CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-061
Post-Hearing Staff Analysis
October 1, 2019

REQUEST	Current Zoning: BP (business park) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 15.55 acres located on the east side of Northlake Centre Parkway, north of Calhoun Street, south of Interstate 485.

SUMMARY OF PETITION	The petition proposes to allow a multi-family residential development of up to 300 dwelling units on a vacant parcel north of Northlake Mall, at the southwest corner of the intersection of Interstates 485 and 77.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Metrolina Properties, LP Davis Development Keith MacVean, Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northlake Area Plan* recommendation for residential development up to 22 dwelling units per acre as a single use.

Rationale for Recommendation

- The *Northlake Area Plan* recommends a mix of residential and nonresidential uses for this site, but also supports residential development up to 22 dwelling units per acre as a single use.
- At 20.6 dwelling units per acre, the petition is less dense than what the recommended maximum density.
- The maximum building height is less than what the adopted policy would allow. The plan recommends limiting building height to 10 – 12 stories, and the petition limits building height to four stories.

- The petition commits to enhancing the pedestrian environment through site design elements which include internal sidewalks on both sides of the constructed public street and all internal private drives. These improvements connect the site to existing pedestrian amenities along Northlake Centre Parkway and connect to nearby points of interest.
- The petition commits to providing an improved open space amenity with landscaping, hardscaped areas, walkways, seating, areas, and lighting which will improve resident safety and the overall pedestrian experience.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Construction of up to 300 multi-family residential units within a maximum of 7 principal buildings
  - Traffic and transportation improvements including:
    - The construction of a new public street extending approximately 288 feet to the site's internal private drive (minimum 100-foot right-of-way)
    - The construction of an offset southbound left turn land in Northlake Centre Parkway with 150 feet of storage
    - Internal streets constructed to connect with the future development expected to take place on abutting parcels
  - Streetscape, buffer, landscaping, open space and screening improvements including:
    - The provision of a 16-foot setback from the back-of-curb along the internal private drive as well as Future Public Local Commercial Wide Streets
    - An 8-foot sidewalk and 8-foot planting strip along both sides of the new public street provided and internal private street
    - A minimum 4,000 square foot improved open space amenity area
    - Screened meter banks
  - General design elements of the development shall include:
    - A combination of building materials that include brick, stone, precast stone, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood
    - Vinyl or aluminum only on windows, soffits, handrails and/or railings
    - Limitations on blank walls
    - Façade variations required for any building over 150 feet in length
    - Residential building entrances architecturally treated through various features
    - Buildings oriented to present a front or side façade to all public or private network streets
    - The provision of useable and accessible open space that shall incorporate seating, plantings, and/or other amenities
    - Service equipment screened from view with materials and design that are compatible with principle structures
    - Screened rooftop mechanical equipment
    - Variation in roof lines every 30 feet.

- **Existing Zoning and Land Use**

The site is currently vacant and surrounded by additional vacant land to the north, south, and east. Multi-family dwelling units are located immediately west to the subject property. The site is within close proximity to Interstates 485 and 77, and to the Northlake Mall retail center.

General location of subject property denoted by star. Northlake Mall and I-77 are located to the south and east, respectively.

Looking east at the site as viewed from Northlake Centre Parkway.

- **Rezoning History in Area**

Petition Number	Summary of Petition	Status
2016-070	Rezoned 17.52 acres to allow up to 300 multi-family units.	Approved
2017-043	Rezoned 7.12 acres to allow retail, restaurant, and office uses along with a hotel.	Approved
2017-165	Proposed to rezone 14.4 acres to allow up to 195,000 square feet of uses allowed in the CC district.	Withdrawn
2018-029	Rezoned 15.78 acres to allow up to 300 multi-family units.	Approved

- **Public Plans and Policies**

  - The *Northlake Area Plan* (2008) recommends residential, office, and/or retail mix, or residential development up to 22 dwelling units per acre as a single use.
  - Residential densities in vertically mixed-use developments may exceed the specified densities for residential as a single use.
  - The plan recommends limiting building height to 10-12 stories.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is on Northlake Centre Parkway (minor thoroughfare) and is in a center outside Route 4. The site is located on Northlake Centre Parkway within the limits of the *Northlake Area Plan*, and outside the City of Charlotte limits.
  - ~~See Outstanding Issues, Notes 1-7 and~~ additional advisory information at www.rezoning.org. Addressed
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant land).
    Entitlement: 7,740 trips per day (based on 14.5 acres of business park).
    Proposed Zoning: 2,230 trips per day (based on 300 multi-family dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce 35 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Long Creek Elementary from 83% to 86%
    - Bradley Middle to remain at 107%
    - Hopewell High to remain at 89%.
- **Charlotte Water:** Charlotte Water as accessible water system infrastructure for the rezoning boundary via a 16-inch water transmission main located along Northlake Centre Parkway. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 18-inch gravity sewer main located within the rezoning boundary. See additional advisory comments at www.rezoning.org.

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The location of the future back of curb for the Hucks Road extension needs to be determined prior to public hearing. The revised site plan needs to determine and depict the type and width of the Hucks Road extension as it traverses adjacent to the site and parcel no. 02508112.~~ Addressed
2. ~~Revise the site plan for the proposed Public Local Commercial Wide Street (between Northlake Centre Pkwy and Private Street). The back-to-back curb dimensions shall be 45 feet, including 2.5 feet curb and gutter both sides and 8-foot planting strips and 8-foot sidewalks along both sides of the proposed Public Local Commercial Wide Street. The 45-foot back of curb dimension needs to remain consistent from Northlake Centre Parkway to Private Street; however, when crossing the stream (i.e. culvert crossing) the planting strip can be eliminated, and 10-foot wide back of curb sidewalks needs to be implemented.~~ Addressed
3. ~~Revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2 feet behind back-of-sidewalk where feasible.~~ Addressed
4. ~~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
5. ~~Revise the site plan and add a note specifying public commercial wide street section's 45-foot back-of-curb to back-of-curb dimension and varying streetscape requirements due to the culvert crossing between Northlake Centre Parkway and Private Street.~~ Addressed
6. ~~Revise the site plan and add a note specifying that the Private Street will be a network required street constructed to public street standards, including a permanent public street access easement and temporary hammer-head turnaround at its end to accommodate SU-30 design vehicle until Future Public Local Commercial Wide Street is implemented~~. Addressed
7. ~~Revise the site plan and add a note specifying that 20-foot x 20-foot SUE shall be dedicated to City to provide space for future traffic signal hardware and down guys on each side of Public Local Commercial Wide Street at Northlake Centre Parkway prior to the first building certificate of occupancy issued.~~ Addressed

Attachments Online at www.rezoning.org

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