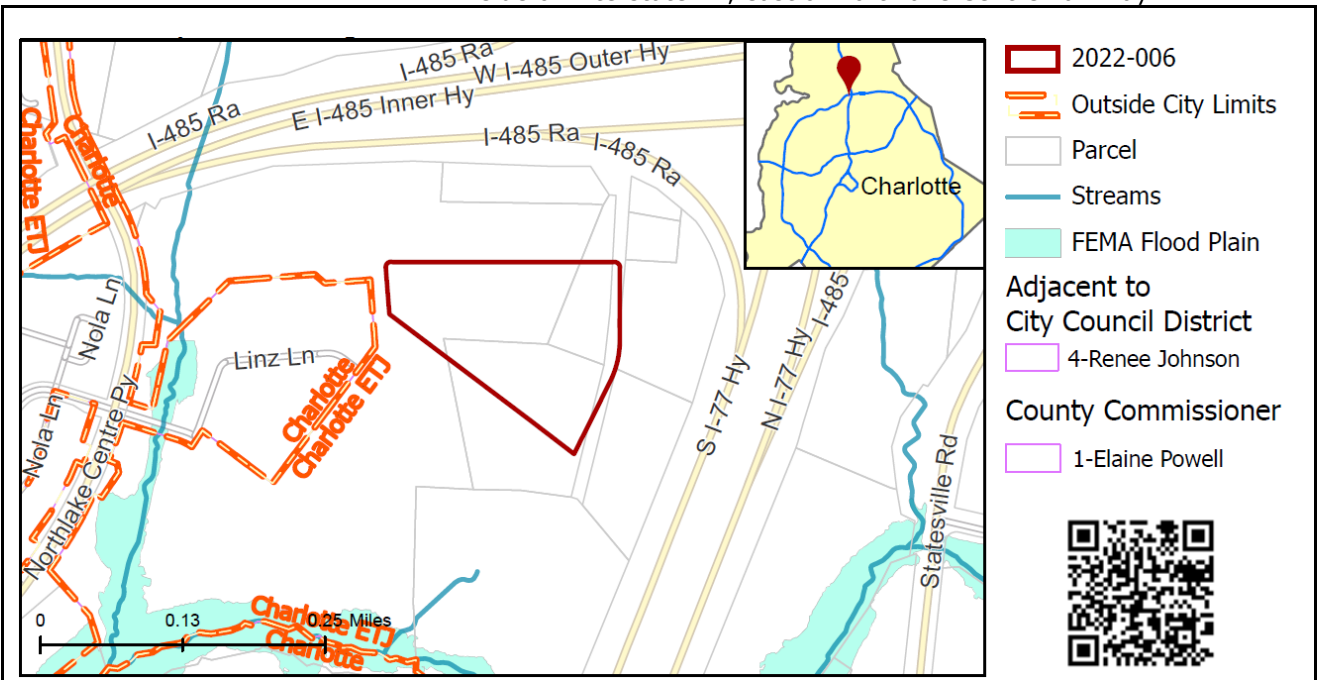


**REQUEST**

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

**LOCATION**

18.88 acres located on the south side of Interstate 485 and west side of Interstate 77, east of Northlake Centre Parkway.



**SUMMARY OF PETITION**

The petition proposes to develop a multi-family residential community of up to 312 multifamily dwelling units on vacant land.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Metrolina Properties Limited Partnership  
DHIC, LLC  
John Carmichael, Robinson Bradshaw & Hinson, PA

**COMMUNITY MEETING**

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 upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Regional Activity Center.

Rationale for Recommendation

- The 2040 Policy Map recommends the Regional Activity Center place type for this site, which is primarily envisioned as large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.
- While this petition alone does not provide the mix of uses typically envisioned within the Regional Activity Center place type, when looked at holistically with the surrounding existing and planned

development, it helps support some of the Comprehensive Plan goals and vision.

- This petition, within its context, could help to support the Comprehensive Plan goal of 10- Minute Neighborhoods – that 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.
- This proposed UR-2 zoning is consistent and compatible with several of the adjacent parcels current zoning.
- The petition is consistent with the Regional Activity Center recommendation for building type and form.
- The surrounding sites and context provide a mix of residential and nonresidential uses and provide several amenities to the future residents.
- The petition commits to enhancing the pedestrian environment within the site, through site design elements which include 8-foot sidewalk and 8-foot planting strips on the internal public and private network streets.
- This petition will provide increased housing opportunities within the Northlake area.

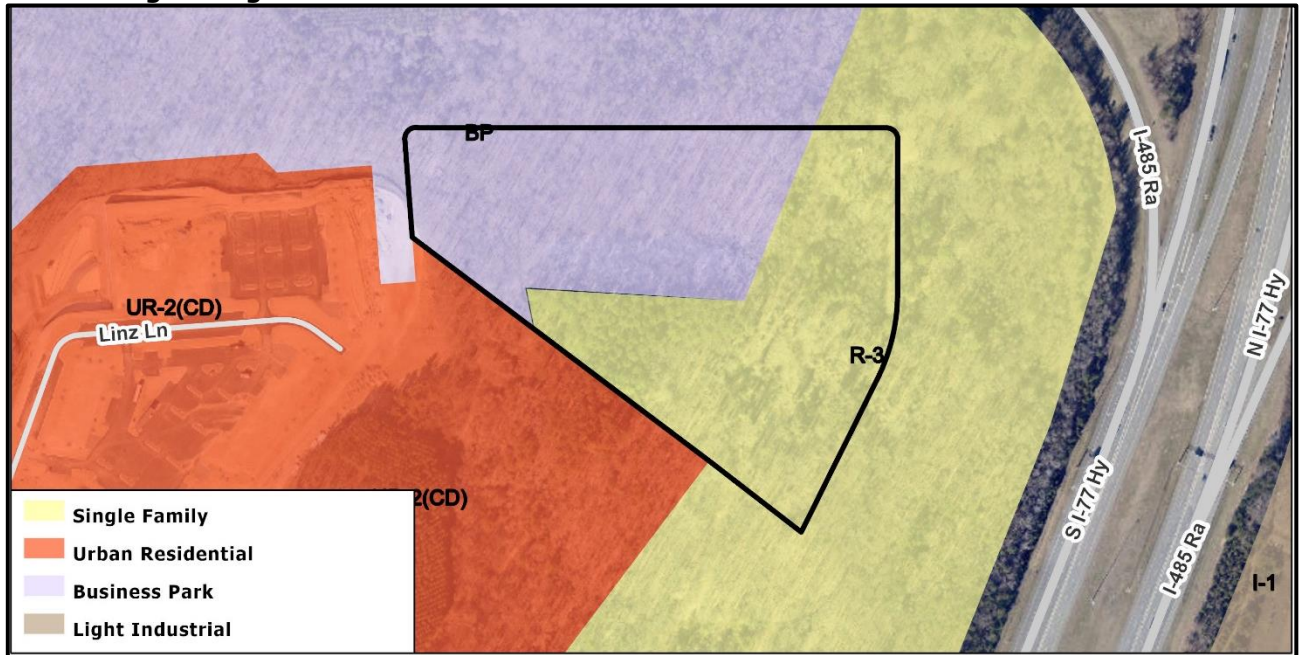
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 312 multi-family dwelling units with a density of 16.5 dwelling units per acre.
- Allows a maximum of up to 12 principal buildings.
- Limits building height to 65-feet.
- Commits to an amenity area with a clubhouse, fitness center and a swimming pool.
- Provides an 8-foot-wide sidewalk and an 8-foot-wide planting strip on the internal public and private network streets.
- Provides street network connections to future streets.
  - Architectural Details:
    - A combination of building materials that include brick veneer, stone, synthetic stone, cementitious fiber board, stucco.
    - Vinyl or aluminum only on windows, soffits, handrails and/or railings
    - 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 3-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.
    - Roof top HVAC and mechanical equipment will be screened from public view at grade.

- **Existing Zoning and Land Use**



The site is zoned BP and R-3. The surrounding land uses include largely vacant lots. There are some multi-family residential developments to the west and south of the site. North Lake Mall is to the south.





The subject property is denoted by the red star.



North of the site is Interstate 485 and vacant parcels.



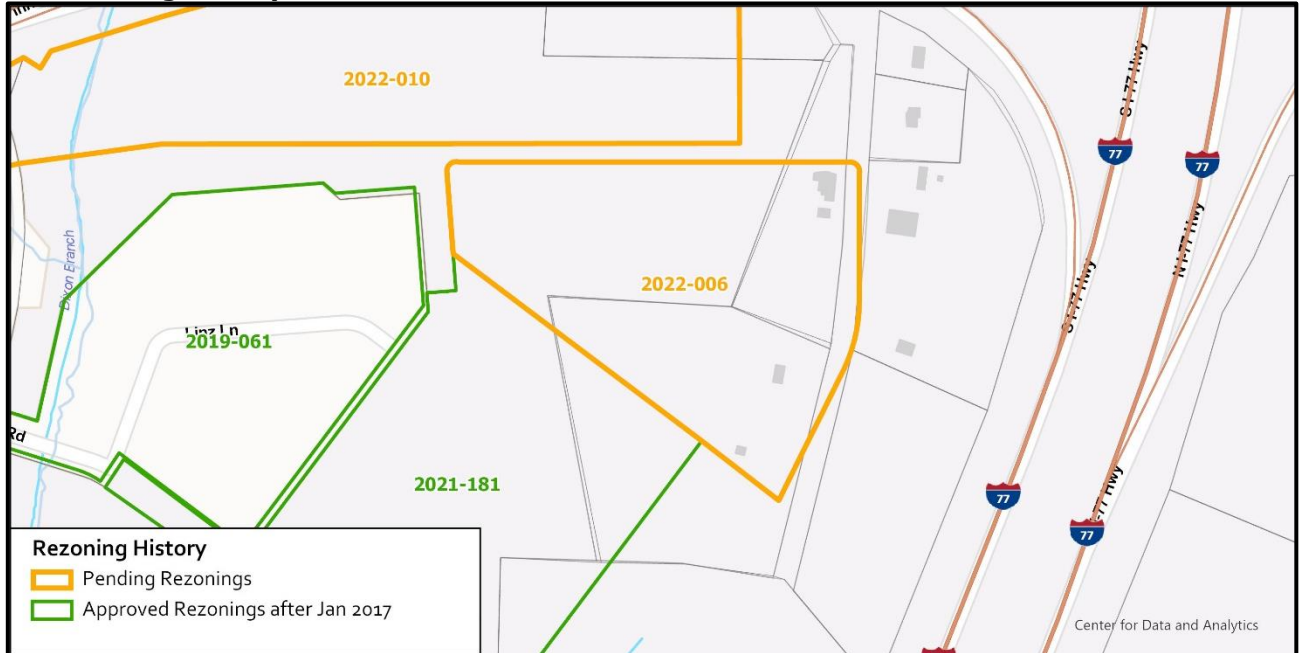


East of the site is Interstate 77 and vacant parcels.



West of the site is an area that was recently rezoned for multi-family development as petition 2019-061.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-061	Rezoned 15.55 acres to allow a multi-family residential development of up to 300 dwelling units.	Approved
2021-181	Rezoned 17.83 acres to allow a multi-family residential development of up to 336 dwelling units.	Approved
2022-010	Proposes to rezone 16.65 acres to allow automotive sales, repairs, and rentals facility.	Pending

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- This Petition is located adjacent to Northlake Centre Parkway, a city-maintained minor thoroughfare. A Traffic Impact Study (TIS) is not needed for this site, however CDOT will require a Technical Traffic Memorandum to be completed prior to the permitting approval of the full access location on Northlake Centre Parkway. Site plan revisions are needed to meet

ordinance requirements and/or the outstanding items including, but not limited to committing to the installation on the proposed public streets and dimensioning and labeling the required roadway improvements. Further details are listed below.

- **Active Projects:**

- RZP-2022-010 Adjacent to site location

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-5

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 595 trips per day (based on 56 single family dwellings).

Proposed Zoning: 2,080 trips per day (based on 312 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:** 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 11 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 16 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Long Creek Elementary from 92% to 95%
    - Bradley Middle remains at 108%.
    - Hopewell High Remains at 100%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Tisbury Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tisbury Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Transportation

1. Label and dimension the curb and gutter from the centerline for each road on the site plan.
2. Remove "By Others" from the proposed public roadways and adjust callout for street installation commitments to include both public roads.
3. Revise site plan and conditional note(s) to commit to dedicate 38.5 right-of-way from the road centerline of each public street. The site plan shall label and dimension the right-of-way from the road centerline.
4. Revise site plan to stub the proposed street within the existing ROW for future development.
5. Revise site plan and conditional notes to reconcile the existing versus proposed ROW along the east side of the property. The future street alignment should fall within existing ROW. Verify ROW width and provide any additional ROW required for a commercial wide roadway section per CLDSM U-05A.

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

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







## Goals Relevant to Rezoning Determinations








### Rezoning Petition # 2022-006

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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.	N/A
	<b>Goal 3: Housing Access for All</b> 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
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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><b>Goal 5: Safe &amp; Equitable Mobility</b></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><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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><b>Goal 7: Integrated Natural &amp; Built Environments</b></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><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>Goal 9: Retain Our Identity &amp; Charm</b></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><b>Goal 10: Fiscally Responsible</b></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>