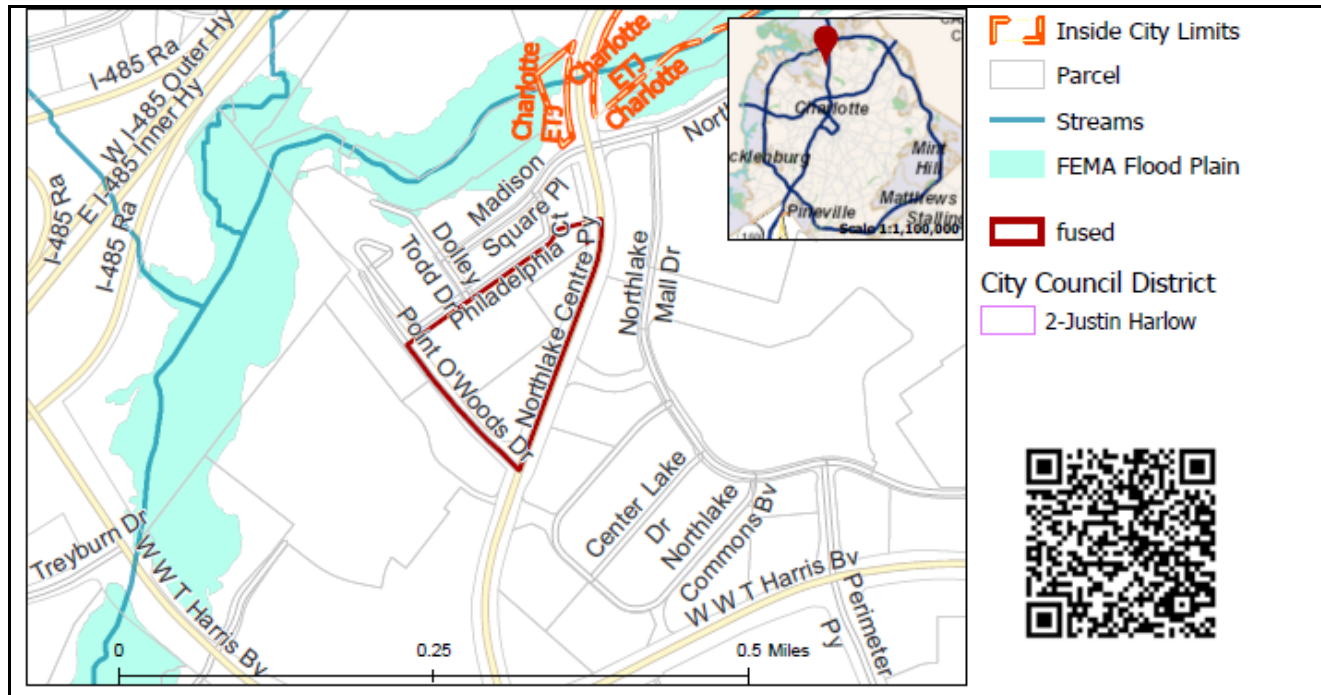


REQUEST

Current Zoning: R-3 (single family residential), R-17MF (multi-family residential), and CC (commercial center)
Proposed Zoning: MUDD-O (mixed use development district, optional)

LOCATION

Approximately 7.12 acres located at the northwest intersection of Point O'Woods Drive and Northlake Centre Parkway, south of Philadelphia Court.
(Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes retail, restaurant, and office uses, along with a hotel on a vacant site located across from Northlake Mall and within the Northlake Mixed Use Activity Center.

PROPERTY OWNER

Northlake Systems, LLC

PETITIONER

Northlake Systems, LLC

AGENT/REPRESENTATIVE

Walter Fields

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 and environment.

Plan Consistency

The petition is consistent with the *Northlake Area Plan* recommendation for mixed use residential, office and/or retail.

Rationale for Recommendation

- The site is across the street from Northlake Mall and located within the Northlake Mixed Use Activity Center, which overtime is intended to be a pedestrian-oriented core area comprised of moderate density development easily accessible by walking.
- Hotel uses are considered appropriate within mixed use activity centers.

- The proposed site plan has the buildings fronting onto Northlake Centre Parkway facing the mall, which begins to frame a more compact form of development and creates a more walkable environment.
- The site plan promotes pedestrian activity through the proposed pedestrian connections to the adjacent multi-family development and to the sidewalk system along Northlake Centre Parkway.
- The plan specifies building heights can be greater than 5 stories if the development proposals meet objectives specified in the plan such as: Improved internal and external street connectivity, improved land use accessibility, enhanced pedestrian and bicycle mobility, enhanced quality and clarity of site planning, and enhanced mix and integration of uses, character of structure design and quality of materials.

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 40,000 square feet of retail, restaurant, and office uses.
- Hotel with up to 180 rooms, limited to eight stories in height. Proposes potential urban space in front of the hotel along Northlake Centre Parkway and at the corner of Northlake Centre Parkway and Point O'Woods Drive.

Commits to the following architectural standards:

- Buildings to be placed to present a front or side façade to at least two streets.
- Buildings that do not present either a front or side toward a public street to have four sided architecture.
- Building facades to include a combination of windows and operable doors for a minimum of 60% of total exterior elevations. Incorporates a minimum of 30% masonry materials such as brick, stucco, or stone.
- Buildings to have a minimum height of 18 feet.
- Building elevations above ground floor to have a minimum transparency of 20% per floor.
- Commits to vertical bays or articulated architectural features such as wall offsets; columns; pilasters; awnings; arcades, or architectural elements.

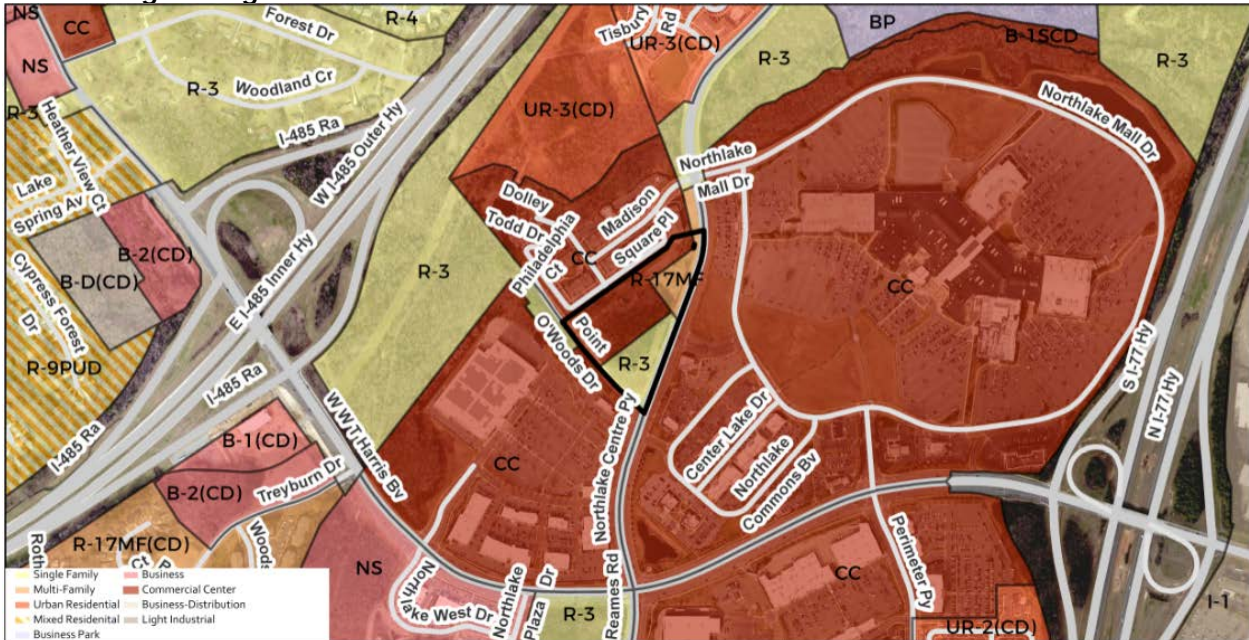
Proposes the following transportation commitments:

- Provides two points of access onto Northlake Centre Parkway and two points of access onto Point O'Woods Drive.
- Extends Dolley Todd Drive through the site to connect to Northlake Centre Parkway.
- Provides a northbound left turn lane on Northlake Centre Parkway at Dolley Todd Drive extension.
- Notes that developer is responsible for all traffic signal modification and improvement costs associated with extension of Dolley Todd Drive to Northlake Centre Parkway.
- Provides a northbound Northlake Centre Parkway directional left over.

Optional Request

- To allow a drive through service lane as an accessory use to a restaurant.

• Existing Zoning and Land Use



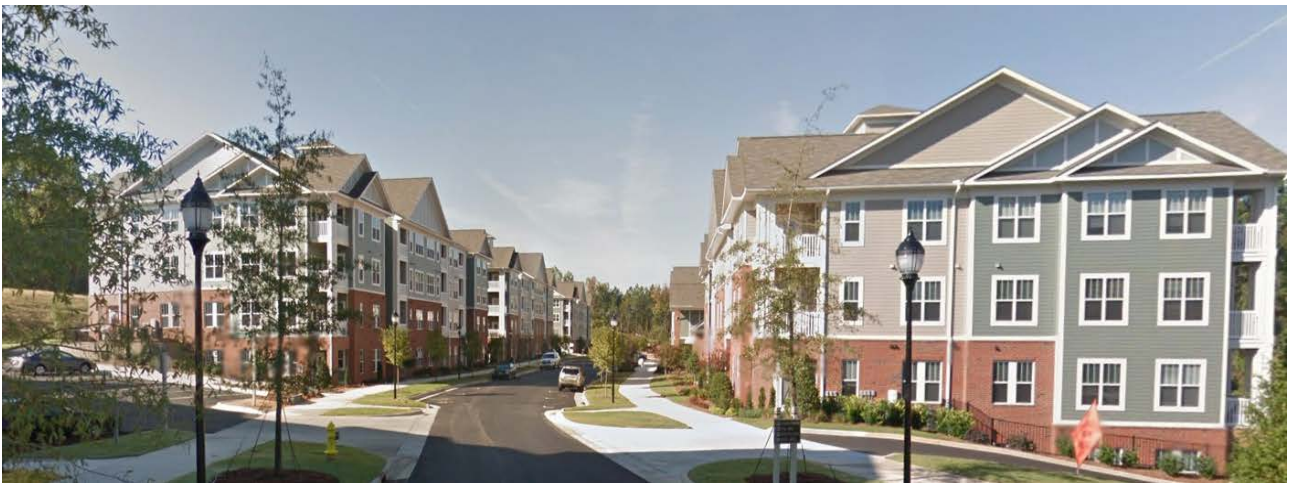
- A portion of the site is developed with three single family homes and the remainder of the site is vacant. East, across Northlake Centre Parkway are Northlake Mall and Northlake Commons. To the north are apartments; and to the west and south are commercial uses and vacant land.
- The portion of the site zoned CC (commercial center) is part of a 21.22 acre tract rezoned via 2008-060 in order to allow 320 apartments and 50,000 square feet of office and retail uses.
- Rezoning petition 2015-006 proposed to rezone approximately 1.9 acres of the subject parcel from R-3 (single family residential) to NS (neighborhood services) in order to allow 3,600 square feet of retail uses, including fuel sales. The request was withdrawn.



The subject property is zoned R-3 (single family residential) and CC (commercial center) and has several single family homes located on the site.



Northlake Mall and Northlake Commons are to the east of the property.

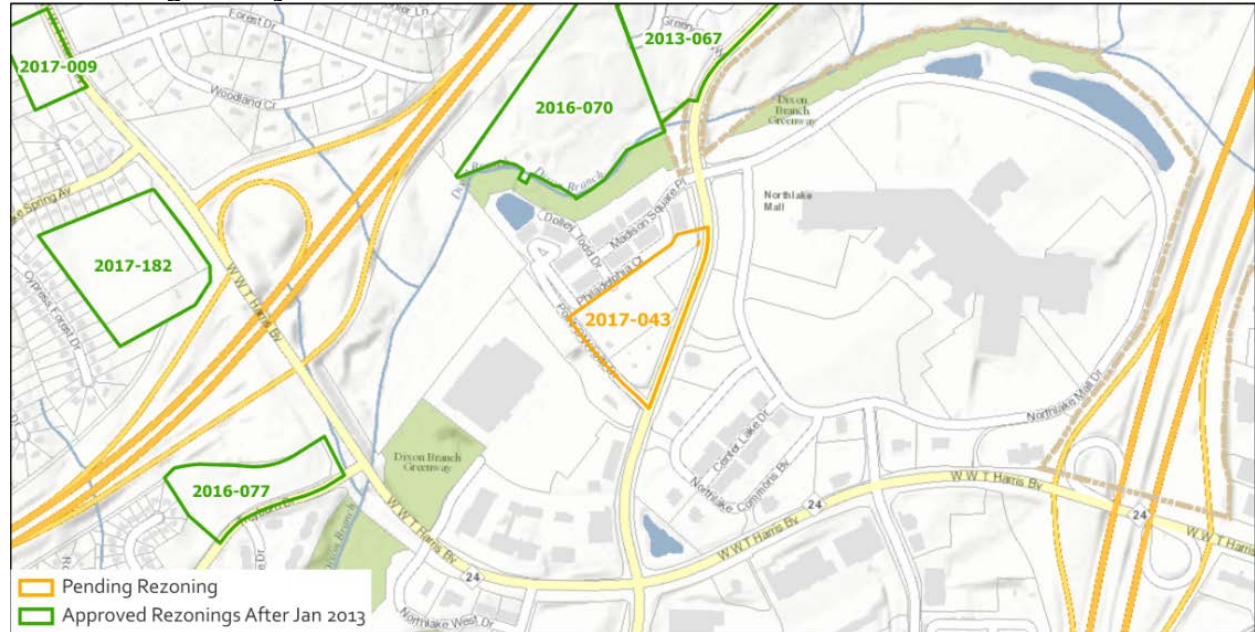


The property to the north is developed with apartments.



Properties to the south are developed with retail

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-182	Rezoned 11.964 acres to B-2(CD) (general business, conditional), B-D(CD) (distributive business, conditional) both with five-year vested rights to allow a QuikTrip gas station and other commercial uses.	Approved
2017-009	Rezoned 2.970 acres to NS SPA (neighborhood services, site plan amendment) to allow an age restricted multi-family development with income sensitive provisions.	Approved
2016-077	Rezoned 5.52 acres to MUDD-O (mixed use development, optional) to allow a six-story 141 room hotel and a 7,000 square foot EDEE (eating/drinking/entertainment establishment).	Approved
2016-070	Rezoned 17.52 acres to UR-3(CD) (urban residential, conditional) to allow up to 300 multi-family dwelling units.	Approved
2013-067	Rezoned 18.95 acres to UR-3(CD), urban residential, conditional to allow up to 416 multi-family residential units.	Approved

• Public Plans and Policies



- The *Northlake Area Plan* (2008) recommends a mix of uses residential, office and/or retail land uses for the majority of the site, the plan would also allow residential up to 17 dwelling units per acre as a single use. The plan limits the building height to five stories.
- Building heights can be greater if the development proposals meet objectives specified in the plan such as: Improved internal and external street connectivity, improved land use accessibility, enhanced pedestrian and bicycle mobility, enhanced quality and clarity of site planning, and enhanced mix and integration of uses, character of structure design and quality of materials.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on Northlake Centre Parkway across from Northlake Mall. The site plan has incorporated all mitigation improvements as requested by CDOT. CDOT continues to work with the petitioner to determine the final signalized intersection alignment during the permitting phase. The site plan should include a conditional transportation note stating the final Dolley Todd Drive extension alignment will be addressed during the permitting process.
 - See Outstanding Issues, Note 12.
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 42 trips per day (based on 3 single family homes).
Entitlement: 4,400 trips per day (based on 5 single family homes and 50,000 square feet of retail).
Proposed Zoning: 6,120 trips per day (based on 180 room hotel, 40,000 square feet office, retail restaurant with drive-thru).

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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Dolley Todd Drive. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer main located along Dolley Todd Drive and Northlake Centre Parkway.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right of way of Point O' Woods Drive and Northlake Center Parkway without permission of the City Arborist's office.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Outstanding Issues, Note 14.
 - **Storm Water Services:** See Outstanding Issues, Note 14.
 - **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

Land Use

1. Clarify the "Permitted Uses" as the site plan says that all uses in the MUDD district are allowed "except as may be further limited by the specific provisions of this site plan." The note should match the notes on Page RZ-3 which indicates that following uses: 180 room hotel, restaurant with drive-through, retail, casual dining and office uses. Provide proposed uses for building C or limit uses. **Addressed**

Site and Building Design

2. Limit the building height of proposed buildings to five stories per the adopted plan. Additional height is appropriate based on additional pedestrian design commitments as indicated in the adopted plan.
3. Provide operable entrance (or corner entrance) on Building C elevation facing Dolley Todd Drive extension. **Addressed**
4. Provide operable entrance on one of the frontage elevations of Building A and a direct connection to the public sidewalk. **Addressed**
5. Confirm if Building B is intended to be one building or two. **Architectural standards have been provided on the plan. Petitioner response: We would like to have the option to build either a**

single building or two buildings dependent on the tenant demands. The total floor area is unchanged either way.

6. ~~Provide multiple pedestrian connections for Building B (both buildings shown).~~ Addressed
7. ~~Amend Architectural Standards Note B to state: "...60% of the total exterior street facing elevations..."~~ Addressed
8. ~~Provide pedestrian pathways throughout the site/parking areas. Provide an integrated and organized sidewalk system to accommodate ample room for people to circulate, have outdoor dining, and to congregate. Provide ample room for furnishings such as lighting, receptacles, furniture, artwork, and trees.~~ Addressed
9. Ensure dumpster(s) and service areas are away from surrounding residential uses and pedestrian areas. **Petitioner response: Dumpsters will be screened on all four sides wherever located.**

Transportation

10. ~~Revise the site plan to specify and document the proposed land use density so that the projected trip generation in the approved TIS matches the site for the subject development can be confirmed.~~ Addressed
 - a. ~~Re-mark westbound Mall Access Road approach to provide a 50' thru lane (mill/overlay as necessary).~~ Addressed
 - b. ~~Southbound Dolly Todd Drive approach needs to align properly with the existing northbound Mall Access approach so that lane transition is minimized.~~ Addressed
11. ~~It appears the Dolly Todd leg will require geometric adjustment to align perpendicularly to Northlake Centre Parkway which may shift the building envelope for the hotel site. Provide a 1"=20' scaled concept exhibit depicting the southbound Dolly Todd Drive street alignment to match the existing Mall Entrance Road **or** provide a conditional transportation note stating the proper/approved alignment for the southbound Dolly Todd Drive approach will be determined by CDOT during the site's permitting process.~~ Addressed
12. Revise the site plan to provide a continuous planting strip and sidewalk within public right-of-way along Northlake Centre Parkway between Point O'Woods Drive and Madison Square Place.
Petitioner response: The sidewalk and planting strip are shown on the site plan for our site frontage.
13. Revise the right in/right out drive aisle at Northlake Centre as follows:
 - a. ~~Provide a more street-like cross section with continuous sidewalk along the south/east side from Northlake Centre Parkway to Dolly Todd Drive and parallel parking spaces from Northlake Center to Building B.~~ Addressed
 - b. Include a conditional transportation note to provide a 25-foot public access easement across the right-in/right-out drive aisle from Northlake Centre Parkway to Dolly Todd Drive and allow a cross access easement to tax parcel 02529118. Addressed. **The petitioner agreed to add a note that a gate will not be provided at Northlake Centre Parkway.**

Environment

14. Remove the note under "Environmental Features" in its entirety and replace with the following: "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance." **Petitioner response: We will add this note but will keep the existing language as well so there is no misunderstanding.**

REQUESTED TECHNICAL REVISIONS

15. ~~Remove reference to wall pak from "Lighting" note.~~ Addressed
16. ~~Application says existing zoning is CC and R-3. Tax parcel numbers do not match what is noted under the Development Data Table. Please correct.~~ Addressed

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services 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