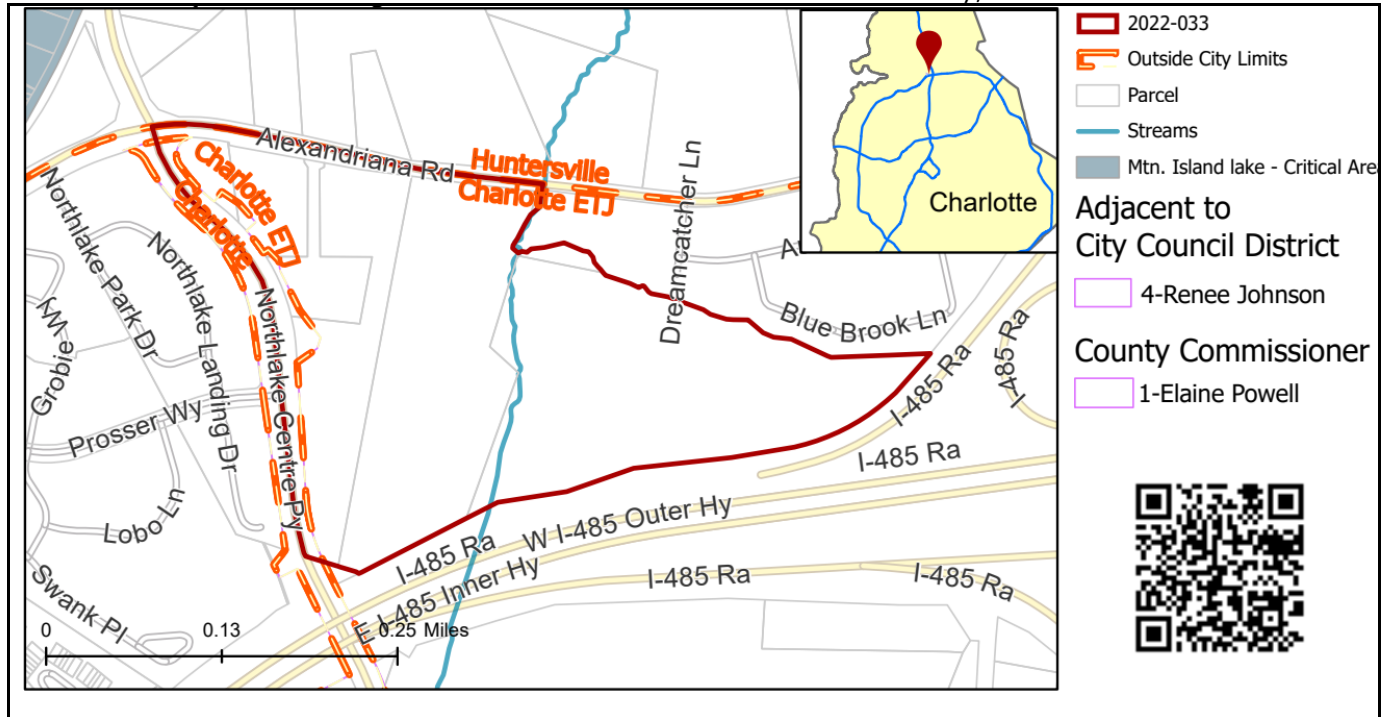


REQUEST

Current Zoning: R-3 (single family residential), BP (business park)
Proposed Zoning: MX-2-INNOV (mixed use district, innovative)

LOCATION

Approximately 48.49 acres located on the south side of Alexandriana Road and east side of Northlake Centre Parkway, north of Interstate 485.



SUMMARY OF PETITION

The petition proposes a residential community of up to 353 detached and/or attached dwelling units with innovative standards on vacant land.

PROPERTY OWNER

Metrolina Properties, LP

PETITIONER

TM BTR of the Carolinas, LLC

AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, 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 2040 Policy Map recommendation for the Neighborhood 2 Place Type but **inconsistent** with the Neighborhood 1 Place Type.

Rationale for Recommendation

- This petition contributes to the variety of housing options in the area.
- The petition is compatible with the surrounding residential and activity center uses in the area.
- The petition commits to constructing a 12-foot-wide multi-use path and an 8-foot-wide planting strip on Alexandriana Road.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

- The petition commits to including an amenity area with a minimum of three of the following of the following elements: covered pavilion/shelter, benches, picnic tables, leasing office, maintenance building(s), fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.
- The petition commits to dedicating and conveying a greenway easement to Mecklenburg County to include a minimum of the 100-foot SWIM Buffer of Dixon Branch to Mecklenburg County for future greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 for a portion of the site to the Neighborhood 2 Place Type for the site.

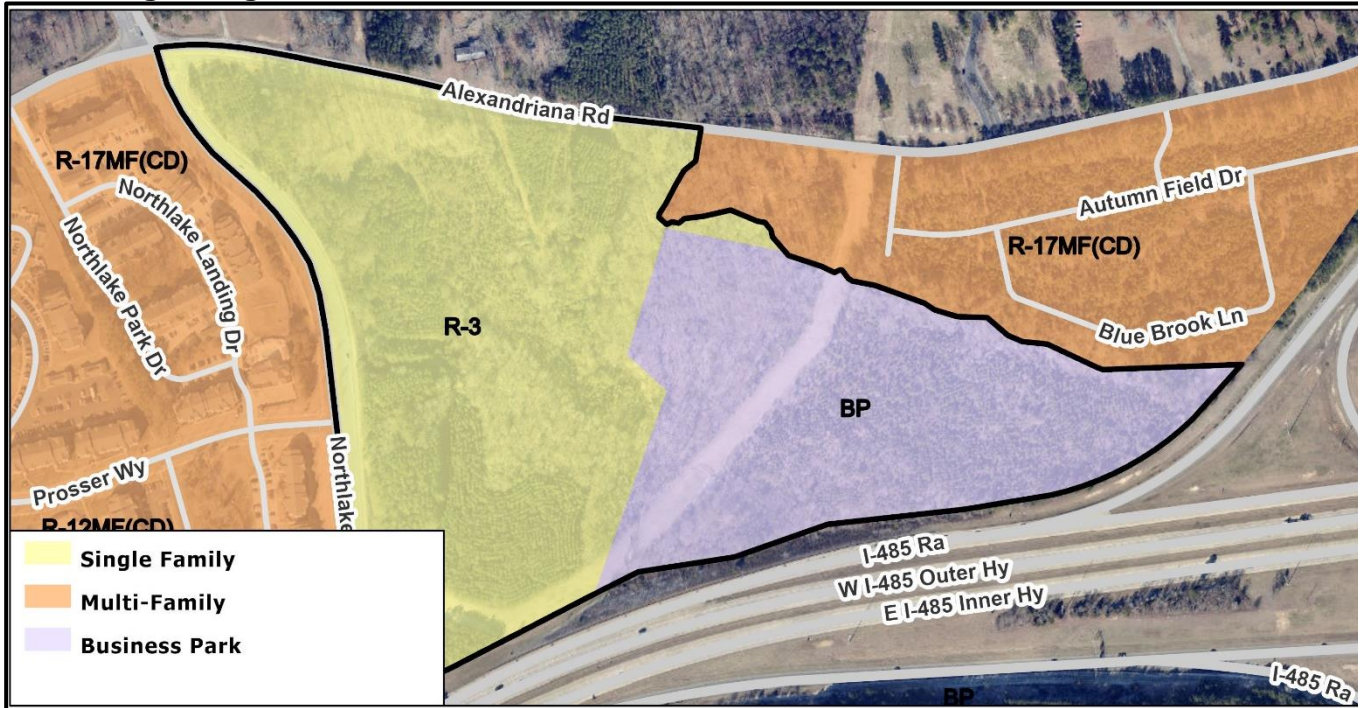
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

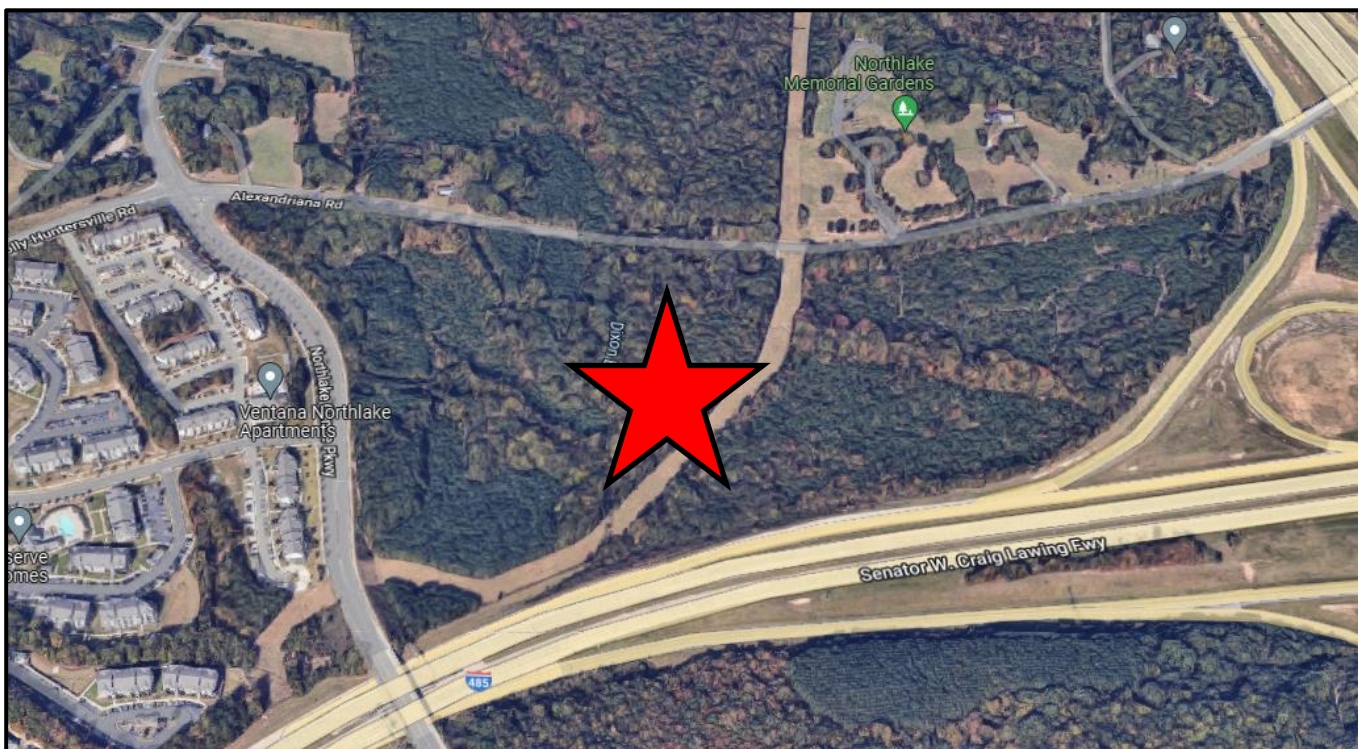
- Allows up to up to 353 detached and/or attached dwelling units with innovative standards.
- Limits the number of units to 4 per building.
- Innovative standards include:
 - Internal private streets shall have public access easements.
 - No minimum lot size or width.
 - Individual units will not be required to have frontage on public or private streets.
 - All units will be within 400-feet of a public or private street.
 - Reduction of setback along private streets to 14-feet from back of curb.
- Constructs a westbound approach of Access B with one ingress and one egress lane and an internal protected stem of 100 feet.
- Constructs an eastbound right turn lane along Alexandriana Road with a minimum 100-feet of storage.
- Constructs a westbound left turn lane along Alexandriana Road with a minimum of 100-feet of storage.
- Constructs a northbound approach of Access C with one ingress and one egress lane with 100-feet of storage.
- Provides a 12-foot-wide multi-use path and an 8-foot wide planting strip on Alexandriana Road.
- Provides an 8-foot planting strip and an 8-foot sidewalk on Northlake Centre Parkway and a 8-foot sidewalk with an 8-foot planting strip along internal private street connections.
- Provides a minimum of 10% of the site as common open space.
- Dedicates and conveys a greenway easement to Mecklenburg County to include a minimum of the 100-foot SWIM Buffer of Dixon Branch.
- Provides architectural standards including building materials.

- Existing Zoning**



- The surrounding land uses include multi-family apartments, large lot residential, Northlake Memorial Gardens, and vacant land.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (neighborhood 1)	Neighborhood 1
BP (business park)	OFC (office)	Office



The subject property is denoted with a red star.



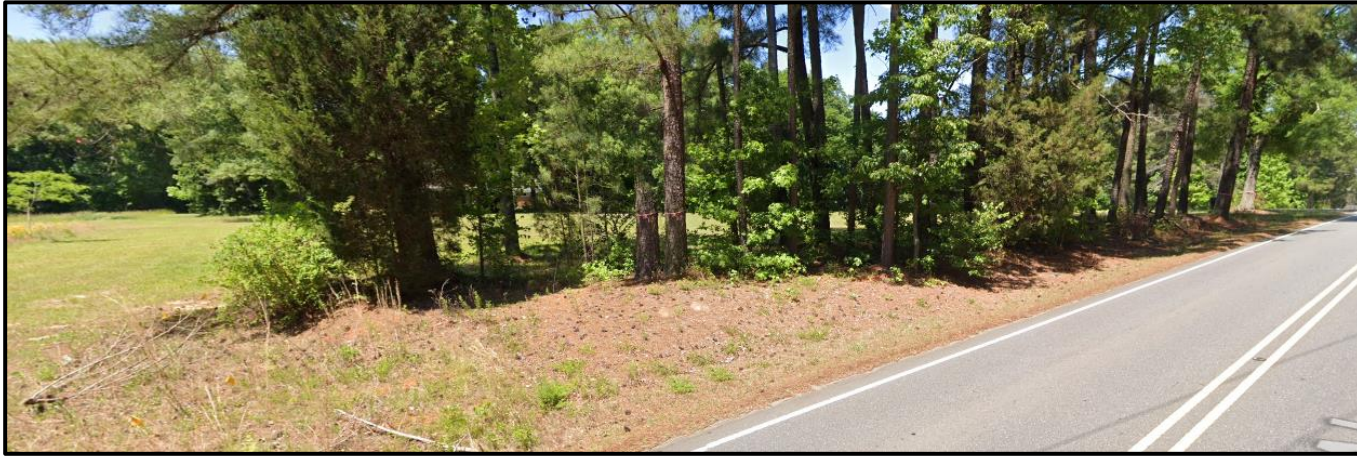
The property to the north along Alexandriana Road is developed with a cemetery and vacant land.



The property to the west along Prosser Way is developed with apartments.



The property to the south is Interstate 485.



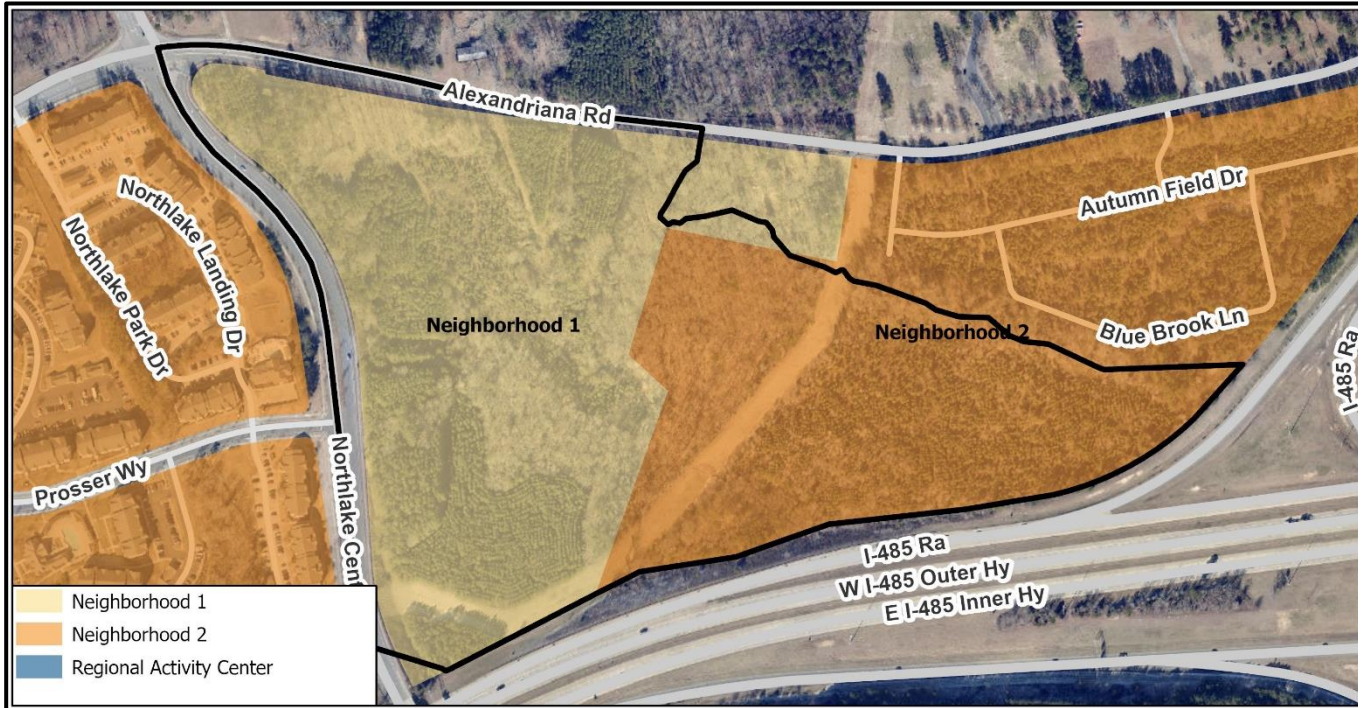
The property to the east along Alexandriana Road is currently vacant.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-150	Rezoned 20.26 acres to allow up to 312 multi-family dwelling units.	Approved
2022-010	Rezoned 16.65 acres to allow 78,000 square feet to be developed with auto sales, repair, and rental uses.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 and Neighborhood 2 Place Types.

- **TRANSPORTATION SUMMARY**

- This petition is adjacent to Northlake Centre Parkway, a city-maintained minor thoroughfare and Alexandriana Road, a state-maintained minor thoroughfare. The required TTM has been reviewed and approved on 11-14-2022. CDOT has coordinated with the petitioner to install a 12-ft multi-use path along Alexandriana Road, an 8-foot planting strip and an 8-foot sidewalk on Northlake Centre Parkway and an 8-foot sidewalk with an 8-foot planting strip along internal private street connections via a public access easement from Northlake Centre Parkway to the Dixon Branch greenway easement. All outstanding CDOT comments have been addressed.

- **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: 9,475 trips per day (based on 84 multi-family dwelling units and 198,700 square-feet of business park uses).

Proposed Zoning: 2,340 trips per day (based on 353 multi-family dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 17 students, while development allowed with the proposed zoning may produce 65 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 48 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Torrence Creek Elementary from 118% to 124%.
 - Bradley Middle from 108% to 109%.
 - Hopewell High from 99% to 100%.

- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 125-feet west of the rezoning boundary at the intersection of Northlake Center Pkwy and Prosser Way. A developer donated project will be required in cases there is not direct service. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 18-inch gravity sewer main located along the south of the parcel. 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