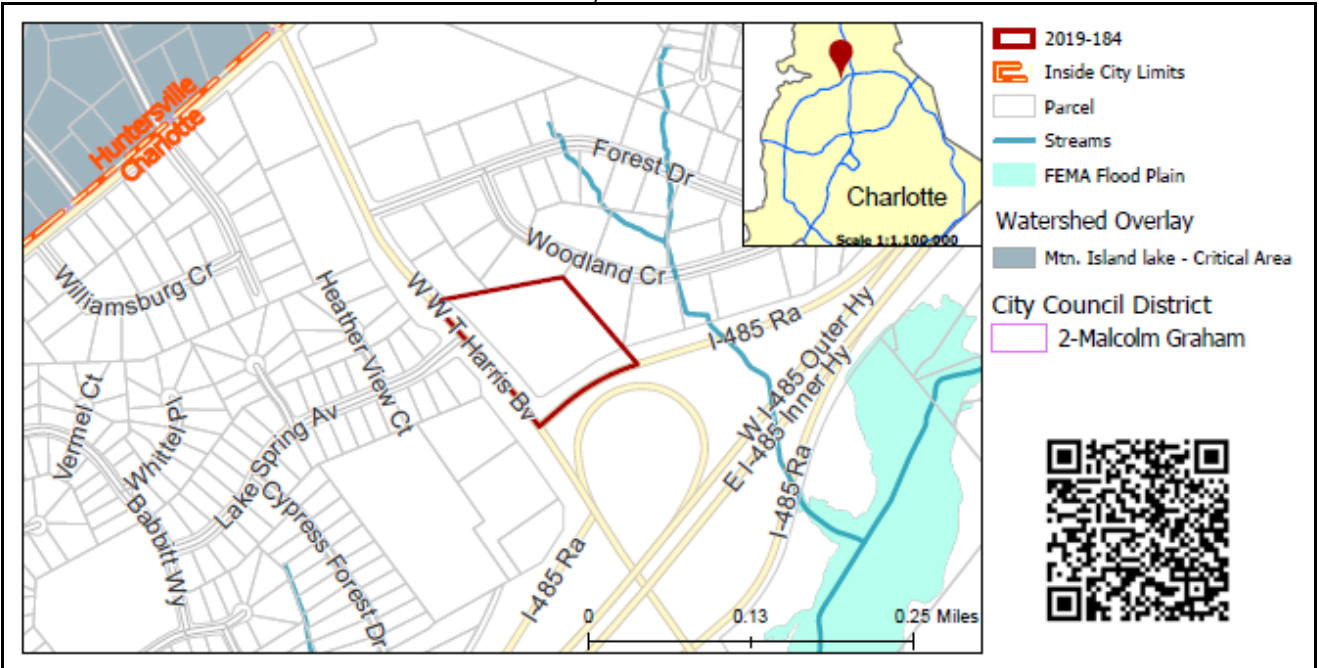


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 4.2 acres located to the east of W.T. Harris Boulevard, south of Woodland Circle and north of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes up to 71 age restricted multi-family residential dwelling units in one principal building on vacant land.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

June M. Greene, Robert Greene, Haywood Smith, Sylvia Smith  
Taft Mills Group  
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: 14

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the *Northlake Area Plan (2008)* recommendation for residential development up to 8 dwelling units per acre as a single use.

Rationale for Recommendation

- This petition proposes up to 71 age-restricted multi-family dwelling units, for a density of 16.9 dwelling units per acre. While this density is inconsistent with the *Northlake Area Plan's* future land use recommendation of up to 8 units per acre, the proposal for residential units is still consistent with the plan's residential recommendation.
- The petition commits to a 28-foot Class C buffer separating the site between the single-family homes surrounding the northern

- area of the site. This buffer will consist of maturing evergreen trees, evergreen shrubs, and other understory trees. This buffer will help mitigate impact to the single-family adjacent to the site.
- This site is located almost directly across from commercial development, on the other side W W.T. Harris Boulevard. The commercial development across the street, zoned to B-2(CD) after a 2017 zoning, and the site's location facing West W.T. Harris Boulevard and the exit to get off Interstate 485 make it an unlikely location for single-family development. Allowing for multi-family development will change the land use to a higher density than recommended in the plan but will keep the land for a residential use rather than commercial.
  - Multi-family residential is conducive to the growing commercial and higher-density residential nature of W W.T. Harris Boulevard. A few commercial parcels are located at the intersection of W W.T. Harris Boulevard and Mt. Holly Huntersville Road, a quarter-mile north of where the parcel is located. An apartment complex and attached-family homes are located just on the other side of I-485 on W W.T. Harris Boulevard, less than a half-mile away from the site.
  - The petition is committed to increasing pedestrian mobility and safety by including an eight-foot planting strip and a 12-foot multi-use path alongside West W.T. Harris Boulevard.
  - This petition commits to constructing age-restricted dwelling units, which will help to accommodate the growing senior population in Charlotte.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan (2008)*, from Single Family to Multi-Family use for the site.

## PLANNING STAFF REVIEW

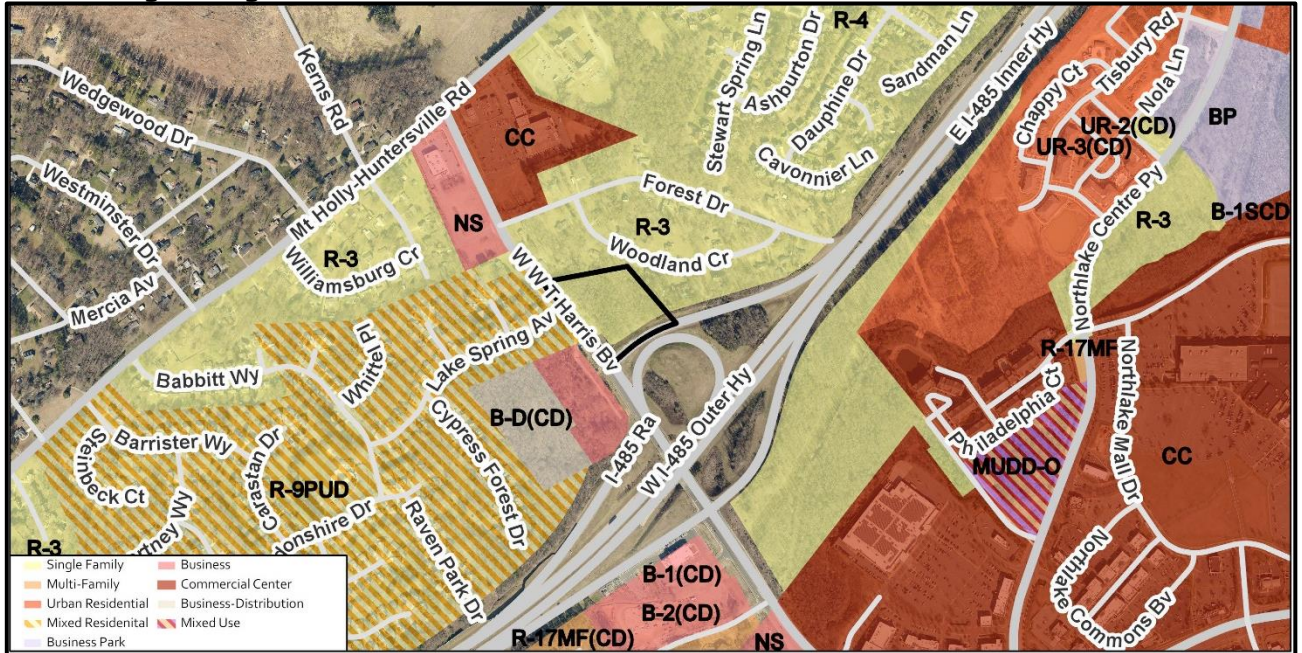
### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

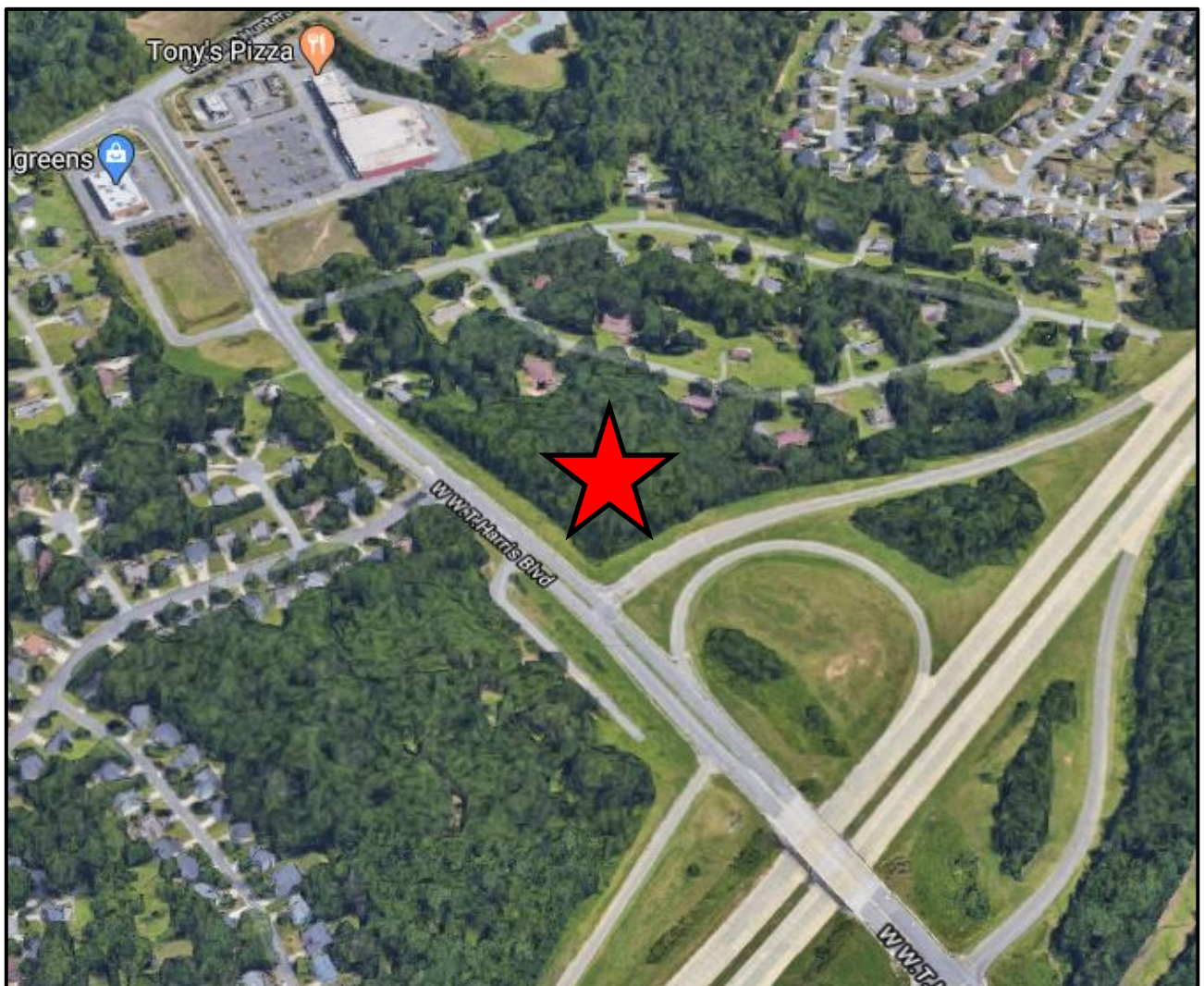
- Allows up to 71 age restricted multi-family units in one principal building.
- Access to the site will be limited to a right-in/right-out only along West W.T. Harris Boulevard.
- Commits to an eight-foot wide planting strip and a 12-foot multi-use path along West W.T. Harris Boulevard.
- Proposes to dedicate via fee simple conveyance any additional right-of-way.
- Provides a 28-foot Class C buffer where the Site abuts existing single-family uses.
- Limits maximum building height to four stories or 50-feet.
- Provides open space amenity areas with landscaping, seating areas, hardscape elements and shade structures.
- Limits detached lighting to 22-feet in height.
- Building materials on the principal building will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- Building will be oriented to present a front or side façade to West W. T. Harris Boulevard.
- Parking lots will not be located between any residential building and West W. T. Harris Boulevard.
- Building massing and height will be designed to break up long monolithic building forms by including modulations (recesses, projections, and architectural details) of the building massing.



• **Existing Zoning and Land Use**



The subject property is vacant. The surrounding land use is single-family residential, retail and commercial uses.



The subject property (denoted by red star) is vacant.





The property to the west along Lake Spring Avenue is developed with single-family homes and a proposed QT gas station along West W.T. Harris Boulevard.



The property to the north along Woodland Circle is developed with single family homes.



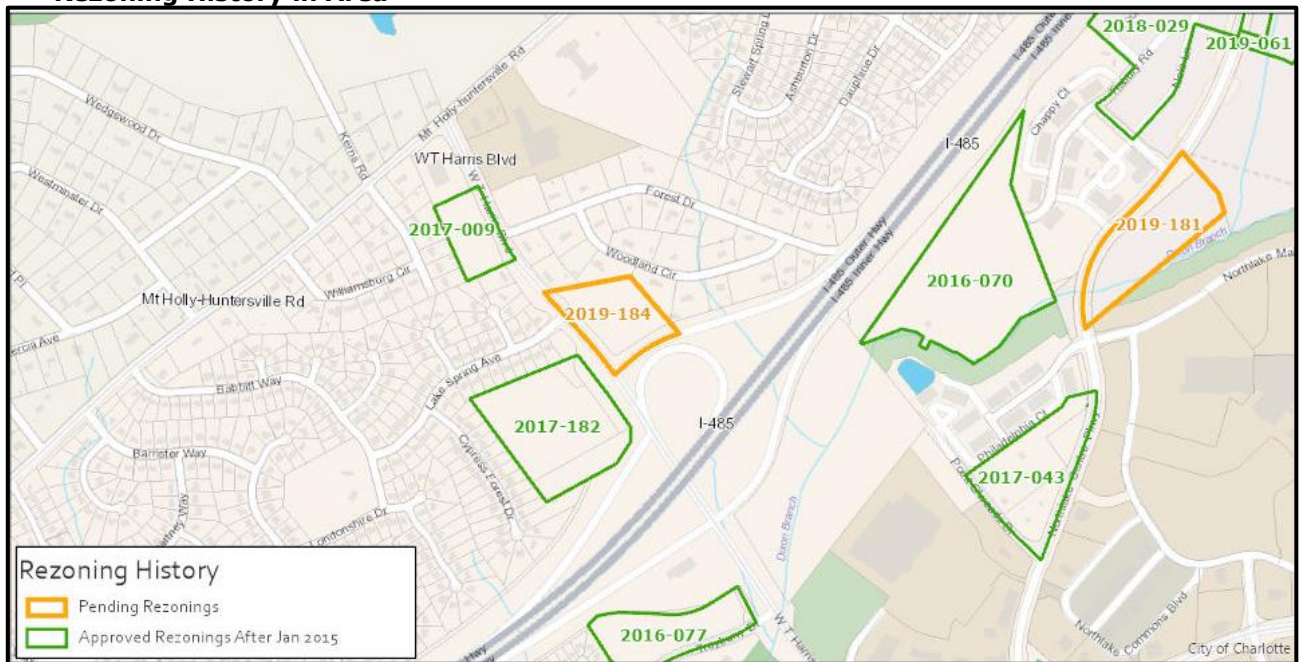
The property borders Interstate 485 and an access road to the south.





The property to the east along Woodland Circle is developed with single-family homes.

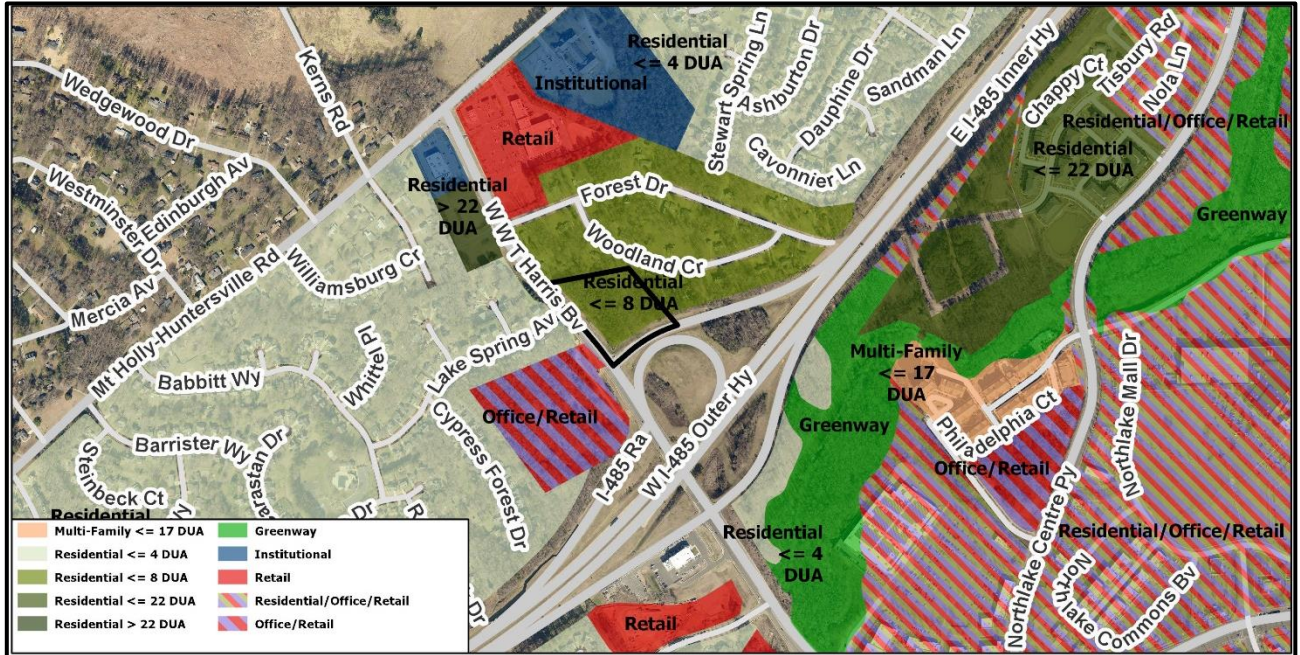
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-070	Rezoned 17.52 acres to allow up to 300 multi-family units.	Approved
2016-077	Rezoned 5.52 acres to allow a 141-room hotel and a 7,000-square foot EDEE (eating/drinking/entertainment establishment).	Approved
2017-009	Rezoned 2.97 acres to allow up to 75 age-restricted multi-family units.	Approved
2017-043	Rezoned 7.12 acres to allow a 180-room hotel and up to 40,000 square feet of retail, restaurant, and office uses.	Approved
2017-182	Rezoned 11.96 acres to allow development of a QuikTrip gas station and other commercial uses including eating/drinking/entertainment establishments (EDEEs), retail, offices, medical offices, indoor pet services, personal services, financial institutions and climate controlled self-storage.	Approved
2018-029	Rezoned 15.78 acres to allow up to 300 multi-family units.	Approved
2019-061	Rezoned 15.54 acres to allow up to 300 multi-family units.	Approved
2019-181	Proposes to rezone 6.54 acres to allow up to 78 multi-family units.	Pending



- **Public Plans and Policies**



- The *Northlake Area Plan (2008)* calls for residential uses up to eight dwelling units per acre.

- **TRANSPORTATION SUMMARY**

- The site is located on a major thoroughfare road. The site plan commits to installing an eight-foot planting strip and 12-foot multi-use path along W.T. Harris Boulevard. The petitioner needs to provide a defined location and design for the right-in and right-out access on W.T. Harris Boulevard with adequate U-turn location for safe access. CDOT continues to request the petitioner to extend the 12-foot multi-use path from its property to the nearby shopping center (PID 02510201) to promote walkability for future residents, instead of relying on vehicles to access the shopping center.
- **Active Projects:**
  - There are no active projects in the vicinity of this project.
- **Transportation Considerations**
  - See Outstanding Issues, Notes 1-3 and requested technical revision notes 4 and 5.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 120 trips per day (based on 12 single-family dwellings).

Proposed Zoning: 260 trips per day (based on 71 senior apartments).

**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 Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Age restricted residential petitions do not impact the number of students generated.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **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 a 12-foot multi-use path from the property line to nearby shopping center (PID 02510201).
2. Per Chapter 20, Curb and Gutter needs to be installed 34-feet from centerline. The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.
3. Revise the site plan and conditional note(s) to make connection on W.T. Harris a street connection that stubs to parcel 02510522.

**REQUESTED TECHNICAL REVISIONS**Transportation

4. 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.
5. Reword Transportation note "d" by replacing the words, "Any required roadway improvement" to "All transportation Improvements".

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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