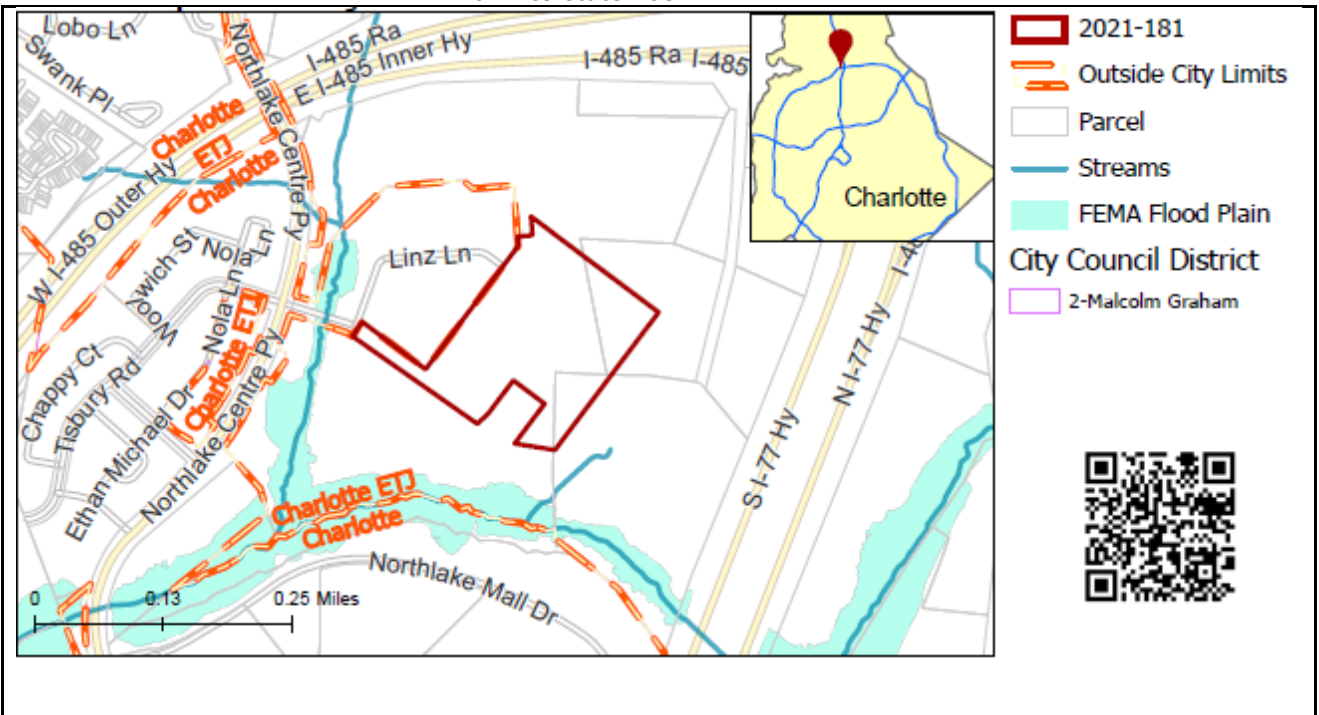


REQUEST

Current Zoning: BP (business park) and R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 17.83 acres located on the east side of Northlake Centre Parkway, north side of Northlake Mall Drive, and south side of Interstate 485.



SUMMARY OF PETITION

The petition proposes to allow a multi-family residential development of up to 336 dwelling units with a density of 18.8 dwelling units per acre on a vacant parcel north of Northlake Mall.

PROPERTY OWNER

Metrolina Properties Limited Partnership and D & K Garmon Family, LLC

PETITIONER

Evolve Acquisition, LLC

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw, PA

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northlake Area Plan's* (2008) recommendation for land uses including residential, office and/or retail mix, and park/open space, with residential densities of up to 22 DUA permitted as a single use.

Rationale for Recommendation

- This petition fulfills the area plan's goals of accommodating growth, improving housing choices and encouraging mixed-use centers.

- The introduction of up to 336 new dwelling units will contribute to increased diversity in housing options in this area.
- The petition commits to enhancing the pedestrian environment on the site with multiple site design elements.

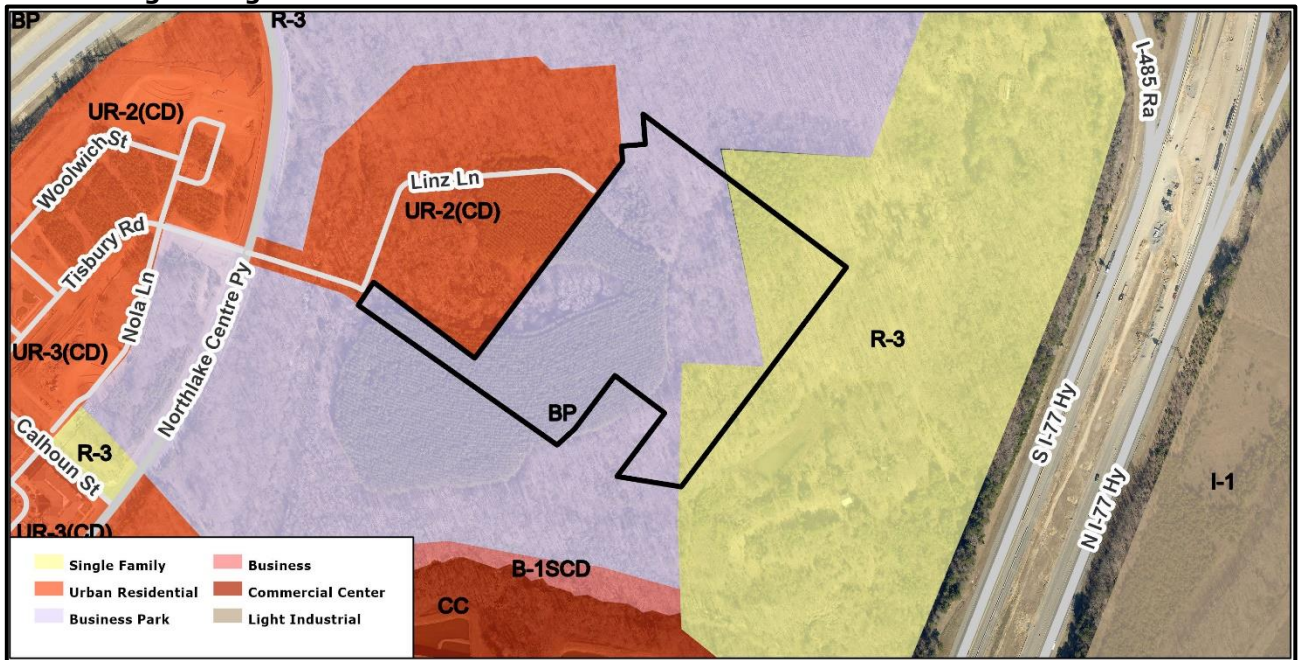
PLANNING STAFF REVIEW

• Proposed Request Details

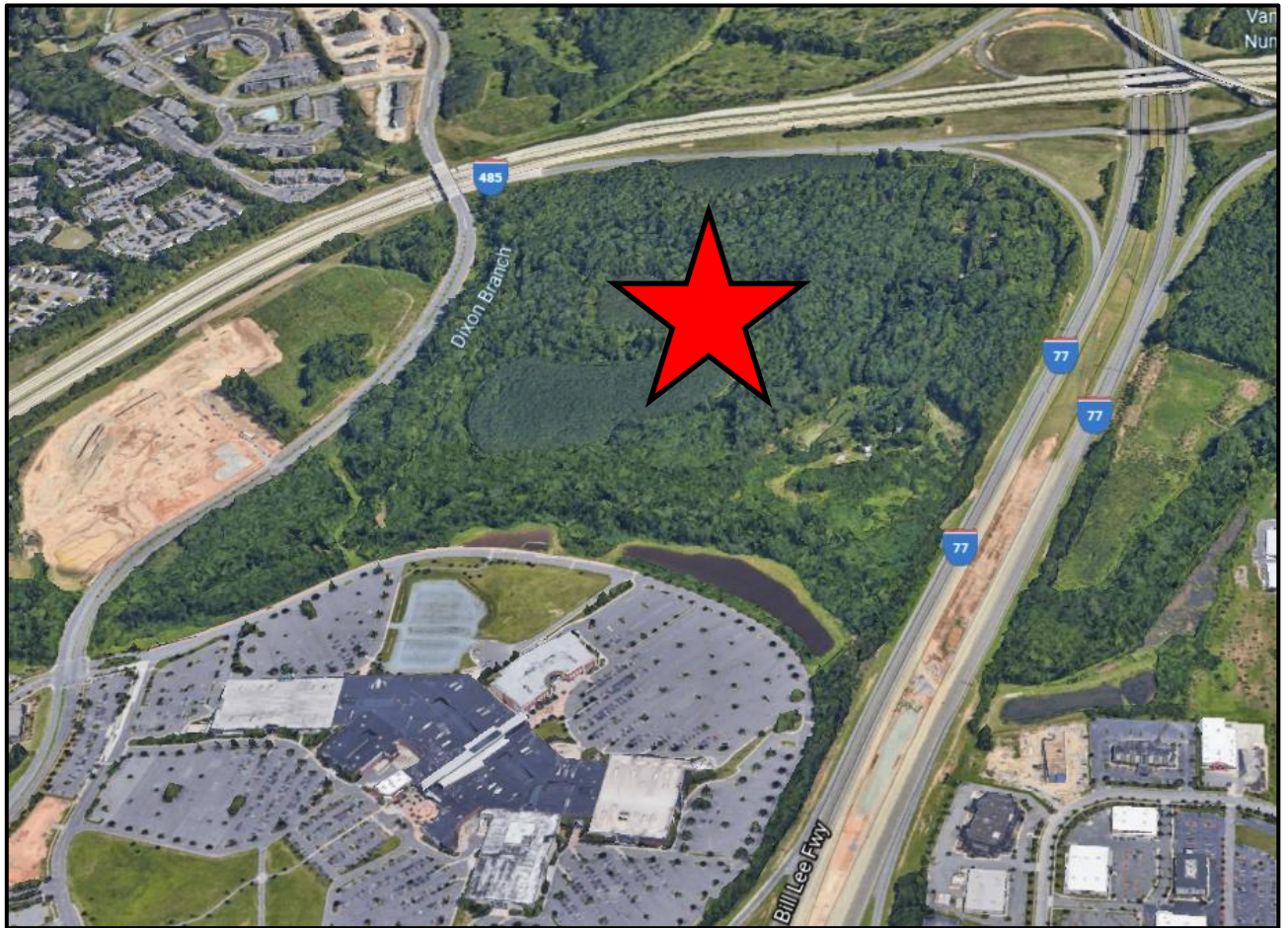
The site plan accompanying this petition contains the following provisions:

- Allows up to 336 apartments with a density of 18.8 dwelling units per acre.
- Limits total number of residential buildings to 5 buildings.
- Commits to providing 8-foot sidewalks and 8-foot planting strips along all public roads.
- Provides street network connections to future streets.
- Commits to providing a 15,000 square-foot amenity area with a clubhouse, swimming pool, and fitness center.
- Architectural details:
 - Building material include brick veneer, stone, manufactured stone, stucco, and cementitious siding. Vinyl may be used on windows, doors, soffits, trim and railings.
 - Buildings will be placed as to present a front or side façade to all network required streets.
 - Buildings exceeding 120-feet in length will include modulations of the building massing/façade plane. Modulations will be a minimum of 10 feet wide and project or recess a minimum of 6-feet through the building.
 - Long pitched or flat roof lines will avoid continuous expanses without variation by including changes in height and or roof form to include gables, hips, dormers, or parapet walls.

• Existing Zoning and Land Use



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



The subject property is denoted with a red star.



The property to the south is Northlake Mall.

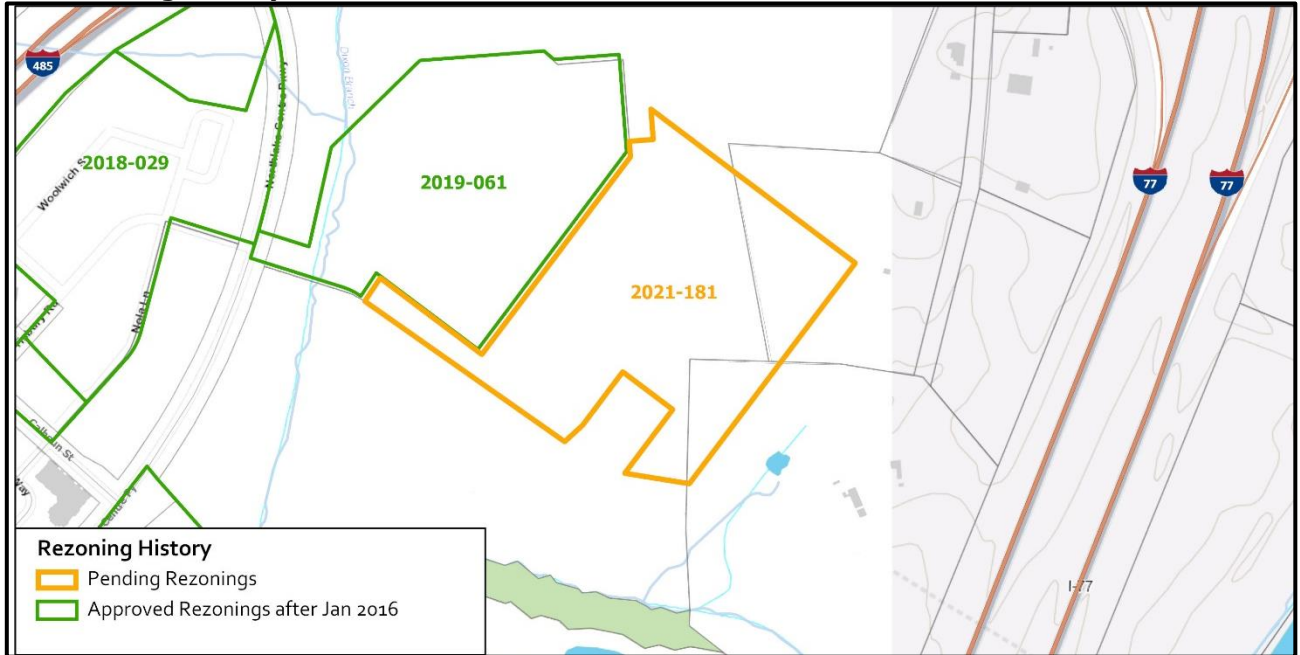


The property to the west along Northlake Centre Parkway is developed with apartments.



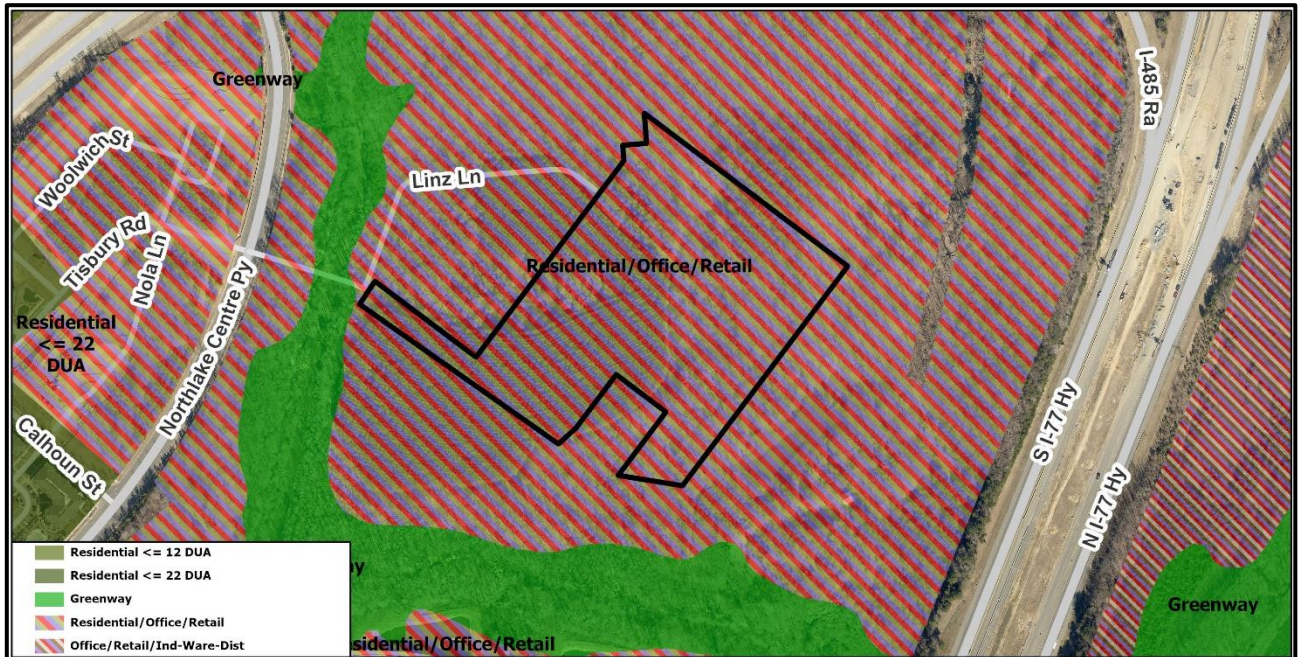
The property to the north is vacant land and Interstate 485.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-029	Rezoned 15.78 acres to allow up to 300 multi-family units.	Approved
2019-061	Rezoned 15.54 acres to allow up to 300 multi-family units.	Approved

- Public Plans and Policies**



- The *Northlake Area Plan (2008)* recommends land uses including residential, office and/or retail mix, and park/open space, with residential densities of up to 22 DUA permitted as a single use for this site.

- TRANSPORTATION SUMMARY**

- The site is located adjacent to Tisbury Road, a City-maintained local street east of Northlake Centre Parkway, a City-maintained minor thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. The proposed site will generate less vehicular trips than what it is entitled under the existing zoning. The petitioner has committed to providing 8-foot sidewalks and 8-foot

planting strips along all public roads in accordance with the Charlotte WALKS policy. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- RZP 2019-061

- This private land development project located east of Northlake Centre Parkway and is proposing to construct the fourth leg of the Northlake Centre Parkway and Tisbury Road intersection.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 7,635 trips per day (based on 138,000 square-feet of retail uses and 12 single family dwellings).

Proposed Zoning: 1,832 trips per day (based on 336 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
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 6 students, while the development allowed under the proposed zoning may produce 41 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 41 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Long Creek Elementary from 87% to 90%.
 - Francis Bradley Middle from 106% to 108%.
 - Hopewell High from 95% to 96%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Mt Holly-Huntersville Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Mt Holly-Huntersville Road. See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **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:** See advisory comments at www.rezoning.org
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No comments submitted.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Reduce building height to 65 feet max to match adjacent entitled projects.~~ Addressed

2. ~~Show minimum square footage of illustrative courtyards and what amenities will be provided.~~
Addressed

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org




Planner: Michael Russell (704) 353-0225


Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-181

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>