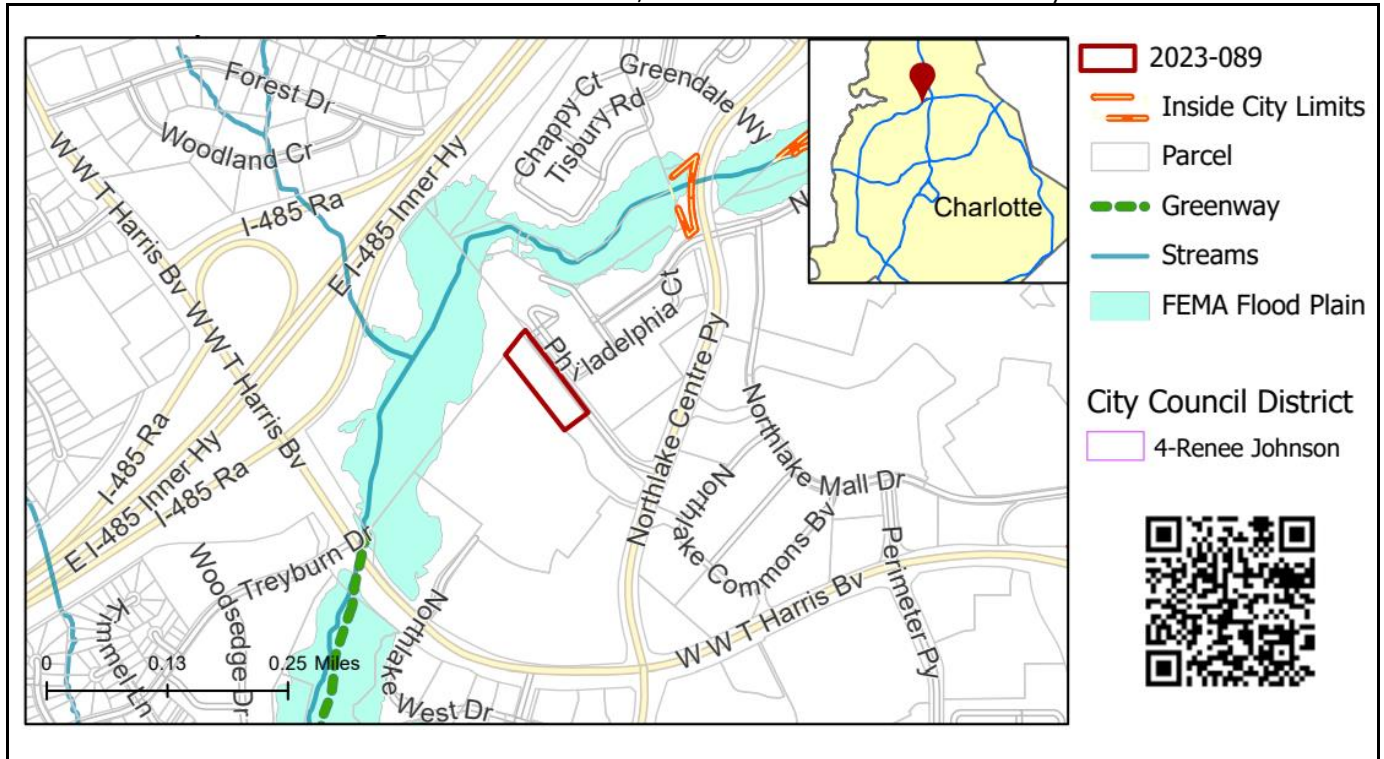


REQUEST

Current Zoning: N1-A (neighborhood 1-A) and CC (commercial center)
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

LOCATION

Approximately 1.78 acres located along the southwest side of Point O'Woods Drive, west of Northlake Centre Parkway.



SUMMARY OF PETITION

The petition proposes a residential community with up to 15 single family attached dwelling units.

PROPERTY OWNER

Northlake Residential Associates, LLC

PETITIONER

True Homes, LLC

AGENT/REPRESENTATIVE

Marcus Kornegay, Prosperity Alliance

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 **inconsistent** with the *2040 Policy Map* recommendation for the Regional Activity Center Place Type.

Rationale for Recommendation

- This petition proposes to add to the variety of housing options in the area.
- Though inconsistent with the *2040 Policy Map*, the proposed uses align with the multi-family and mixed-use sites in the area.
- The proposed site is within a ¼ mile walk, bike or transit of a Regional Activity Center that would support the proposed residential uses.
- The petition proposes streetscape improvements along its frontage on Point Woods Drive including an 8-foot sidewalk and 8-foot planting strip.

- The proposed site would be well supported by bus transit with a CATS bus stop less than ¼ mile from the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Regional Activity Center Place Type to Neighborhood 2 Place Type for the site.

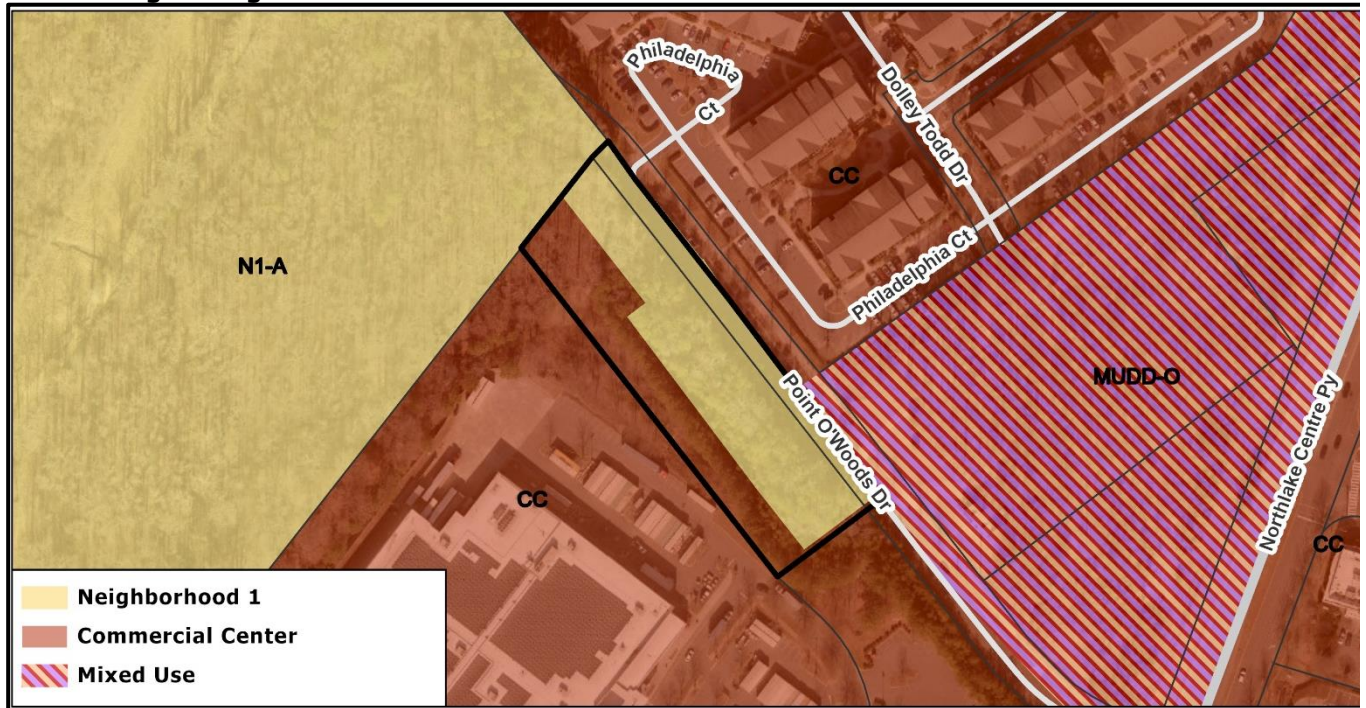
PLANNING STAFF REVIEW

• **Proposed Request Details**

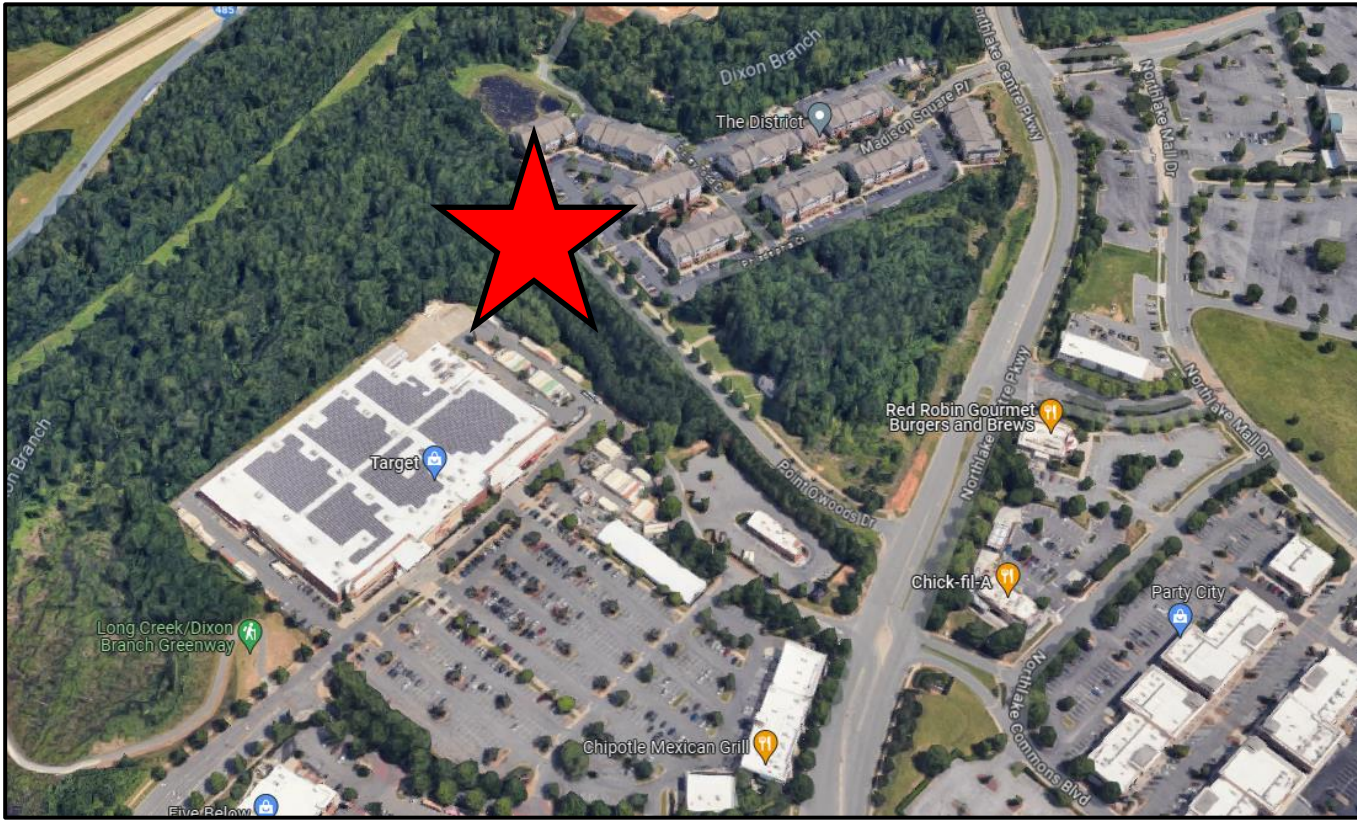
The site plan accompanying this petition contains the following provisions:

- Allows up to 15 single-family attached units on sub-lots.
- Access to the side will be from Point O’Woods Drive.
- Provides an 8-foot sidewalk and 8-foot planting strip along site frontage.
- Provides 11,500 square-feet of green/open space.
- Provides architectural standards including building materials.

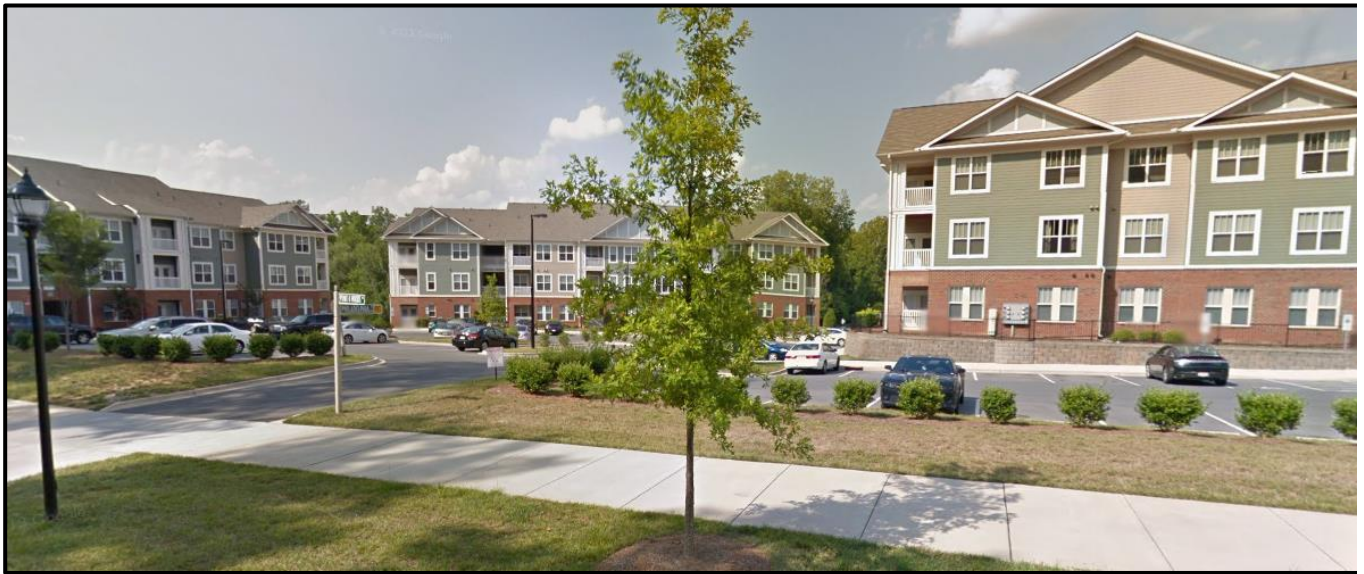
• **Existing Zoning**



- The site is currently zoned N1-A and CC. The surrounding land uses include multi-family, retail, and commercial uses. It is adjacent to Northlake Mall and Northlake Commons.



The subject property is denoted with a red star.



The property to the north along Point O'Woods Drive is developed with apartments.

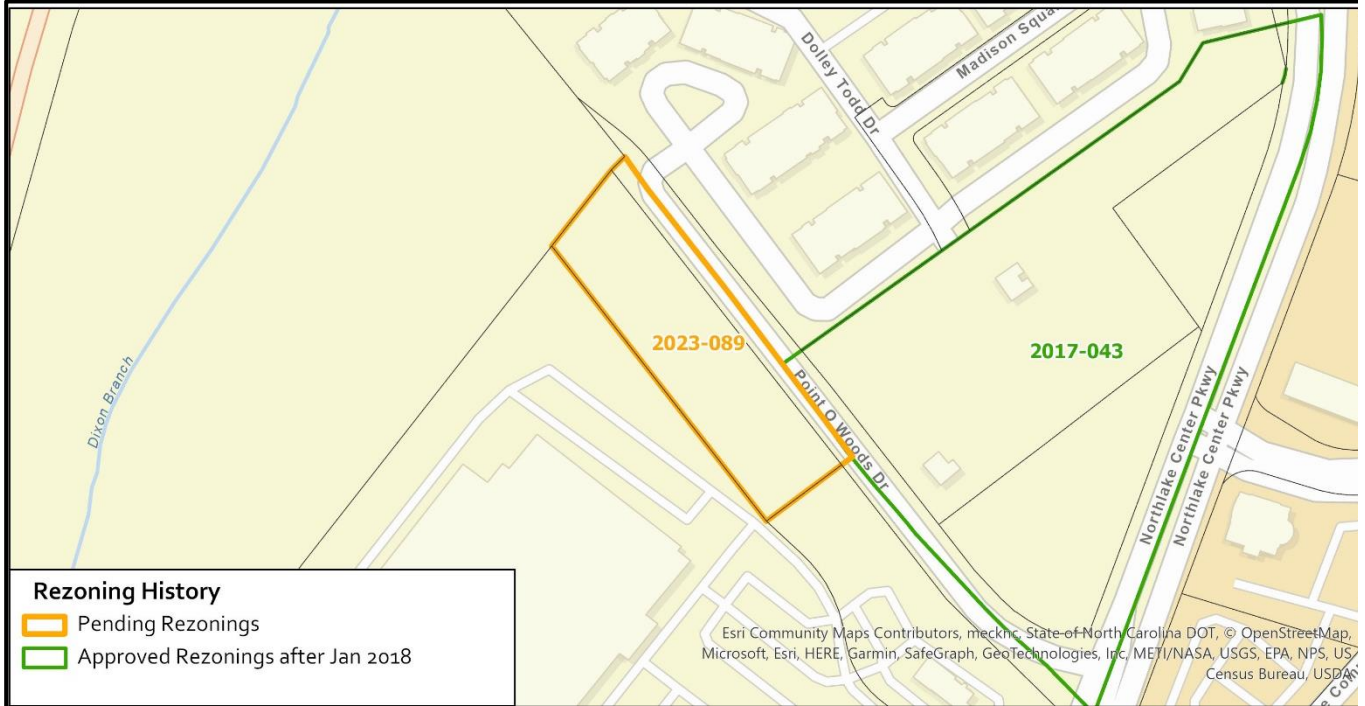


The property to the south along Northlake Centre Parkway is developed with a Target store.



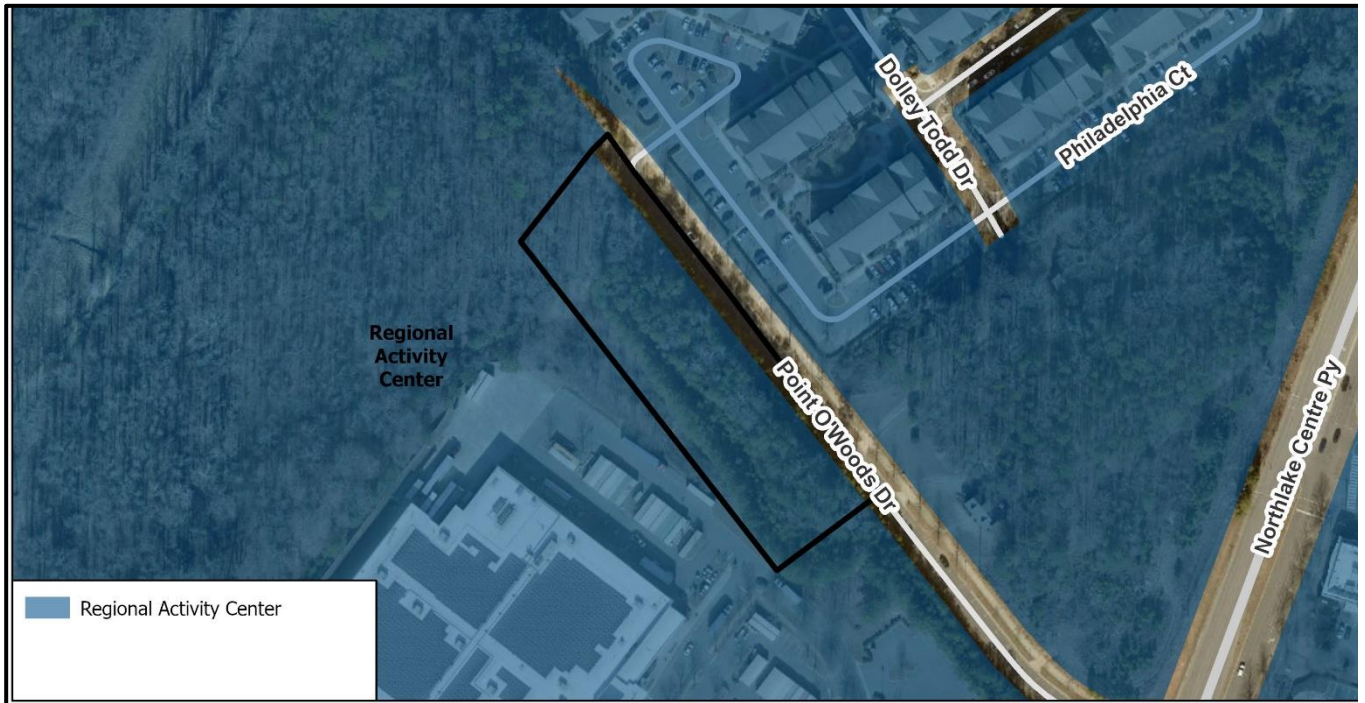
The property to the west along Northlake Commons Boulevard is Northlake Commons shopping Center.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|---|----------|
| 2017-043 | Rezoned 7.12 acres from R-3, R-17MF, and CC to MUDD-O to allow up to 40,000 square feet of retail, restaurant, and office uses. | Approved |

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Regional Activity Center Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Point O'Woods Drive, a City-maintained local street, west of Northlake Centre Parkway, a City-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional notes commit to dedicating right of way, constructing an 8 foot planting strip and 8 foot sidewalk per Article 33 in UDO, and adding conditional notes. There are no further outstanding issues.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 50 trips per day (based on 5 single family dwelling units).
 - Proposed Zoning: 65 trips per day (based on 15 single family attached dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 2 students to the schools in this area.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Long Creek Elementary remains at 90%.
 - Bradley Middle remains at 106%.
 - Hopewell High remains at 96%.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 570-feet southwest of the rezoning boundary along Northlake Center Pkwy. A developer donated project will be required in cases there is not direct service. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 590 feet southwest of the rezoning boundary along Northlake Center Pkwy. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225