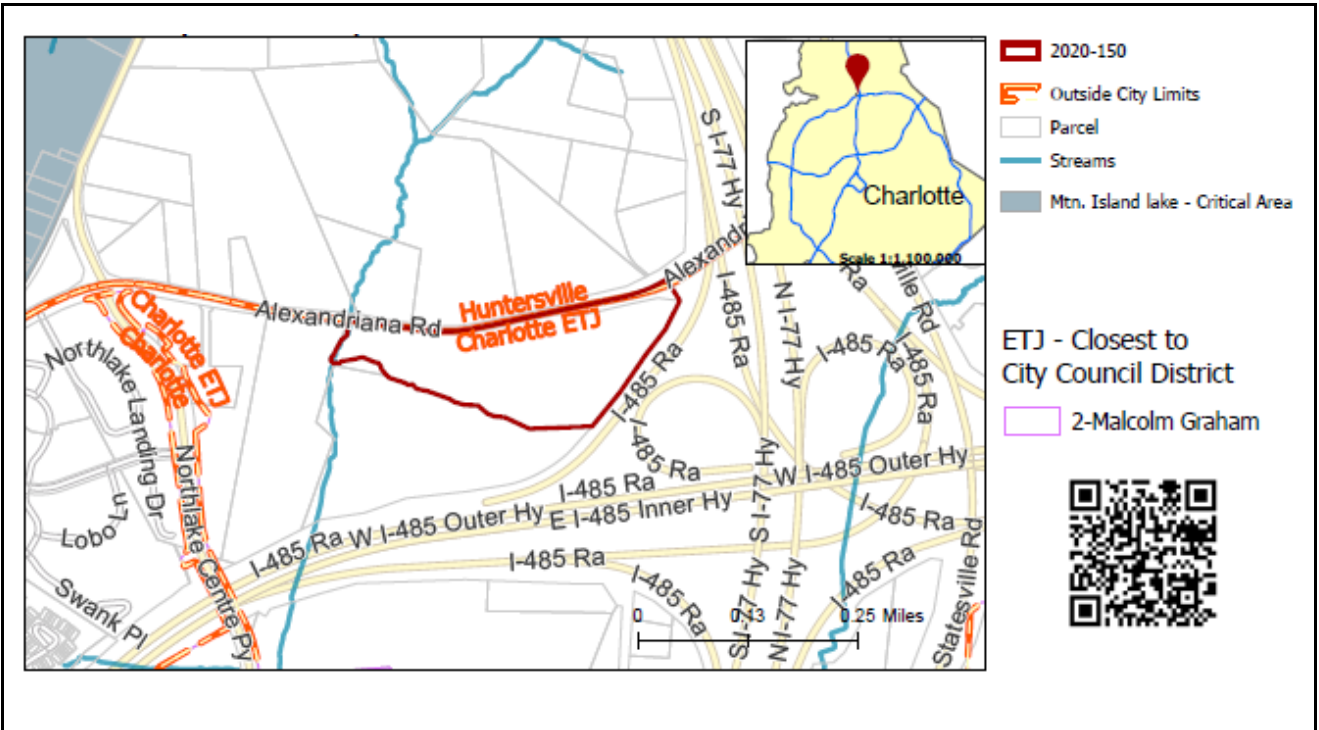


**REQUEST**

Current Zoning: R-3 (single family residential) and BP (business park)  
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 20.267 acres located along the south side of Alexandriana Road, north of Interstate 485, and west of Highway 77.



**SUMMARY OF PETITION**

The petition proposes a residential community allowing up to 312 multi-family dwelling units with a density of 15.4 dwelling units per acre.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE  
COMMUNITY MEETING**

PPW Alexandriana, LLC and DEW Alexandriana, LLC  
Evolve Acquisition LLC  
John Carmichael, Robinson Bradshaw & Hinson, PA

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northlake Area Plan (2008)* recommendation of residential/office/retail up to 17 dwelling units per acre (DUA).

Rationale for Recommendation

- This petition proposes up to 312 multi-family dwelling units for a density of 15.4 DUA. This proposal is consistent with the area plan recommendation of residential/office/retail up to 17 DUA.

- This proposal furthers the area plan’s goal of increasing the housing stock to be more diverse, especially in areas which are designated for higher density housing.
- The petition commits to enhancing the pedestrian environment through site design elements which include an 8-foot planting strip and 12-foot multi-use path along the site’s frontage on Alexandriana Road. Additionally, an 8-foot planting strip and 6-foot sidewalk along each side of the new public street will be constructed, as designated on the site plan.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan (2008)*, from Residential/Office/Retail to Residential up to 17 DUA for the site.

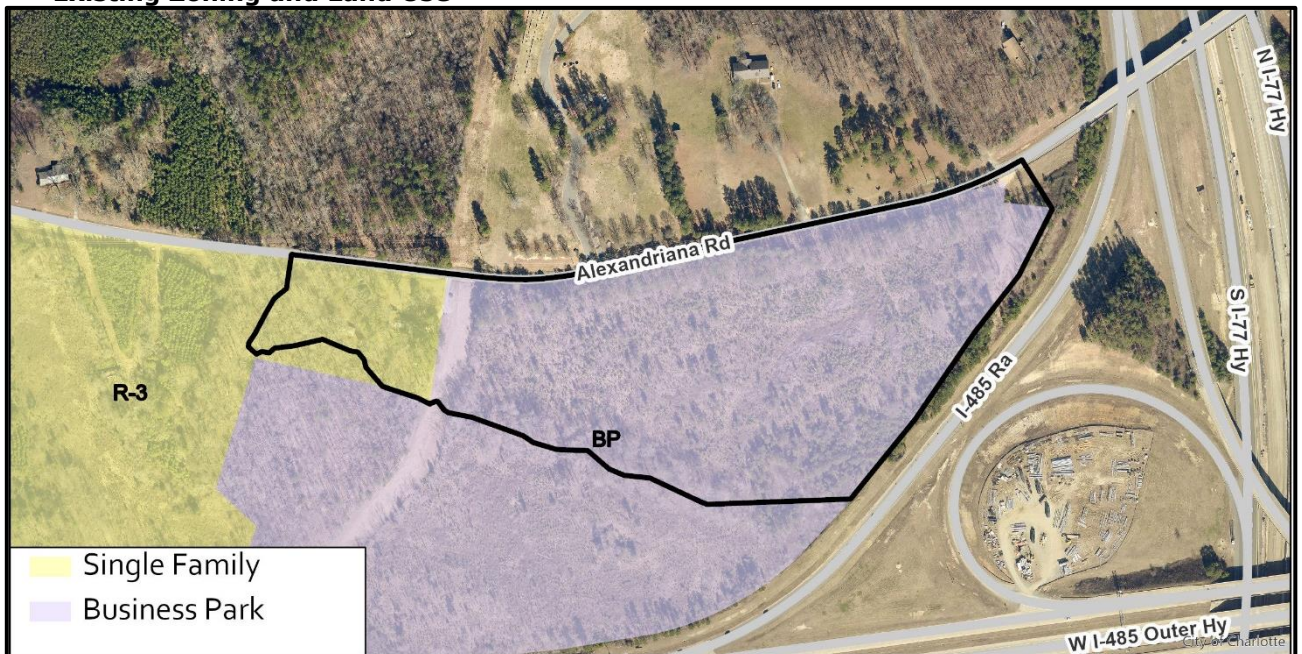
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 312 multi-family dwelling units including a leasing and management office.
- Commits to providing left and right-turn lanes at both proposed access locations.
- Commits to an 8-foot planting strip and 12-foot multi-use path along the site’s frontage.
- Commits to an 8-foot planting strip and 6-foot sidewalk along each side of the new public street.
- Provides a 20,000 square feet amenity area to include a club house with fitness center, a swimming pool, and pool house.
- Architectural details include:
  - All principal and accessory buildings abutting a street will comprise a minimum of 20% of the building’s façade using brick, natural stone, pre-cast stone, stucco.
  - Buildings exceeding 120-feet in length will include one or more modulations of the building massing/facade plane such as recesses, projections, and architectural details. Modulations will be a minimum of 10-feet wide and project or recess a minimum of 6-feet extending through the building.
  - Prohibits Vinyl siding (but not vinyl hand rails, windows, doors, or door trim) and concrete masonry not architecturally finished.
  - Building elevations designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
  - Long pitched or flat roof lines will avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

• **Existing Zoning and Land Use**



Surrounding land uses include single family homes, a cemetery and vacant land.



The subject property denoted by red star.



The property to the north along Alexandriana Road is developed with Northlake Memorial Gardens.

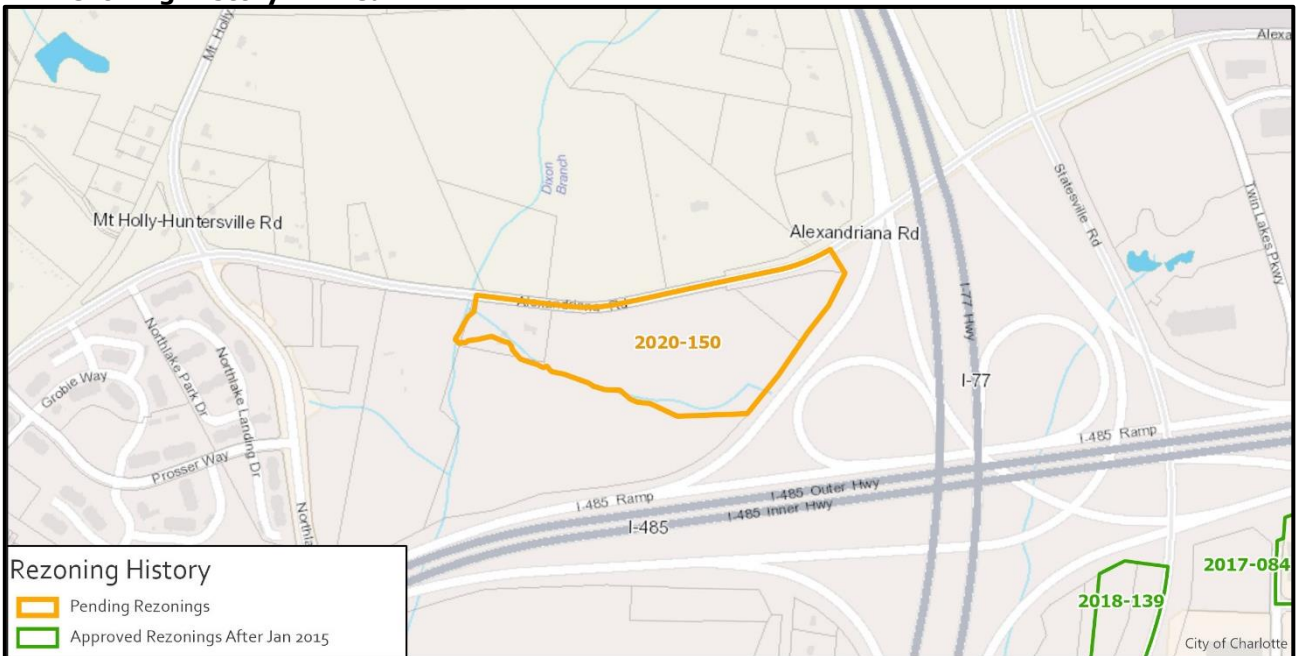


The property borders the Interstates 77 and 485 interchange to the east.



The property to the south and west is undeveloped.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-084	Rezoned 5.14 acres to allow all uses permitted in the I-1 (light industrial) district.	Approved
2018-139	Rezoned 2.44 acres to allow all uses permitted in the I-1 (light industrial) district.	Approved

• **Public Plans and Policies**



- The *Northlake Area Plan (2008)* calls for Residential/Office/Retail up to 17 DUA for the site.
- **TRANSPORTATION SUMMARY**
  - The site is located on a State-maintained minor thoroughfare road [Alexandriana Road]. The petitioner will widen Alexandriana Road to contribute toward a future 4-lane divided roadway that will accommodate existing and proposed constraints. The petitioner has committed to providing left and right-turn lanes at both proposed access locations. In accordance with Charlotte BIKES, the petitioner has committed to constructing a 12-foot shared-use path along the site’s road frontage of Alexandriana Road. The petitioner, CDOT, and NCDOT also reviewed the access locations to provide clear sight visibility and to align with future driveways that are proposed within the Town of Huntersville. All outstanding CDOT comments have been successfully addressed.
  - **Active Projects:**
    - I-77 Express Lanes
    - NCDOT TIP # I-5405
    - Under Construction
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 10 trips per day (based on 1 single family dwelling).
      - Entitlement: 6,095 trips per day (based on 8 single family dwellings and 100,000 square feet of retail).
    - Proposed Zoning: 1,700 trips per day (based on 312 apartments).

**DEPARTMENT COMMENTS** (see full department reports online)

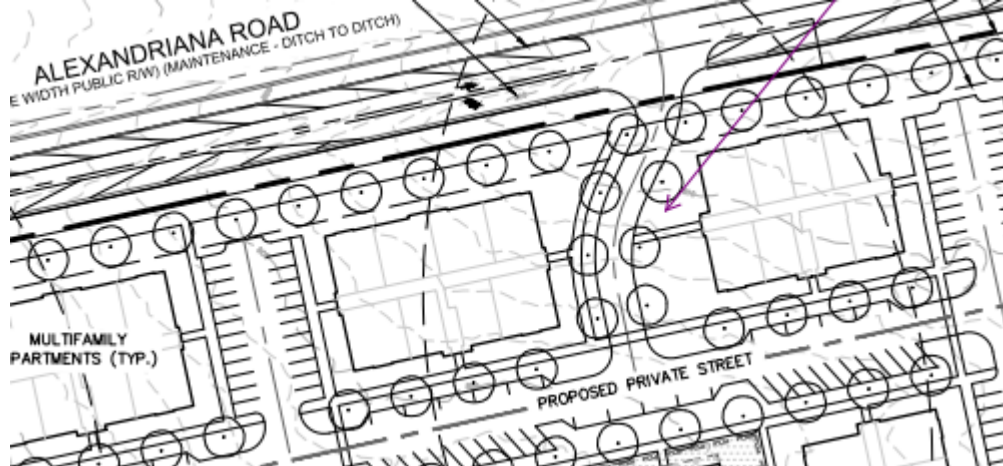
- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.

- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 3 students, while the development allowed under the proposed zoning may produce 38 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 35 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Torrence Creek Elementary from 137% to 140%.
    - Bradley Middle remains at 109%.
    - Hopewell High remains at 93%.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Site and Building Design

1. ~~Extend sidewalk along both sides of the entrance road.~~ Addressed



See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

**Planner:** Michael Russell (704) 353-0225