

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-024

Property Owner: Daniel J. and Barbara A. McAulay

Petitioner: Jon Jenkins, MLP Real Estate Acquisitions, LLC

Location: Approximately 12.81 acres located on the southwest corner of Northlake Center Parkway, Mt. Holly-Huntersville Road and Alexanderana Road

Center, Corridor, or Wedge: Corridor

Request: R-3, single family residential to R-17 MF (CD), multi-family residential conditional district

Summary

This petition proposes the development of up to 204 multi-family for-rent units at an overall density of 16 dwelling units per acre.

Consistency and Conclusion

The proposal is consistent with the recommendations within the draft *Northlake Area Plan* which recommends residential development for the parcels fronting Northlake Centre Parkway that have a conditional site plan consistent with the land use and design goals of the plan. This petition meets the goals of the plan and is considered appropriate for approval upon resolution of outstanding site plan issues.

Existing Zoning and Land Use

The subject property is currently zoned R-3 and is vacant. The property to the west was rezoned from R-3 to R-12 MF (CD) for 273 apartments in 2004 by State Street Companies (2004-071). The property to the east is zoned R-3, single family residential. Across Mt. Holly-Huntersville Road and Alexanderana Road the properties are in the Town of Huntersville zoning jurisdiction.

Rezoning History in Area

The most recent rezoning in the immediate area was for State Street Companies for the property to the west of the petitioned site. The property was rezoned in 2004 from R-3 to R-12 MF (CD) for the development of 273 apartments. Prior to 2004, the most recent rezoning was for the Northlake Mall in 2000.

Public Plans and Policies

The *Northlake Area Plan (under development)* recommends residential development for the parcels fronting on Northlake Centre Parkway with a conditional site plan. Consistent with the land use and design goals of the plan which are to provide for more intense development near the major transportation facilities and to consider building character, orientation, scale, natural environment, parking, connectivity and accessibility as key elements in site plan design.

Proposed Request Details

The site plan accompanying this petition shows the completion and termination of a public street that transverses the State Street property and the subject property and ends at Northlake Centre Parkway. An additional entrance is shown on Alexanderana Road. The 204 proposed apartment are 3-stories in height, have 1.8 parking spaces per units and include carports/garages for some units. A mail kiosk, pool, and clubhouse are also included. The site proposes 1.25 acres or 10% tree save area.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 430 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,255 trips per day. This will have a minor impact on the surrounding thoroughfare system.

Connectivity. A new public street will be developed on the site eventually connecting Northlake Centre Parkway to Mt. Holly Huntersville Road.

Storm Water. No downstream complaints are observed. This site drains to a stream listed as impaired by the NC Division of Water Quality.

School Information. CMS estimates that the development under existing zoning will generate 25 students, while the development under the proposed rezoning will produce 124 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero 99.

Outstanding Issues

Land Use. This site plan amendment is consistent with the Draft *Northlake Area Plan*.

Site plan. The following site plan comments are outstanding:

- The site plan should show that there is a 16 foot separation of the two units along Northlake Centre Parkway.