

REQUEST	Current Zoning: R-3 (single family residential) and CC (commercial center) Proposed Zoning: UR-3(CD) (urban residential, conditional)
LOCATION	Approximately 17.52 acres located north of Madison Square Place and near the intersection of Madison Square Place and Northlake Centre Parkway. (Council District 2 - Austin)
SUMMARY OF PETITION	This petition proposes to allow up to 300 multi-family dwelling units at a density of 17.12 units per acre, and will be Phase 2 of an approved rezoning (2013-067) that allowed up to 416 multi-family units. The rezoning site is a single family subdivision in the Northlake area where all the homes have since been demolished with the exception of one home built in 2001.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Ronald J. Withrow, and William R. Culp, Jr., Trustees Woodfield Acquisitions, LLC Jeff Brown and Keith MacVean/Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>Northlake Area Plan</i> based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends residential, office and/or retail uses for this site. • Therefore, 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: <ul style="list-style-type: none"> • The proposed density of 17.12 units per acre is consistent with the plan's recommendation of a maximum density of 22 dwelling units per acre if the site is developed with residential as a single use; and • The subject property is located within the Northlake Mixed Use Activity Center, which is a priority area to accommodate future growth and appropriate for new multi-family development; and • The proposed project will be Phase 2 of Woodfield Northlake apartments. Phase 1 of this project is underway; and • The development will maintain the site design characteristics of the first phase, by locating buildings along the street with parking to the side and rear, thus supporting walkability; and • In addition, the site design calls for the dedication of land along Dixon Branch for a future greenway and connection to the greenway; <p>By a 5-0 vote of the Zoning Committee (motion by Majeed seconded by Eschert).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 1. Specified a maximum height of four stories for buildings located along Dixon Branch and six stories elsewhere on the site. <p><u>Other</u></p> <ol style="list-style-type: none"> 2. Removed the area to remain as trees, north of the 70-foot gas line easement, from the proposed rezoning thus reducing the rezoning acreage from 21.68 acres to 17.52 acres and increasing the density from 13.38 units per acre to 17.12 units per acre.
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VOTE

Motion/Second: Eschert / Majeed
 Yeas: Eschert, Labovitz, Majeed, Sullivan, and Wiggins
 Nays: None
 Absent: Dodson
 Recused: Lathrop

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the rezoning and stated that the petitioner had removed acreage north of a gas easement from the rezoning. The reduction of acreage increased the density of the proposal from what was presented at the public hearing. Staff noted that despite this change the petition is still consistent with the recommended density in the adopted plan.

A Commissioner asked why it was necessary for the petitioner to remove the acreage from the rezoning. Staff responded that the petitioner was not proposing development on that portion of the site and therefore decided to take it out and it would remain zoned R-3.

There was no further discussion.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 300 multi-family residential units at a density of 17.12 dwelling units per acre.
- This proposal will be a second phase of a multi-family residential development known as Woodfield Apartments at Northlake that was approved via rezoning petition 2013-067 to allow up to 416 multi-family units on abutting property located along Northlake Centre Parkway.
- Proposes the total number of principal buildings to be developed on the site will not exceed 10.
- Provides amenity area consisting of a pool, landscaping, seating areas, and hardscape elements and other open space areas.
- Provides access to Northlake Center Parkway via extension of a public street (Tisbury Road) approved as part of Phase 1 development.
- Proposes abandonment of rights-of-way to accommodate new construction.
- Proposes a number of architectural and design standards related to building materials, roof design, blank walls and pedestrian connectivity.
- Dedicates and conveys to Mecklenburg County the majority of the 100-foot FEMA floodplain and a portion of the SWIM buffer as generally depicted on the rezoning plan, including the existing bridge on parcel 052-291-15 prior to the issuance of the first certificate of occupancy.
- Identifies location of pedestrian access to future greenway.

- **Public Plans and Policies**

- The *Northlake Area Plan* (2008) recommends residential, office and/or retail for this site. The plan also allows for residential up to 22 dwelling units per acre as a single use.
- The portion of the site under the FEMA Floodplain is recommended for park/open space to allow for a future greenway.
- The plan stipulates that building heights should be limited to four stories along Dixon Branch Creek, and six stories elsewhere.

- **TRANSPORTATION CONSIDERATIONS**

- This site plan extends Tisbury Road (a local street approved as part of Woodfield Northlake Phase 1) and extends the transportation network with a pedestrian/bike path connection to a future Mecklenburg County greenway along I-485. This plan complies with the general transportation policy goals and applicable area plans.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlements: 710 trips per day (based on 65 single family dwellings).

Proposed Zoning: 1,940 trips per day (based on 300 multi-family dwelling).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 32 students, while the development allowed under the proposed zoning will produce 41 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is nine students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Bradley Middle (106%) or Hopewell High (89%). The proposed development is projected to increase the school utilization (without mobile classroom units) at Long Creek Elementary from 72% to 75%.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** Charlotte Water does not currently have water system availability for the parcels under review. The closest water distribution main is located approximately 350 feet southeast of the eastern corner of the property on Northlake Centre Parkway. Charlotte Water currently has sewer system availability via an existing eight-inch sewer main located along East I-485 Inner Highway and within the boundaries of parcel 025-105-09.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at 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-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
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311