

<b>REQUEST</b>	Current Zoning: R-3, single family residential and R-8MF(CD), multi-family residential, conditional Proposed Zoning: R-8MF(CD), multi-family residential, conditional and R-8MF(CD) SPA, multi-family residential, conditional, site plan amendment
<b>LOCATION</b>	Approximately 30.21 acres located on the southwest corner at the intersection of Reames Road and Bayview Parkway.
<b>SUMMARY OF PETITION</b>	The petition proposes to allow up to 240 multi-family residential units.
<b>PROPERTY OWNER</b>	NLCM, LLC and Reames Road Associates
<b>PETITIONER</b>	NLCM, LLC
<b>AGENT/REPRESENTATIVE</b>	Bailey Patrick and Collin W. Brown, K&L Gates
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the Northlake Area Plan and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Firestone seconded by Commissioner Dodson).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Provided a six-foot wide bike/pedestrian connection from the end of Malvina Lane to the public sidewalk along Reames Road.</li> <li>2. Modified Note 4(B) to state "...The streetscape treatment along new public streets <u>and along Reames Road</u> will meet or exceed the standards of the ordinance...".</li> <li>3. Provided a note to indicate the streetscape for internal private streets will include a minimum of a five-foot wide sidewalk and a two-foot wide planting strip along both sides of the streets.</li> <li>4. Modified the site plan to indicate the street trees will be located within the eight-foot planting strips.</li> <li>5. Graphically depicted the internal sidewalk network from the buildings out to the public sidewalks.</li> <li>6. Indicated a minimum 20-foot dimension from the face of the garages to the back of sidewalks along the private streets.</li> <li>7. Modified Note 3(E) to eliminate "cementitious siding" from the list of masonry materials.</li> <li>8. Provided a note under "Buffers and Open Space" to indicate a 50-foot landscape setback will be provided along the future Fred D. Alexander Boulevard and will be improved according to the requirements of Section 12.308(1)(a thru f) of the Zoning Ordinance.</li> <li>9. Provided a note to clarify the petitioner will provide a concrete CATS passenger waiting pad along Reames Road.</li> <li>10. Modified the "Maximum Building Height" to state "Maximum allowed by ordinance. However, not to exceed three stories".</li> <li>11. Labeled Reames Road.</li> <li>12. Modified Note 3(E) to change the percentage of masonry material on the exterior walls from 50 percent to 25 percent to reflect the building elevations presented at the public hearing.</li> </ol>
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<b>VOTE</b>	<p>Motion/Second: Zoutewelle/Firestone</p> <p>Yeas: Allen, Dodson, Firestone, Phipps, Rosenburgh and Zoutewelle</p> <p>Nays: None</p> <p>Absent: Griffith</p> <p>Recused: None</p>
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**ZONING COMMITTEE  
DISCUSSION**

Planning staff presented the petition to the Committee and indicated all outstanding issues had been addressed.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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

**PLANNING STAFF REVIEW**

- **Background**

- In 2001, a 192-acre area was rezoned to MX-1 and R-8MF(CD) by petitions 2001-107 and 2001-012(c). The approved site plan allows 937 single family lots, duplex units and townhomes at 4.9 dwelling units per acre. To date, approximately 169 acres have been developed with 581 single family and duplex units.
- On the remaining 23 acres, Portrait Homes received subdivision approval for a 149-unit townhome development in 2008. The site was graded to accommodate streets and utilities (i.e. sanitary sewer, storm drainage, underground electric, and etc.) were installed within the proposed rights-of way. The project has since been abandoned. The current rezoning petition proposes to rezone the 23-acre tract plus approximately seven additional acres for a multi-family development using the previously installed infrastructure.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A maximum 240-unit multi-family apartment development at an overall density of eight dwelling units per acre.
- Buildings limited to three stories.
- Building elevations provided.
- Exterior wall constructed with a minimum of 50 percent masonry materials.
- Buildings along the new public street will have facades that face the street and provide direct sidewalk connections to the public sidewalks.
- An eight-foot planting strip and six-foot sidewalk along all new public streets.
- A 50-foot landscaped setback along the future Fred D. Alexander Boulevard.
- Full cut-off detached lighting fixtures limited to 15 feet in height.
- No "wall-pak" type lighting will be allowed.
- Additional right-of-way measuring 35 feet from the centerline of Reames Road and 50 feet from the centerline of the future Fred D. Alexander Boulevard will be dedicated at or prior to the initial subdivision plat.
- Approximately seven acres of tree save area limited to walking trails and passive recreation.
- A concrete CATS passenger waiting pad provided along Reames Road.
- 50-foot Class C buffer, with the exterior 30 feet retained as a Woodland Buffer abutting R-3 zoning except for a 25 percent reduction in width to 37.5 feet with a fence in the area between Reames Road and Doyle Drive.

- **Public Plans and Policies**

- The *Northlake Area Plan* (2008) recommends residential up to five dwelling units per acre for the 23-acre portion of the subject property zoned R-8MF(CD). This is to reflect the overall density of the unified rezoning approved in 2001 (rezoning petitions 2001-107 and 2001-012c).
- The *Northlake Area Plan* recommends single family up to four dwelling units per acre for the seven-acre portion of the subject property zoned R-3.
- The petition is consistent with the *Northlake Area Plan*. The density of the subject rezoning is eight dwelling units per acre. The remaining balance of the original 2001 rezoning developed utilizing only 581 units of the 937 units permitted. Therefore, the combined density of the subject rezoning and the original 2001 rezoning will remain below five dwelling units per acre. Also, the portion of the site recommended by the area plan to have a single family land use of up to four dwelling units per acre is designated as seven acres of tree save.

- **Staff Recommendation (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
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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.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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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*.
    - Facilitates the use of alternative modes of transportation by providing a concrete CATS passenger waiting pad along Reames Road.
    - Minimizes impacts to the City's tree canopy by providing for a tree save area that exceeds the minimum requirements. Approximately seven acres is designated as tree save equaling approximately 23 percent of the site.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Shad Spencer (704) 353-1132