

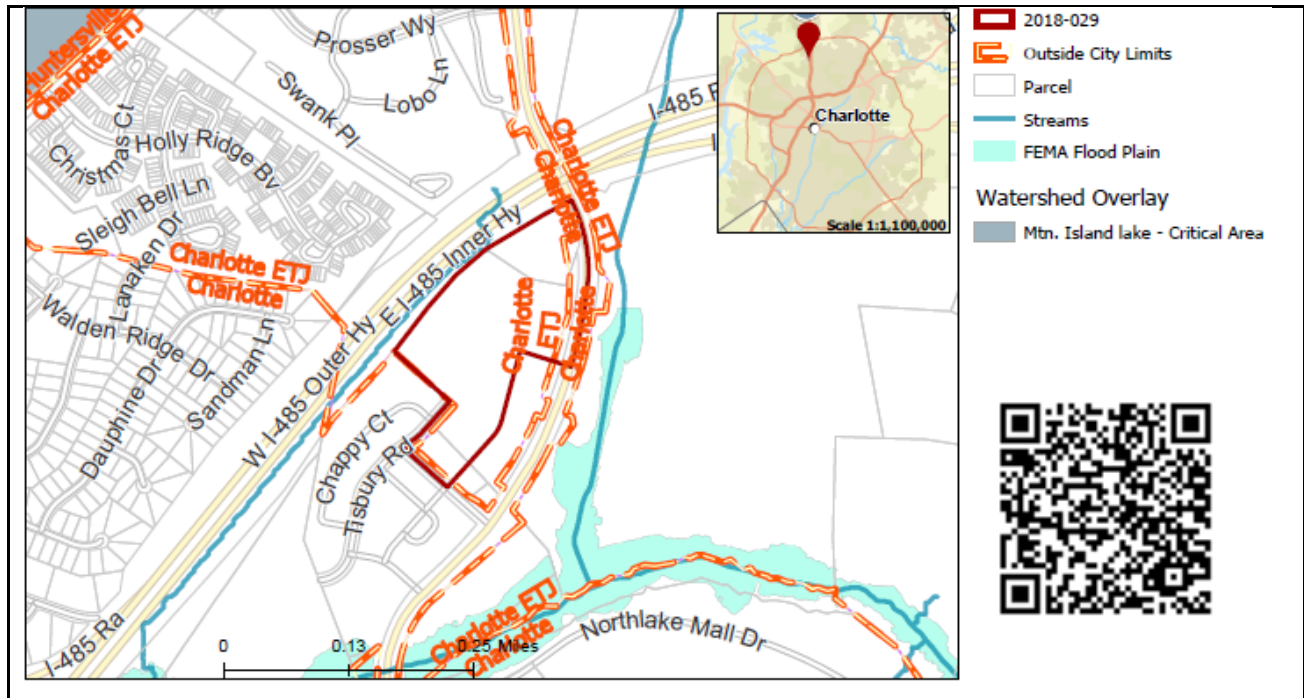
**REQUEST**

Current Zoning: R-3 (single family residential) and BP (business park)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 15.78 acres bounded by Northlake Centre Parkway and Interstate 485.  
 (Outside City Limits)



**SUMMARY OF PETITION**

The petition proposes to allow the construction of a multi-family residential community on vacant acreage located near Northlake Mall.

**PROPERTY OWNER**

Metrolina Properties LP

**PETITIONER**

Metrolina Properties Limited Partnership

**AGENT/REPRESENTATIVE**

Keith MacVean and Jeff Brown

**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 upon resolution of outstanding issues related to transportation, environment, and site and building design.

Plan Consistency

The petition is consistent with the *Northlake Area Plan* recommendation for the site, which allows residential as a single use, and density up to 22 dwelling units per acre. The proposed density of the development is 19.05 dwelling units per acre.

Rationale for Recommendation

- The site is located within the Northlake Mixed-Use Activity Center, a location appropriate for increased residential density as per the *Centers, Corridors and Wedges Growth Framework*.
- The site is adjacent to other multi-family developments, and will connect to adjacent properties via a public street to increase street connectivity.
- The site is within walking distance of Northlake Mall and other

retail uses.

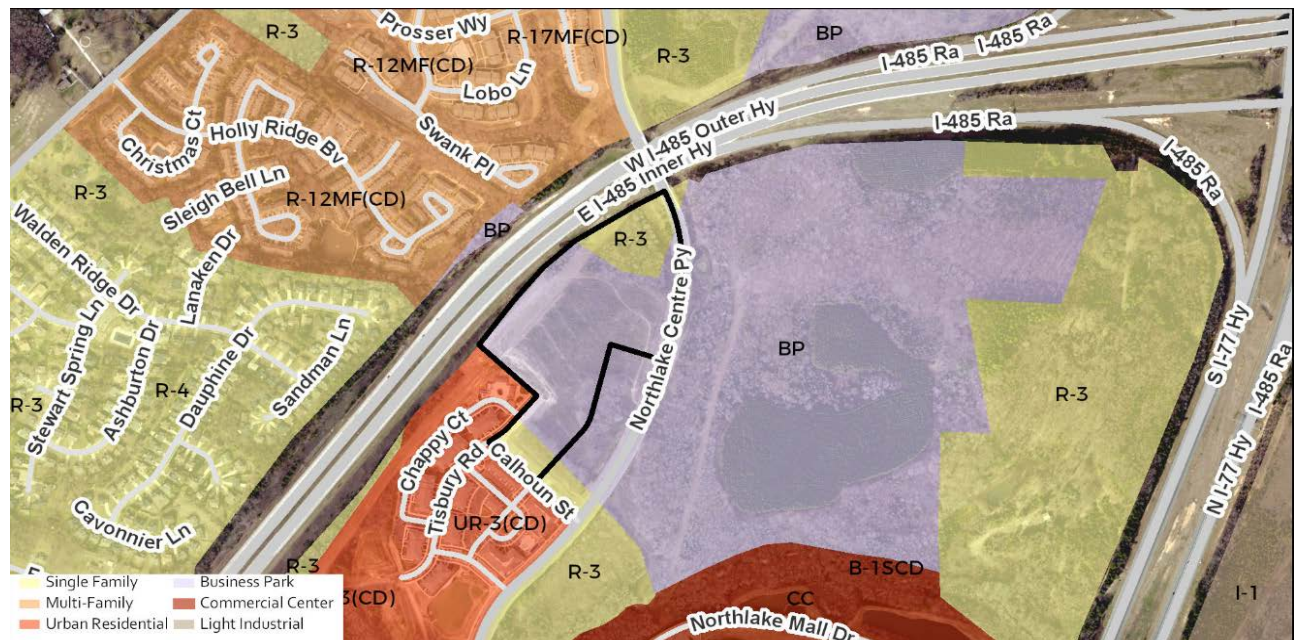
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 300 multi-family residential units at a density of 19.05 dwelling units per acre with accessory garages.
- Limits building height to four stories not to exceed 60 feet.
- Commits to providing at a minimum the following type of amenities: a dog park, outdoor seating areas with hardscape and landscaping elements, a pool area, a club ~~house~~-facility, and outdoor cooking areas.
- Limits number of principal buildings on site to 12.
- Provides two points of access to Northlake Centre Parkway via public street connections to Calhoun Street and extension of Tisbury Road, interconnecting to the property just to the west.
- Proposes on-street parking along extended Tisbury Road (to match existing right-of-way).
- Provides left turn lane from Northlake Centre Parkway to future Tisbury Road extension.
- Provides 24-foot setback along Northlake Centre Parkway, and 16-foot setbacks along Calhoun Street and Tisbury Road.
- Installs eight-foot sidewalks and eight-foot planting strips along Northlake Centre Parkway, Calhoun Street, and Tisbury Road.
- Provides for buildings along the street frontages, with parking behind.
- Commits to combination of building materials: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.
- Commits to architectural standards and parking location restrictions including building placement and frontage; building massing and height; architectural façade features; roof form and articulation; and parking lot locations.

### • Existing Zoning and Land Use



- The rezoning site is currently vacant. The portion of the site zoned BP (business park) is part of approximately 305 acres rezoned via petition 1987-006C to allow a mix of uses including a shopping center (Northlake Mall), hotel, residential, and business/commercial/retail uses.
- A portion of the rezoning site abuts I-485 and is surrounded by existing multi-family residential communities and multi-family development currently under construction, undeveloped and vacant land, retail uses, and Northlake Mall.





The subject property is undeveloped.



Properties to the east are undeveloped.



Properties to the south are developed with multi-family apartments



The property is bordered by Interstate 485 to the west.





Northlake Mall is located to the south.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-070	Rezoned approximately 21.68 acres to allow up to 300 multi-family residential units at a density of 13.83 units per acre.	Approved
2013-067	Rezoned approximately 18.95 acres to allow up to 416 multi-family residential units at a density of 22 units per acre.	Approved

## • Public Plans and Policies



- The *Northlake Area Plan* (2008) recommends residential, office and/or retail mix for this site, with residential up to 22 dwelling units per acre permitted as single use.
- The site is within the Northlake Mixed-Use Activity Center, as per the *Centers, Corridors and Wedges Growth Framework*.

## • TRANSPORTATION CONSIDERATIONS

- The site is located on a minor thoroughfare. The site plan commits to pedestrian safety improvements. CDOT continues to ask for planting strip and sidewalk to meet CDOT streetscape goals. CDOT also continues to ask for contribution to a future signal to help support the proposed development.
- See Outstanding Issues, Notes 1-3. Addressed. New Note 4 Not Addressed.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on Tax Record).  
Entitlement: 8,160 trips per day (based on 8 dwellings and 130,100 square feet of retail).  
Proposed Zoning: 1,940 trips per day (based on 300 apartment units).

## DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** According to recent data from the U.S. Department of Housing and Urban Development, there is an estimated need for approximately 34,000 affordable workforce housing units in the City of Charlotte. In an effort to increase the estimated supply; developers are encouraged to assist in providing homes at diverse price point to meet increased housing demand.
- **Charlotte Fire Department:** No on-street parking if unable to maintain 20 feet of unobstructed access at all times for Charlotte Fire Department.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 6 students, while the development allowed under the proposed zoning will produce 35 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 29 students.
  - The proposed development is projected to increase the school utilization above current conditions (without mobile classroom units) as follows:
    - Long Creek Elementary from 78% to 82%
    - Bradley Middle from 102% to 103%
    - Hopewell High from 90% to 90%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Tisbury Road and an existing

8-inch water distribution main located along Calhoun Street.

Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer mains located along Tisbury Road, Calhoun Street and through the northern area of the rezoning boundary.

- **Engineering and Property Management:**

- **Arborist:** Trees cannot be planted in the right-of-way of all existing and newly created City of Charlotte maintained streets without authorization from the City Arborist or his designee. Trees cannot be removed from or planted in the right-of-way of any state maintained streets without permission of NC Department of Transportation and the City Arborist's office. Required Tree Ordinance perimeter trees are required to be planted to meet NCDOT planting guidelines.

Trees cannot be removed from or planted in the right-of-way of any State maintained streets (I-485) without permission of NC Department of Transportation and the City Arborist's office. Required Tree Ordinance perimeter trees are required to be planted to meet NCDOT planting guidelines. Contact Laurie Reid (704-336-5753) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved by the City and before planting trees in the NCDOT right-of-way.

- **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

## OUTSTANDING ISSUES

### Transportation

1. ~~Revise the site plan and conditional note(s) to provide an eight-foot planting strip and six-foot sidewalk along west side of Northlake Centre Parkway between Calhoun Street and I-485.~~ **Addressed**
2. ~~Revise the site plan and conditional notes to provide a \$40,000 contribution towards a future wooden pole traffic signal installation located at Northlake Centre Parkway Calhoun Street or Tisbury Road. This contribution amount may include a "sunset" clause specifying that if signal installation is not warranted after 10 years of the petition's city council approval, this obligation is waived.~~ **Addressed**
3. ~~Revise the site plan to add a 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**
4. **New comment: The petitioner should provide 20' x 20' sidewalk utility easement for a future traffic signal pole placement in lieu of monetary contribution towards the signal.**

### Environment

5. Submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. In addition, the survey shall include all trees eight inches (DBH) or larger in the setback. Tree survey may be completed by landscape architect, surveyor, or other land development professional. **Not Addressed. Petitioner has added a note to the site plan indicating a tree survey will be provided as part of the land development process. Petitioner must submit survey prior to City Council decision.**

### Site and Building Design

6. Remove parking located between Building 8 and Tisbury Road. **Not Addressed. Petitioner has responded that this is a small number of parking spaces located to the side of a proposed building and does not impact the proposed streetscape in a negative manner.**

## REQUESTED TECHNICAL REVISIONS

7. Remove UR-3(CD) from Site Development Data and remove labelling on all site plan sheets accordingly. **Addressed**
8. ~~Ensure accessory garages fronting Northlake Centre Parkway do not encroach into setback.~~ **Addressed**
9. Remove label "future development" from site plan. **Addressed**
10. Remove sheets 4-8. **Addressed**

- Application

- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Claire Lyte-Graham (704) 336-3782