

Petition 2019-184 by Taft Mills Group

To Approve:

This petition is found to be consistent with the *Northlake Area Plan's* recommendation for residential uses but inconsistent with the *Northlake Area Plan's* recommendation of up to 8 units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential development up to 8 dwelling units per acre.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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.
- Almost directly across the site, on the other side West W.T. Harris Boulevard, are parcels 02521146 and 02521149, which are recommended for commercial development. 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 West W.T. Harris Boulevard. Commercial development and commercial zoning are located at the intersection of West W.T. Harris Boulevard and Mt. Holly-Huntersville Road, a quarter-mile north of where the parcel is located. An apartment complex and single family attached homes are located just on the other side of Interstate 485 on West 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 residential up to 8 dwelling units per acre to residential up to 17 dwelling units per acre for the site.

To Deny:

This petition is found to be consistent with the *Northlake Area Plan's* recommendation for residential uses but inconsistent with the *Northlake Area Plan's* recommendation of up to 8 units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential development up to 8 dwelling units per acre.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:**Approve or Deny****Maker:****2ND:****Vote:****Dissenting:****Recused:**