within building envelopes one and two".
 2. Eliminate note I.1 related to a solid waste management plan.
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Attachments Online at www.rezoning.org

- Application
- Site Plan

- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review

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