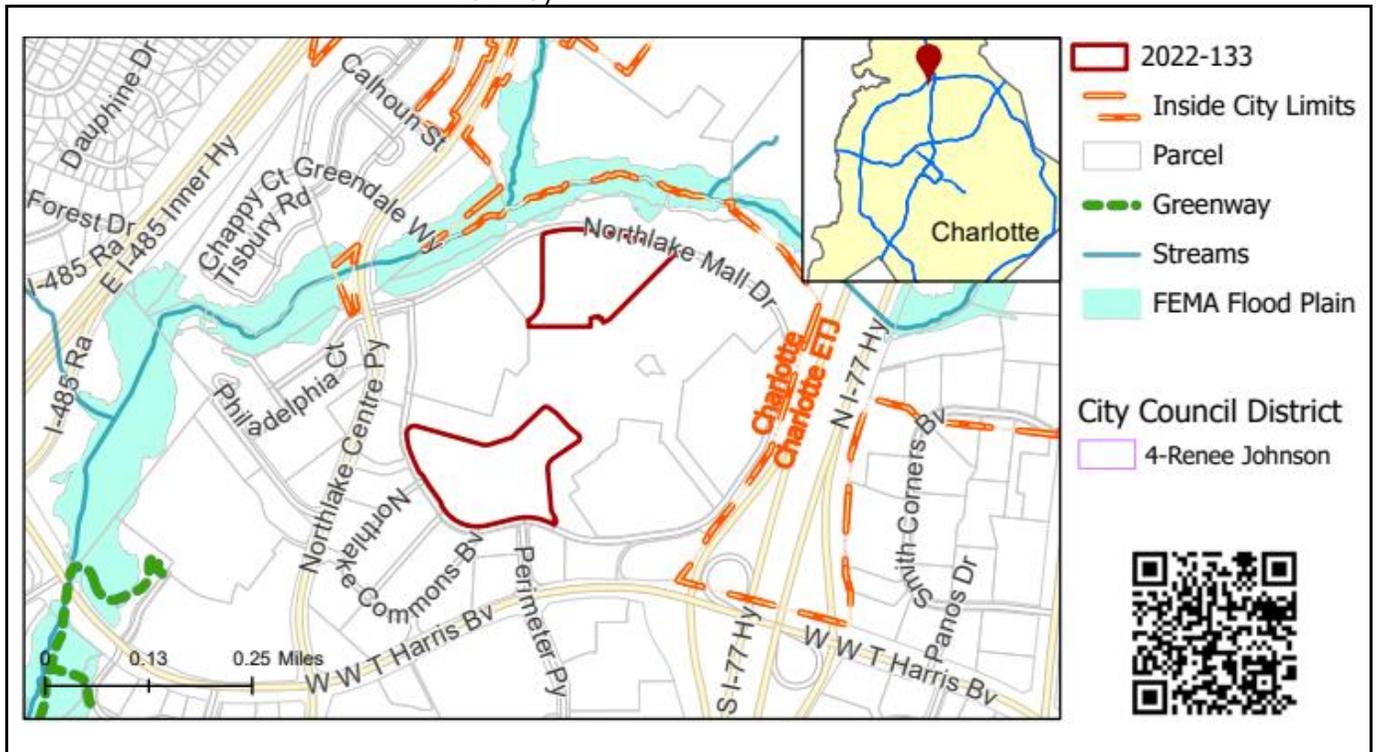


**REQUEST**

Current Zoning: CC (commercial center)  
Proposed Zoning: MUDD-O (mixed use development district, optional)

**LOCATION**

Approximately 18.4 acres located on the north and south side of Northlake Mall Drive, west of Interstate 77, and east of Northlake Centre Parkway.



**SUMMARY OF PETITION**

The petition proposes a residential development with up to 604 multi-family dwelling units in two development areas at Northlake Mall.

**PROPERTY OWNER**

TM Northlake Mall Outparcels, LP

**PETITIONER**

Paramount Development, LLC

**AGENT/REPRESENTATIVE**

Keith MacVean, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

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

Rationale for Recommendation

- The proposed plan would add to the variety of housing options in the area by providing mid-rise residential buildings.
- The proposed plan provides a high level of non-auto mode trips due to the proximity of the Mall.
- The Petitioner will provide a publicly accessible pocket park along the boundary of Development Area A.

- Petitioner will construct a 12-foot sidewalk through Development Area A that will provide a connection between the perimeter retail area and the main Mall building.
- The Petitioner will provide an eight (8) foot planting strip and an eight-foot sidewalk along Northlake Mall Drive.
- The Petitioner will provide an internal network of sidewalks within each Development area connecting the proposed buildings to the Northlake Mall Drive.
- Gated multifamily inside of a regional activity center however does not promote walkability or integrate well with surrounding entitlements, particularly those north of the mall property.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

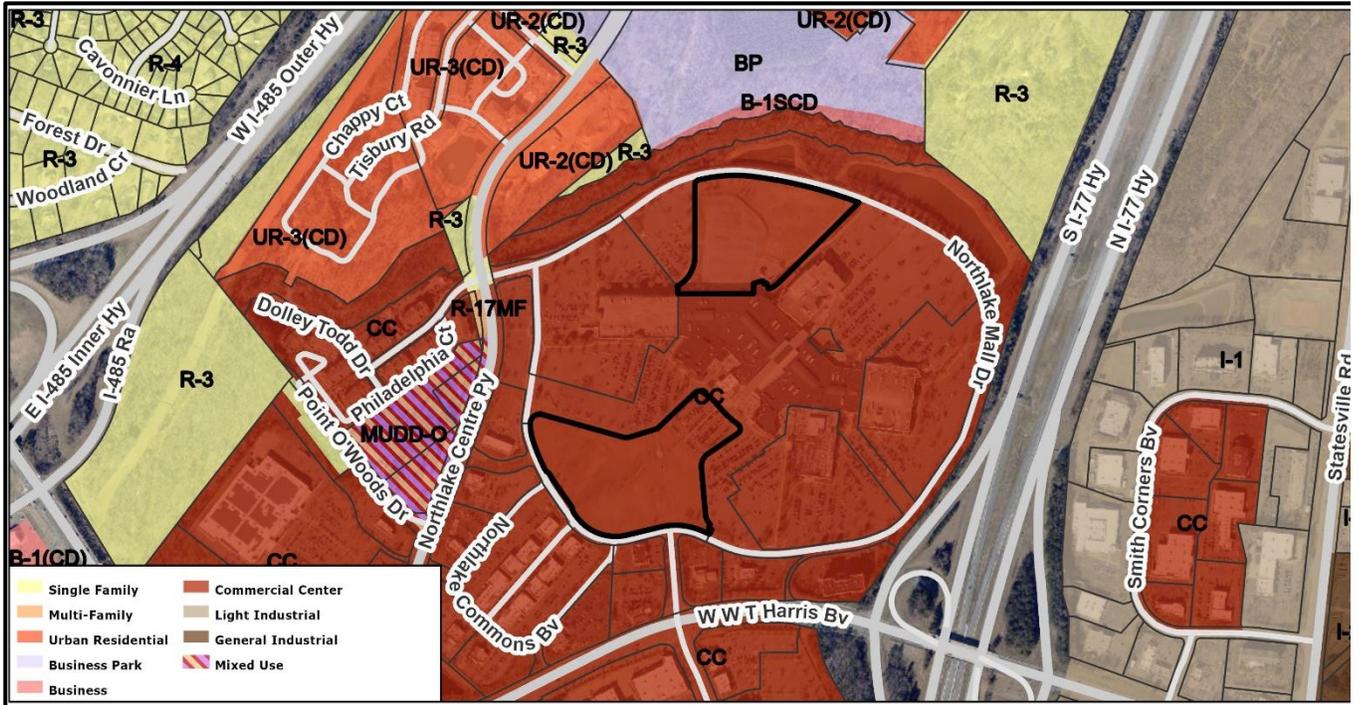
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 604 multi-family dwelling units in two development areas. Development area A allows up to 292 multifamily units and development area B allows up to 312 dwelling units.
- Building height shall be limited to a maximum height of 62-feet.
- Requests an optional provision to allow a limited amount of surface parking areas and maneuvering for parking areas to be located between the proposed structures and Northlake Mall Drive within Development Area A.
- Pedestrian gates constructed as part of the perimeter fence for Development Area A that control access to the proposed 12-foot internal sidewalk that connects the Mall to the perimeter retail area will remain open and unlocked during normal business hours.
- Petitioner will construct a 12-foot sidewalk through Development Area A that will provide a connection between the perimeter retail area and the main Mall building.
- The Petitioner may construct a decorative aluminum fence along the perimeter of each Development Area. Open space and an amenity area(s) will be provided within each Development Area. A minimum of 10,000-square feet of improved open space will be provided within each Development Area at a location that's central to each Development Area and convenient to the future residents of the community. The proposed open space areas will be improved with at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate to the proposed open space area.
- The Petitioner will provide a pedestrian connection from Development Area B to the existing crosswalks on Northlake Mall Dr to facilitate a future pedestrian connection to Dixon Branch greenway located to the north of Development Area B.
- The Petitioner will provide a publicly accessible pocket park along the boundary of Development Area A as generally depicted on the Rezoning Plan. The pocket park will be improved with seating, lighting, hardscape, and landscaping. A minimum of 3,000 square feet of publicly accessible pocket park will be provided.
- Commits to restripe the northbound thru/left turn lane to a terminating left turn lane since the north leg of the intersection is removed as part of the rezoning.
- Provides an 8-foot planting strip and an 8-foot sidewalk along Northlake Mall Drive.
- Provides an internal network of sidewalks within each Development area connecting the proposed buildings to Northlake Mall Drive.
- Provides a pedestrian connection from Development Area B across Northlake Mall Drive to the future Dixon Branch greenway located to the north of Development Area B.
- The Petitioner will provide a minimum of six (6) Electric Vehicle (EV) charging stations within each multi-family community.
- The six (6) charging stations will have a Level 2 Electrical Vehicle Supply Equipment charging station installed (EVSE-Installed: installation of a Level 2 electrical vehicle charging station).
- Provides architectural standards including building materials.

### • Existing Zoning



- The surrounding land uses include retail, commercial and multi-family uses.

Existing Zoning	Translated Zoning	Recommended Place Type
CC (commercial center)	CC (commercial center). The CC district is a conditional district that does not translate to a new district and will remain the same.	Regional Activity Center



The property is denoted with 2 red stars.



The property to the south of the mall site along Northlake Mall Drive is a collection of retail uses.

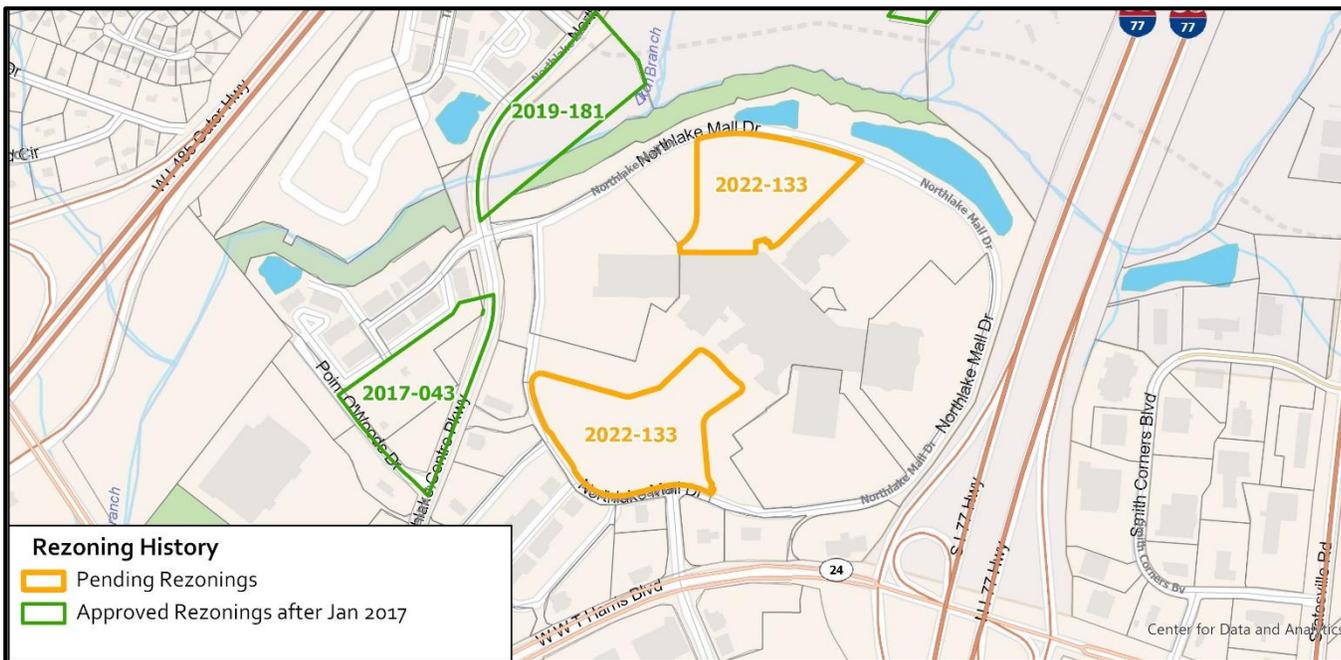


To the west of the mall site along Madison Square Place is developed with multi-family apartments.



To the north and west of the mall site along Northlake Centre Parkway are multi-family apartments.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-043	Rezoned 7.12 acres to allow up to 40,000 square feet of retail, hotel, restaurant, and office uses.	Approved
2019-181	Rezoned 6.54 acres to allow up to 78 multi-family units.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The petition is along Northlake Mall Drive, a private-maintained local street east of Northlake Centre Parkway, a City-maintained minor throughfare. A Traffic Impact Study (TIS) is required

for this site due to the site generating more than 2500 daily trips. The TIS was approved by CDOT on 1-20-23. Site plan access changes necessitate a TIS update or addendum and an update of the conditional notes regarding transportation improvements. Further details are listed below.

- **Active Projects:**
- N/A
- **Transportation Considerations**
  - See Outstanding Issues, Note 2
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: Too many uses to determine trip generation.
  - Proposed Zoning: 2,785 trips per day (based on 603 multi-family dwelling units.).

## DEPARTMENT COMMENTS

- **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:** Dead-end fire apparatus access roads more than 150-feet in length shall be provided with an approved area for turning around fire apparatus. At a minimum 120-foot Hammerhead 20-foot in width (28' Radius) 26-foot access width; 60' Y 20' in width (26' Radius) 20' access width; a 96' diameter cul-de-sac (28' Radius) 26' access width; or other approved access. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate zero students, while development allowed with the proposed zoning may produce 74 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 74 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Long Creek Elementary from 138% to 143%.
    - Bradley Middle from 101% to 103%.
    - Hopewell High from 137% to 138%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Northlake Mall Drive. Charlotte Water currently does not have sanitary sewer system accessible for the rezoning boundary under review. The closest gravity sewer main is approximately 135 feet West of the rezoning boundary at Northlake Center Parkway. 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 outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES

### Transportation

1. ~~Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes."~~ **Addressed**
2. Site plan updates changed access location impacting both the TIS and the recommended improvements. Update or addendum to TIS required along with updated conditional notes to match TIS improvements.

### Site and Building Design

3. Remove perimeter fence and pedestrian gates.
4. Continue sidewalk around the perimeter of the site of development area A.
5. ~~Clarify normal business hours at gated access points.~~ **Addressed**

6. ~~Extend Center Lake Drive, an existing commercial street with retail uses on either side and continue that street NE into the mall property. This street extension, paired with a similar building form where multi-family buildings face the street, will assist in building out a connected, walkable, and visually interesting regional activity center. Rescinded~~
  7. ~~For Development Area B please use buildings to establish an edge that separates existing parking from proposed parking. Addressed~~
  8. ~~Clarify if a fence is proposed around the entirety of both development areas. Addressed~~
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

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