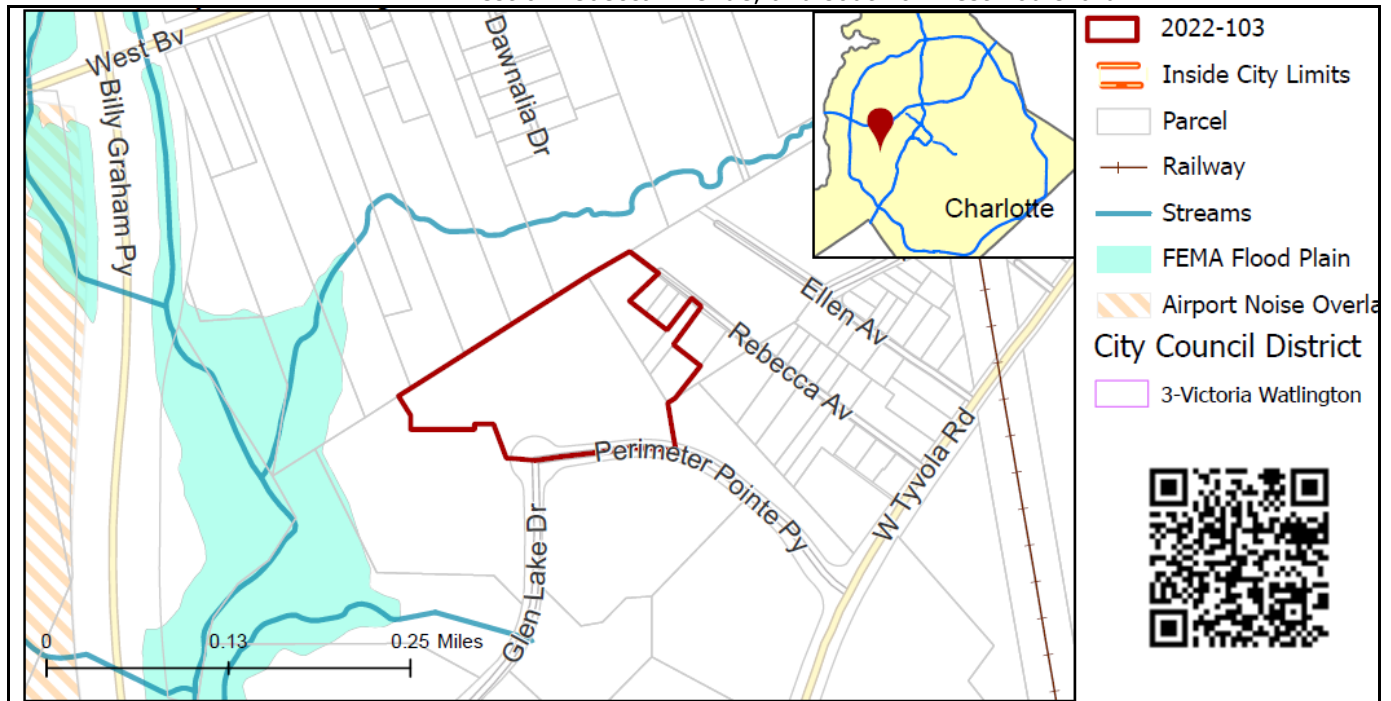


REQUEST

Current Zoning: I-1(CD) & R-22MF (light industrial, conditional & multifamily residential)
Proposed Zoning: UR-2(CD)

LOCATION

Approximately 10.18 acres located north of Perimeter Pointe Parkway, west of Rebecca Avenue, and south of West Boulevard.



SUMMARY OF PETITION

The petition proposes to allow up to 270 multifamily residential units on a vacant site in the Lakepointe Corporate Center office park.

PROPERTY OWNER

Lakepointe Corp Center Assoc, LLC c/o Childress Klein Properties

PETITIONER

Dominion Realty Partners, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 13.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Campus and Neighborhood 1 place types for this site.

Rationale for Recommendation

- While technically inconsistent with recommended place types, the proposed multifamily housing will provide housing options in close proximity to the adjacent office park and nearby hospital.
- The petition commits to lessening the impact on the adjacent single family dwellings along Rebecca Avenue by bolstering a 25' Class A buffer with a row of Burford hollies.
- In addition to implementing 8' planting strip and 8' sidewalk along the new public internal street and the site's frontages of Perimeter Pointe Parkway

and Rebecca Avenue, the petition would extend the Perimeter Pointe Parkway offsite to W Tyvola Road.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

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

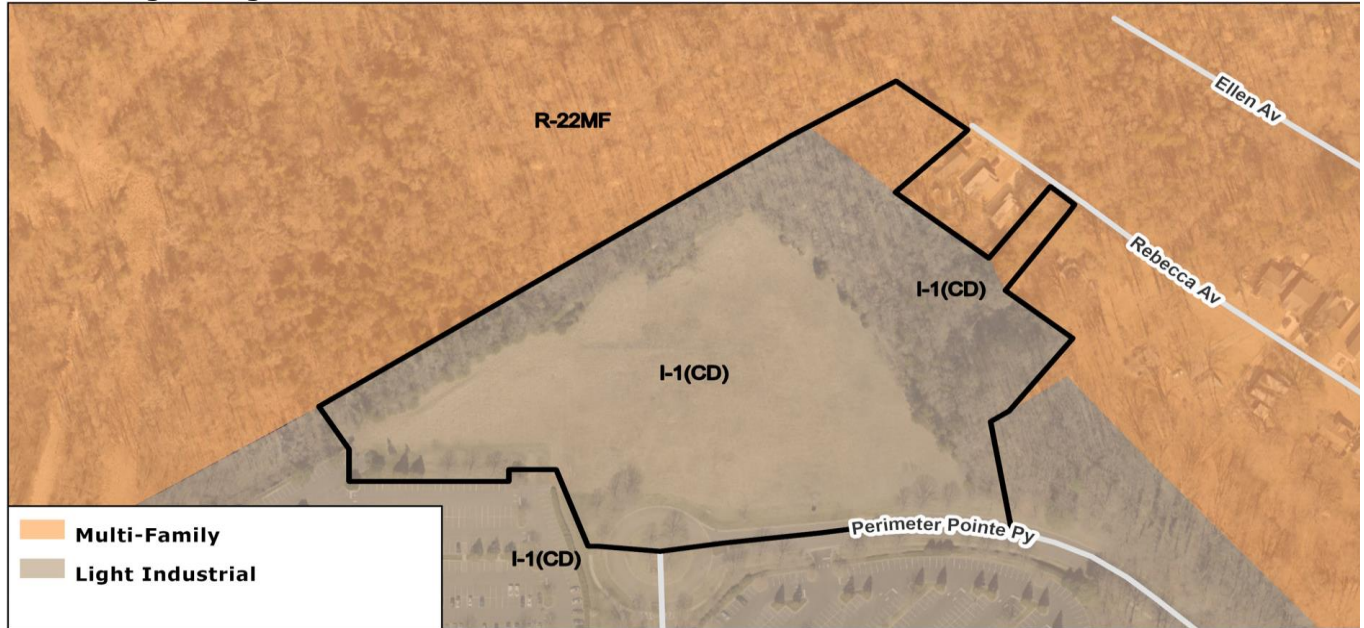
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes up to 270 multifamily residential dwelling units.
- Commits to providing a workforce housing program to reserve 6% of the units for a minimum of 15 years to maintain monthly rents for households earning 80% or less of the area median income.
- Limits building height to 65'.
- Provides a 25' Class C buffer including a row of 8' Burford hollies planted 12' to 15' on center where adjacent to the properties of existing single family dwellings along Rebecca Avenue.
- Provides a standard Class C buffer along the rear property boundary.
- Commits to installation of an 8' planting strip and 8' sidewalk along the internal public street and along the site Perimeter Pointe Parkway. Additionally, commits to extending the Perimeter Pointe Parkway sidewalk beyond the site's frontage to W Tyvola Road.
- Commits to improving the site's frontage of Rebecca Avenue to a local residential medium street cross-section with an 8' planting strip and 8' sidewalk.
- Pledges that buildings will front a minimum of 60% of the total street frontage of Perimeter Pointe Parkway and the new internal public street.
- Commits to raising all residential ground floor units along Perimeter Pointe Parkway and the new internal public street 12-24".
- Provides a minimum of 8,000 square feet of open space that will include at least three of the following elements: walking paths, landscaping, seating areas, and structures.

- Existing Zoning**



- The site and other properties to the south are zoned I-1(CD), while the properties to the north of the site are zoned R-22MF.

| Existing Zoning | Translated Zoning | Recommended Place Type |
|---|---|------------------------|
| I-1(CD) (light industrial, conditional) | I-1(CD) (light industrial, conditional) | Campus, Neighborhood 1 |



The site, marked by a red star, is surrounded by a mix of uses including office, hotel, single family residential, and vacant wooded land.

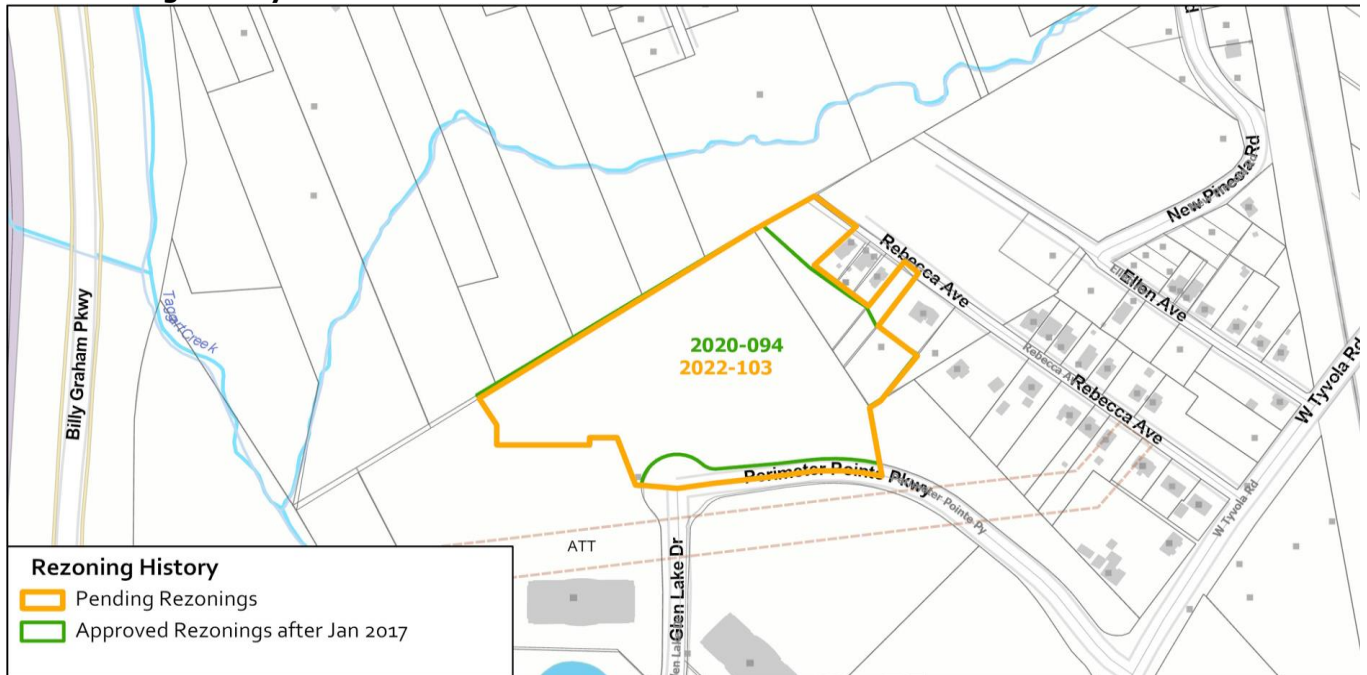


Street view of the site looking north from the roundabout at Perimeter Pointe Parkway & Glen Lake Drive.



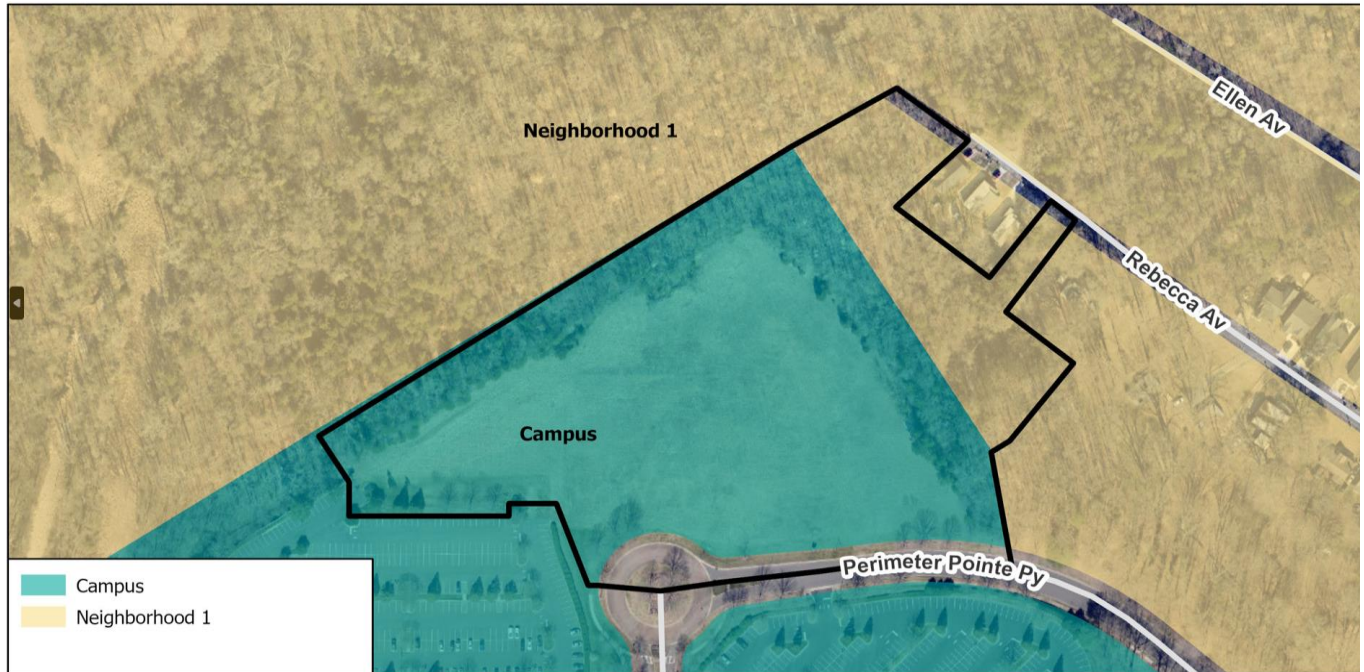
Street view of the dead end of Rebeccae Avenue. The site is to the rear of the single family dwelling. The rezoning proposes to extend Rebecca Avenue and provide a driveway connection to the site.

- Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|--|----------|
| 2020-094 | Petition to allow all uses permitted in the I-1 district with the exception of eating, drinking, and entertainment establishments. | Approved |

- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends the Campus place type for the majority of the site along Perimeter Pointe Parkway, and Neighborhood 1 place type for the remaining portion along Rebecca Avenue.

- **TRANSPORTATION SUMMARY**

- The petition is located on the north side of Perimeter Pointe Parkway, a City-maintained local street and west of West Tyvola Road, a City-maintained major throughfare. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to construction of an 8 foot sidewalk along Rebecca Avenue and completing a sidewalk gap along Perimeter Pointe Parkway supporting CDOT WALKS policy. 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: 195 trips per day (based on 97,200 SF warehouse and 10 multifamily dwelling units).

Proposed Zoning: 1,375 trips per day (based on 270 multifamily 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 comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 4 students, while development allowed with the proposed zoning may produce 89 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 85.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Reid Park Elementary from 69% to 77%
 - Wilson STEM Middle from 83% to 87%
 - Harding High from 129% to 131%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located in Rebecca Avenue and an existing 8-inch water distribution main in Perimeter Pointe Parkway. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main within Perimeter Pointe Parkway and an existing 8-inch gravity sewer main within Rebecca Avenue. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No Outstanding Issues.

OUTSTANDING ISSUES

Transportation

1. ~~Revise site plan to provide a splitter island at the proposed roundabout leg so that the sidewalk goes through it. The splitter island pedestrian walkway width should mirror the width of the sidewalk to provide sufficient protection for pedestrians.~~ ADDRESSED

Environment

2. ~~Provide a tree survey identifying all trees of eight inch DBH or greater and all planted trees of two-inch caliper or greater and six feet in height that grow partially or wholly within the city right-of-way.~~ ADDRESSED

Site and Building Design

3. ~~Clarify the line shown between the solid waste area and property line.~~ ADDRESSED
4. ~~Remove the word "fence" from note 5.k.~~ ADDRESSED

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908