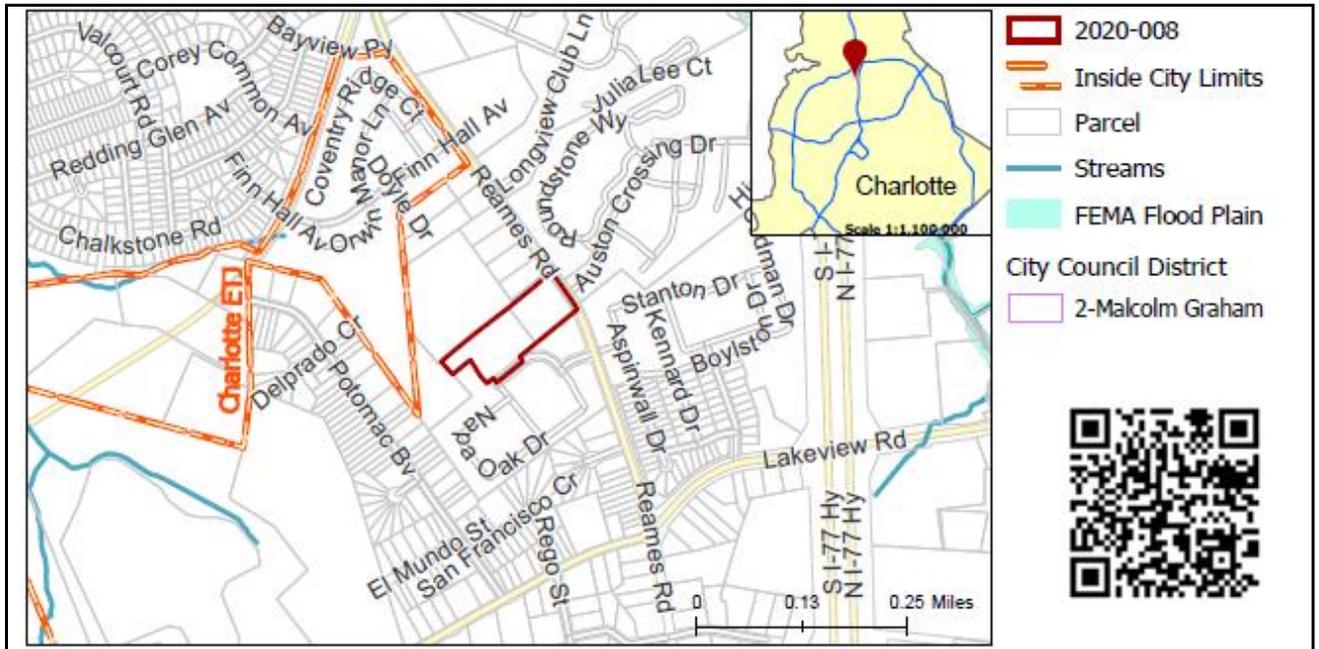


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 4.97 acres located on the western side of Reames Road, east of Potomac Boulevard, and west of Interstate 77



SUMMARY OF PETITION

The petition proposes up to 84 multi-family units on mostly vacant land with one single-family dwelling.

PROPERTY OWNER

William Hollar, Donna Hollar, Lee's Plaster Investments, LLC

PETITIONER

RK Investments, LLC

AGENT/REPRESENTATIVE

Anthony Fox, Parker Poe

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.

Plan Consistency

This petition is **inconsistent** with the *Northlake Area Plan's (2008)* proposed density of 4 dwelling unit per acre, but it is consistent with the area plan's proposal of residential use.

Rationale for Recommendation

- At 16.9 dwelling units per acre, this petition is inconsistent with the area plan's recommended density of 4 dwelling units per acre, but it is consistent with the area plan's recommendation of a residential use.
- This petition is a second phase to the multifamily development called Proximity Northlake, adjacent to the south side of the parcel. The first phase of Proximity Northlake was approved for UR-2(CD) zoning in 2016, from an existing zoning of MX-1.

- In 2013 on the other side of Reames road, slightly south, a 26.68 parcel was also re-zoned to UR-2(CD) for the development of townhomes.
- This petition will expand the Proximity Northlake development and provide up to 84 multi-family housing units for rent.
- This petition will contribute to the growing multi-family nature of this section of Reames Road.
- The petition proposes open space amenities such as ornamental landscaping, seating, areas, and passive recreation pathways.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan (2008)*, from Single Family Residential to Multi-Family Residential up to 17 dwelling units per acre for the site.

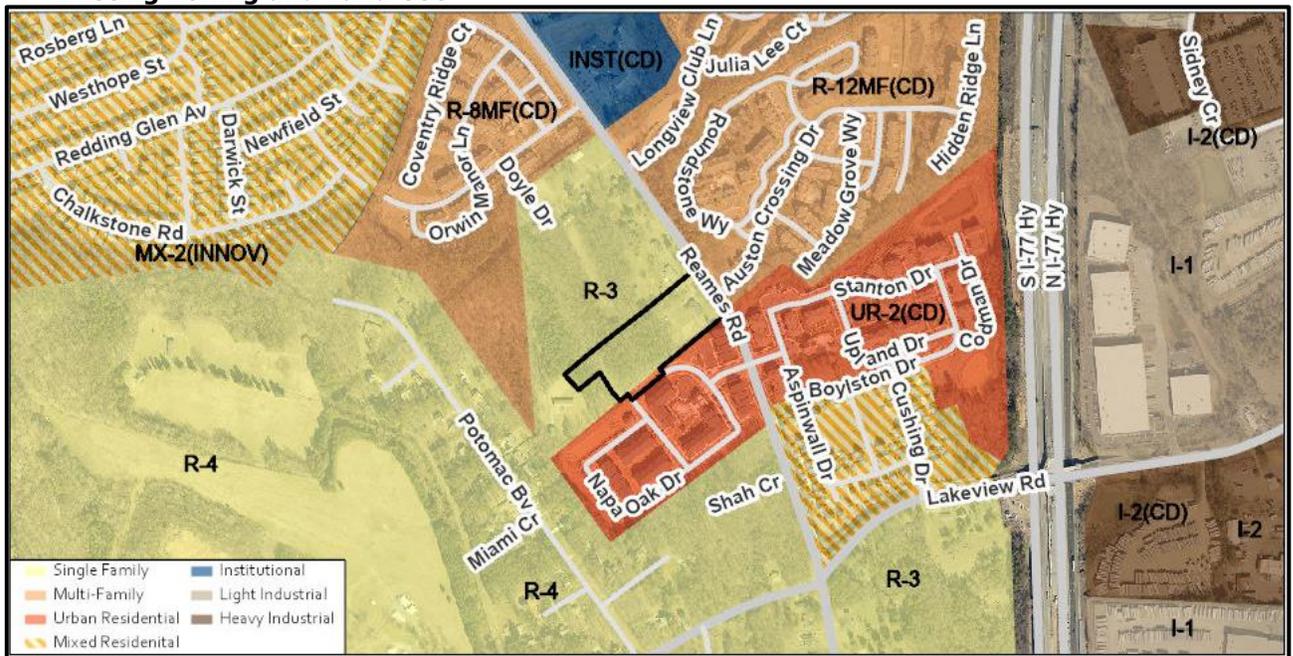
PLANNING STAFF REVIEW

• **Proposed Request Details**

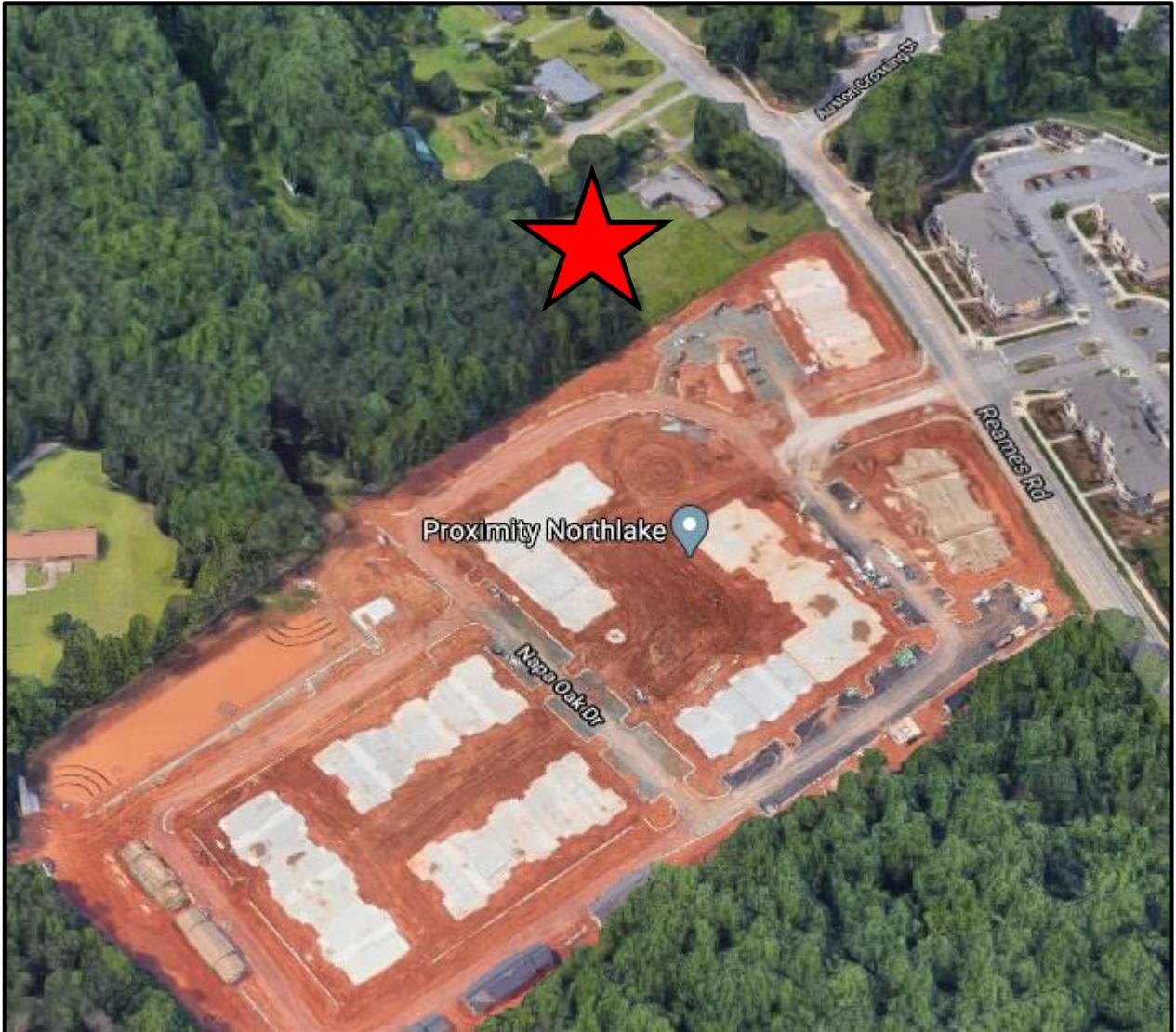
The site plan accompanying this petition contains the following provisions:

- Allows up to 84 multi-family units.
- Maximum height is 47-feet.
- Access will be provided through a connection to Silver Crest Drive.
- Provides an 8-foot sidewalk along Silver Crest Drive.
- Provides an 8-foot planting strip and 6-foot sidewalk along Reames Road.
- Allows existing driveway encroachment of neighboring house to remain.
- Building materials will be a combination of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S. Vinyl will not be used as an exterior wall material.
- Building elevations will not have expanses of blank walls greater than 20-feet.
- Proposes amenity areas with pathways, seating areas and ornamental landscaping.

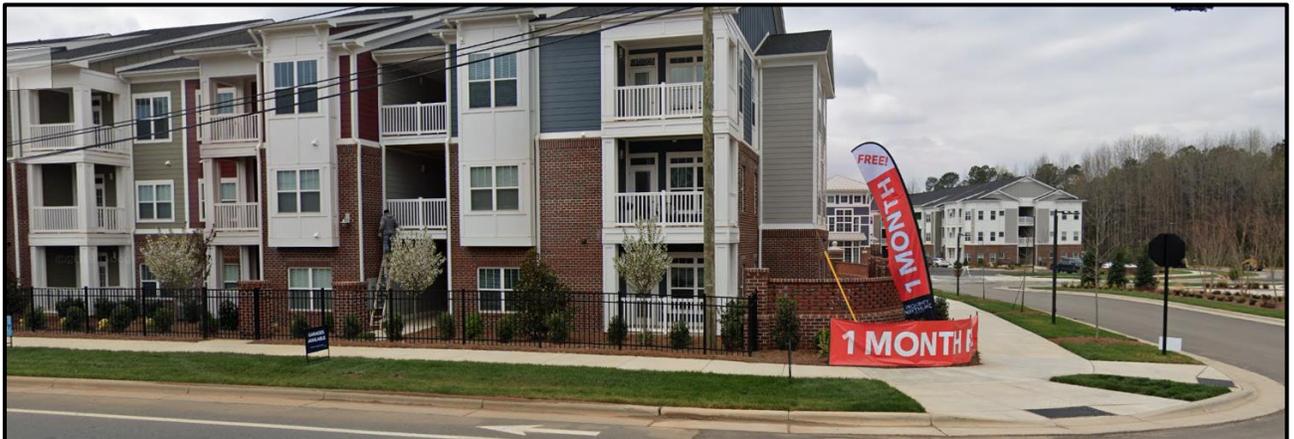
• **Existing Zoning and Land Use**



This petition is the second phase to the multi-family development called Proximity Northlake, adjacent to the south side of the parcel. The surrounding land uses include multi-family apartments and single-family homes.



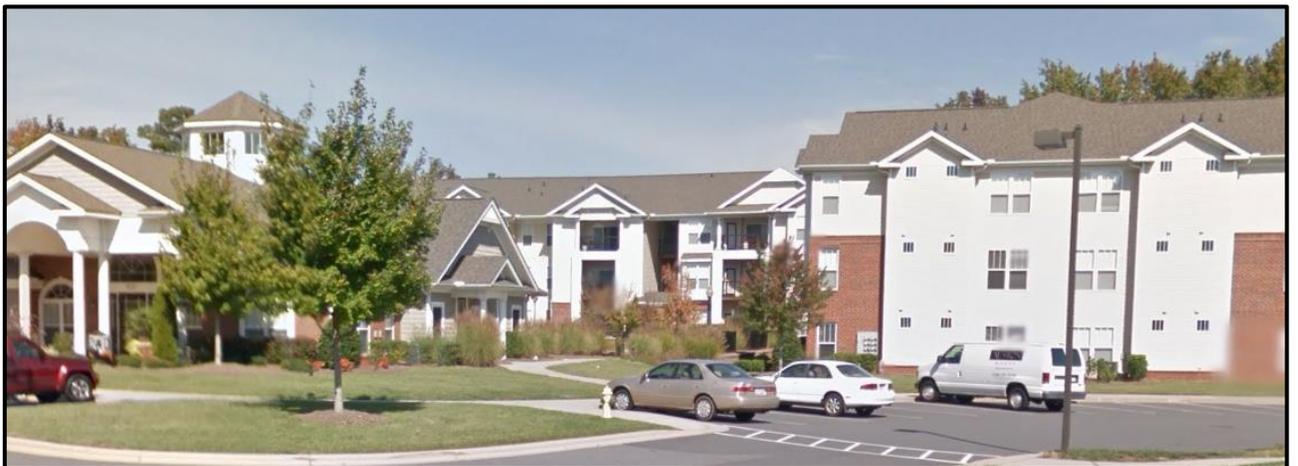
The subject property, denoted by red star, is mostly vacant with one single-family dwelling.



The property to the south along Reames Road is developed with multi-family apartments.



The properties to the north along Reames Road are developed with single-family homes.



The property to the east along Reames Road is developed with multi-family apartments.



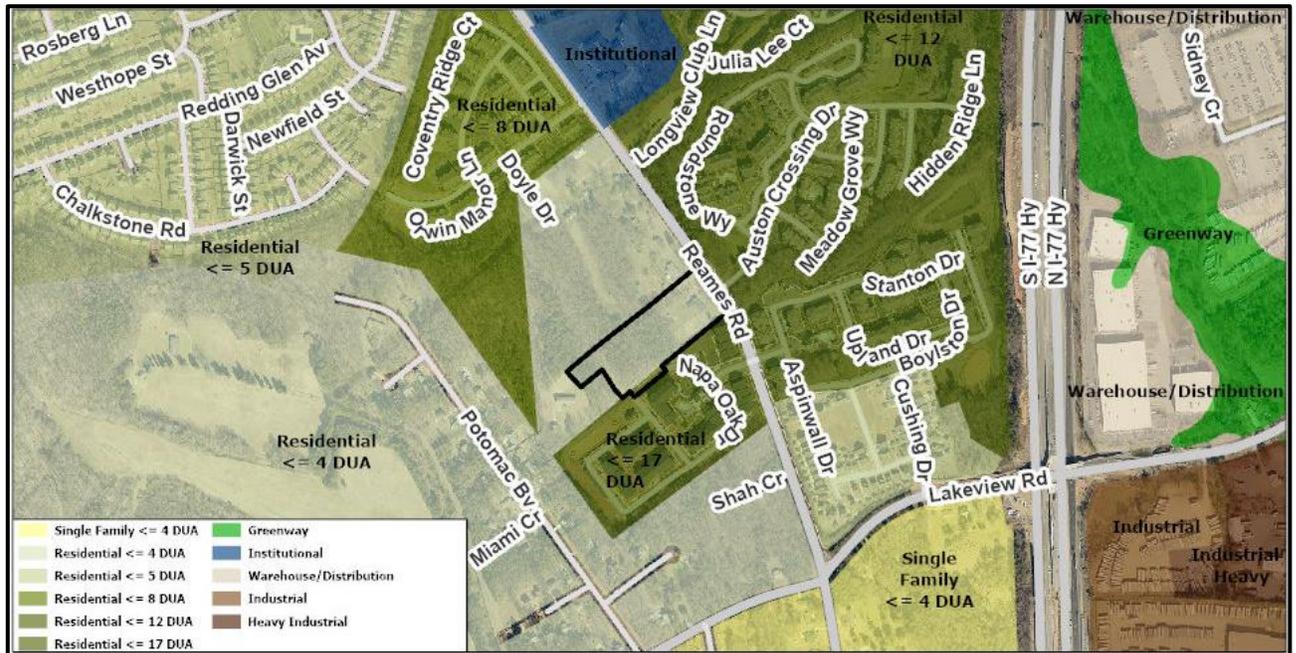
The properties to the west along Potomac Road are developed with single-family homes.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|--|----------|
| 2014-076 | Rezoned 6.94 acres to allow a 24,075-square foot dependent living facility with 50 beds. | Approved |
| 2016-053 | Rezoned 14.21 acres to allow 260 multi-family dwelling units. | Approved |
| 2018-115 | Rezoned 20.08 acres to allow all uses permitted in the R-4 zoning district. | Approved |

• **Public Plans and Policies**



- The *Northlake Area Plan (2008)* calls for single family residential up to 4 dwelling units per acre.

- **TRANSPORTATION SUMMARY**

- The site is located on a minor thoroughfare road. The petitioner should revise the site plan to meet the ordinance requirements and the outstanding items listed below.
- **Active Projects:**
 - **Lakeview Road and Reames Road intersection improvement**
 - This project will implement a roundabout and will provide pedestrian and bike facilities along the south side of Lakeview Road west of the intersection to Beatties Ford Road and provide a sidewalk on Lakeview Road from Reames Road to Beatties Ford Road.
 - Construction date: 3rd Quarter 2021
 - **Lakeview Rd FTM (Cushing Drive to Old Statesville Road.)**
 - This project will add transportation capacity along Lakeview Road from Cushing Drive to Old Statesville Road and accommodate the additional traffic expected as a result of the construction of North Carolina Department of Transportation (NCDOT) I-77 Lakeview Road Direct Connect Interchange. Improvements may include intersection modifications, additional through / turning lanes, pedestrian facilities and bicycle facilities.
 - Construction date: 3rd Quarter 2021
 - **Beatties Ford Rd-Sunset Rd Pedestrian Improvements**
 - This project will provide sidewalk on both Beatties Ford Road and Sunset Road and will improve the intersection of Beatties Ford Road and & Trinity Road to provide pedestrian and bicycle access from nearby neighborhoods to Hornets' Nest Park.
 - Construction date: TBD; design should be completed at the end of 2nd Quarter 2021

- **Transportation Considerations**

- ~~See Outstanding Issues, Notes 1-6~~ Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single-family dwelling).

Entitlement: 140 trips per day (based on 14 single-family dwellings).

Proposed Zoning: 590 trips per day (based on 84 multi-family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 7.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 10 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 8.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Hornets Nest Elementary at 100%
 - Ranson Middle at 120%
 - Hopewell High at 93%
- **Charlotte Water:** Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See advisory comments at www.rezoning.org
 - **Storm Water Services:** See Requested Technical Revisions, Note 8
 - **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Reams Road: Location of curb and gutter should be moved to 24 feet from the existing centerline to accommodate for a 5 foot bike lane. **Addressed**~~
2. ~~The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road. **Addressed**~~
3. ~~Revise the site plan and conditional note(s) to commit to dedicate 35 feet of right-of-way from the road centerline. The site plan should label and dimension the right-of-way from the road centerline for a CRTPO minor thoroughfare. **Addressed**~~
4. ~~Revise the site plan and conditional note(s) to remove the 45 degree angled parking that is proposed on Silver Crest Drive. CDOT recommends providing on street parallel parking, per the Charlotte Land Development Standards Manual. **Addressed**~~
5. ~~Per Chapter 19 of the city code, include a conditional note to commit to construct an 8 foot planting strip, and 6 foot sidewalk on Reames Road. The site plan should label and dimension both items from the back of curb and gutter and road centerline. **Addressed**~~
6. ~~Revise the conditional note of Section Transportation. c. specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' feet behind back of sidewalk where feasible. **Addressed**~~
7. ~~CATS requests the petitioner to construct a new bus pad and shelter at the subject property per Land Development Standard #60.03A. The pad will be located within the planting strip, CATS requests an easement for the shelter to be constructed behind the sidewalk. **Addressed**~~

REQUESTED TECHNICAL REVISIONS

Environment

8. ~~Remove last sentence of note "a" under Environmental Features. **Addressed**~~

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225