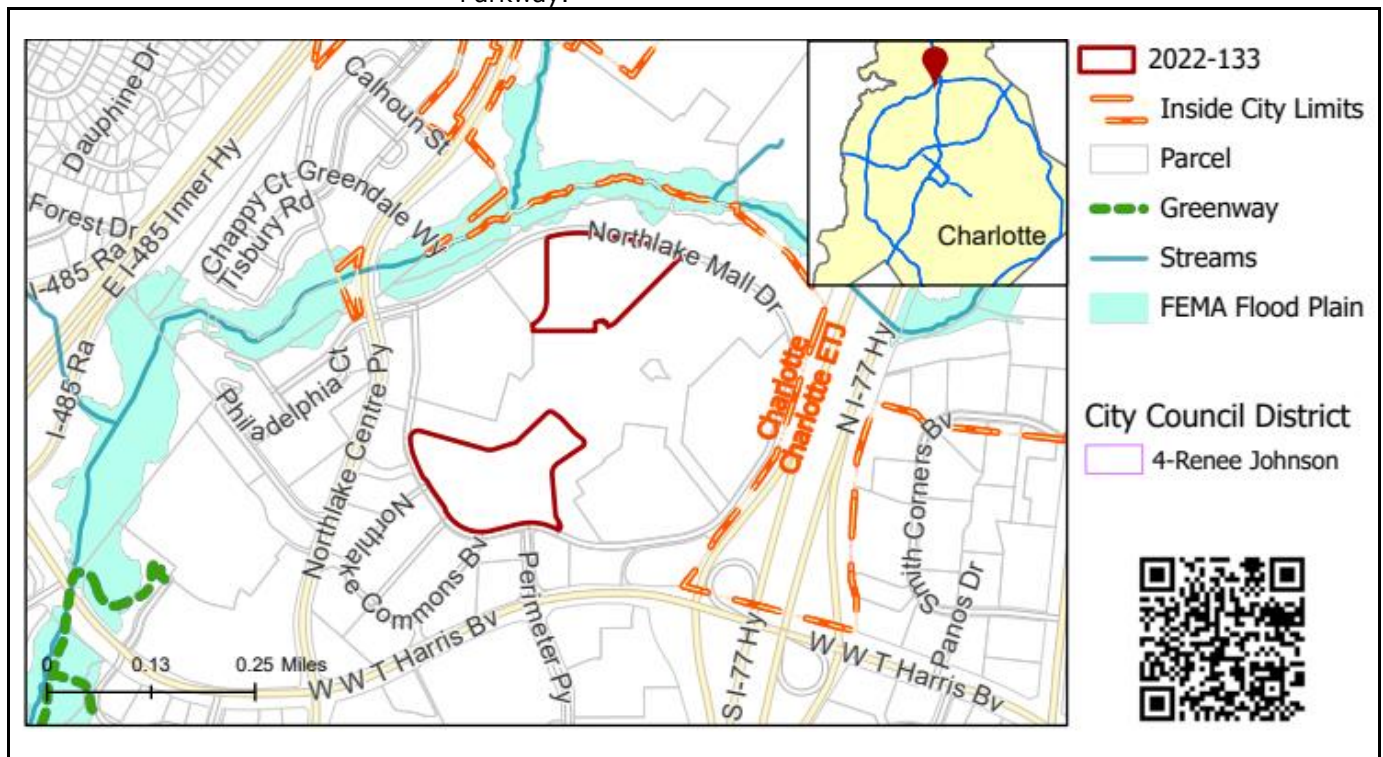


**REQUEST**

Current Zoning: CC (commercial center)  
Proposed Zoning: MUDD-O (mixed use development district, optional)

**LOCATION**

Approximately 18.4 acres located on the north and south side of Northlake Mall Drive, west of Interstate 77, and east of Northlake Centre Parkway.



**SUMMARY OF PETITION**

The petition proposes a residential development with up to 603 multi-family dwelling units in two development areas at Northlake Mall.

**PROPERTY OWNER**

TM Northlake Mall Outparcels, LP

**PETITIONER**

Paramount Development, LLC

**AGENT/REPRESENTATIVE**

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: 3

**STAFF  
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Regional Activity Center Place Type.

Rationale for Recommendation

- While the petition's zoning request is consistent with the Place Type recommendation for Regional Activity Center, the form and design of the proposed development is not compatible with the existing Northlake Mall site.
- The proposed design would further hinder walkability and connectivity within the existing mall development, misaligning the proposal with what is envisioned for the Regional Activity Center Place Type.

- The petition proposes two isolated, enclosed residential communities within a Place Type that is intended to be an integrated, mixed use, walkable community.
- The petition has the opportunity to extend Center Lake Drive, an existing commercial street with retail uses on either side and continue that street NE into the mall property. This street extension, paired with a similar building form where multi-family buildings face the street, would assist in building out a connected, walkable, and visually interesting regional activity center.
- The petition indicates that this new residential community be gated, which would limit and interrupt the existing connectivity throughout the Northlake Mall site.
- The street network design proposed in this petition does not consider or respond to the existing street network within the mall development.
- Gated multifamily inside of a regional activity center does not promote walkability or integrate well with surrounding entitlements, particularly those north of the mall property.
- Approval of this petition would create a patchwork of different types of multi-family development, neither of which respond well to the surrounding context.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

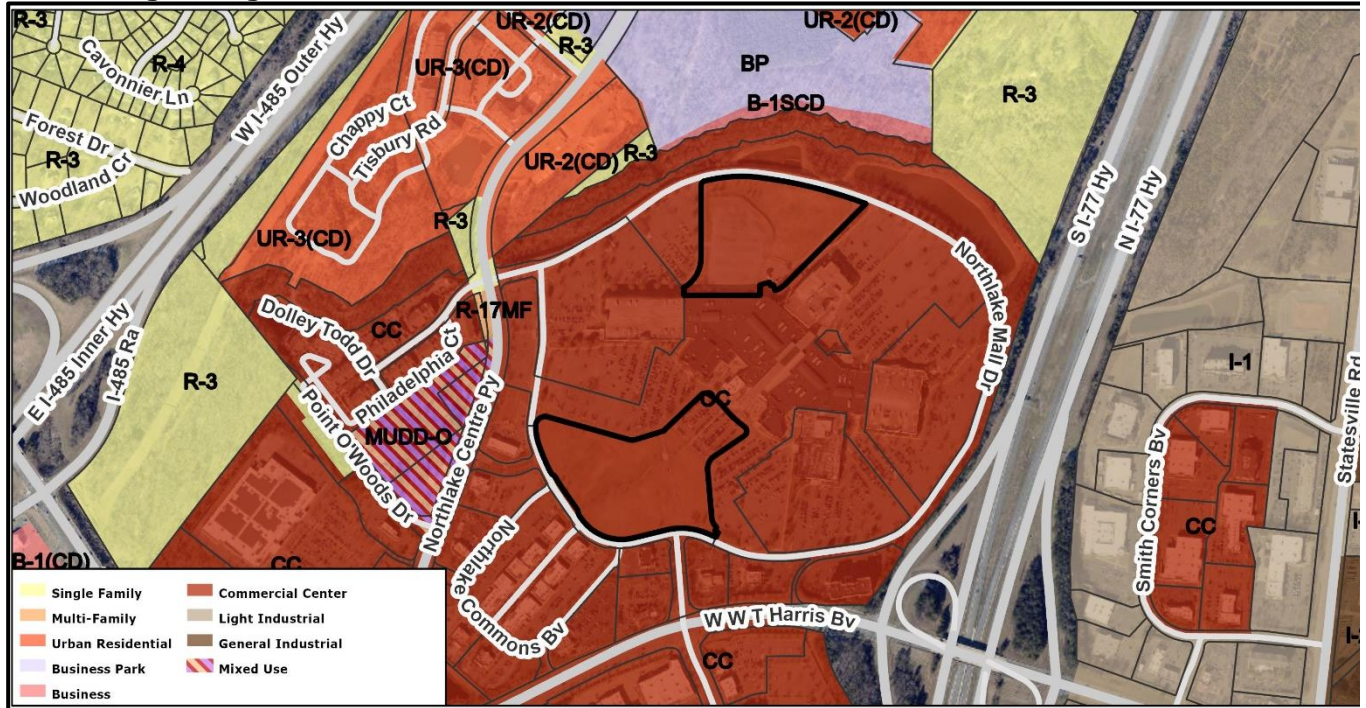
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 603 multi-family dwelling units in two development areas. Development area A allows up to 292 multifamily units and development area B allows up to 311 dwelling units.
- Requests an optional provision to allow a limited amount of surface parking areas and maneuvering for parking areas to be located between the proposed structures and Northlake Mall Drive within Development Area A.
- Commits to restripe the northbound thru/left turn lane to a terminating left turn lane since the north leg of the intersection is removed as part of the rezoning.
- Provides an 8-foot planting strip and an 8-foot sidewalk along Northlake Mall Drive.
- Provides an internal network of sidewalks within each Development area connecting the proposed buildings to Northlake Mall Drive.
- Provides a pedestrian connection from Development Area B across Northlake Mall Drive to the future Dixon Branch greenway located to the north of Development Area B.
- Provides multiple publicly accessible pocket parks along the boundary of Development Area A as generally depicted on the Rezoning Plan. Each pocket park will be improved with seating, lighting, hardscape, and landscaping. A minimum of 9,000 square feet of publicly accessible pocket parks will be provided.
- Provides architectural standards including building materials.

- Existing Zoning**



- The surrounding land uses include retail, commercial and multi-family uses.

Existing Zoning	Translated Zoning	Recommended Place Type
CC (commercial center)	CC (commercial center). The CC district is a conditional district that does not translate to a new district and will remain the same.	Regional Activity Center





The property is denoted with 2 red stars.



The property to the south of the mall site along Northlake Mall Drive is a collection of retail uses.





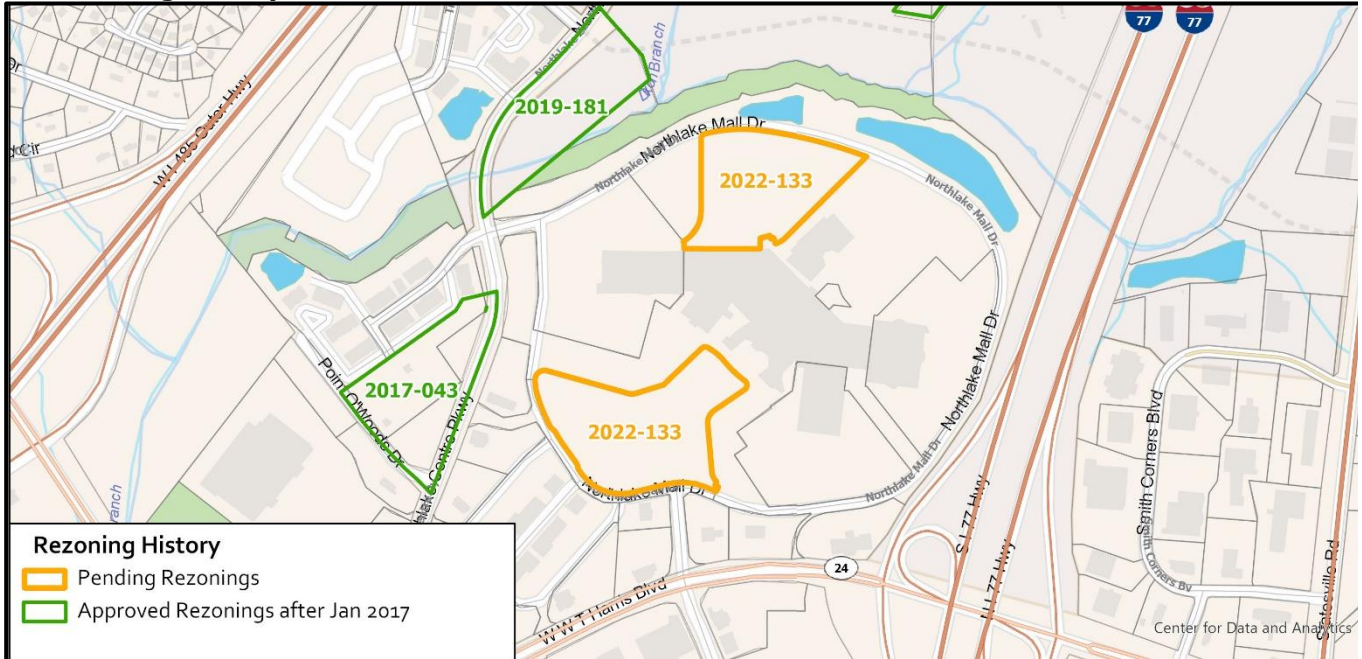
To the west of the mall site along Madison Square Place is developed with multi-family apartments.



To the north and west of the mall site along Northlake Centre Parkway are multi-family apartments.



- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-043	Rezoned 7.12 acres to allow up to 40,000 square feet of retail, hotel, restaurant, and office uses.	Approved
2019-181	Rezoned 6.54 acres to allow up to 78 multi-family units.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Regional Activity Center Place Type for this site.

- TRANSPORTATION SUMMARY**

- The petition is along Northlake Mall Drive, a private-maintained local street east of Northlake Centre Parkway, a City-maintained minor throughfare. A Traffic Impact Study (TIS) is required for this site due to the site generating more than 2500 daily trips. The TIS was approved by CDOT on 1-20-23. Site plan and/or conditional note revisions are needed to commit to the revision and addition of conditional notes. Further details are listed below

- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 0 trips per day (based on vacant land).  
Entitlement: Too many uses to determine trip generation.  
Proposed Zoning: 2,785 trips per day (based on 603 multi-family dwelling units.).

#### DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate zero students, while development allowed with the proposed zoning may produce 74 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 74 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Hidden Valley Elementary from 138% to 143%.
    - Martin Luther King, Jr. Middle from 101% to 103%.
    - Julius L. Chambers High from 137% to 138%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Northlake Mall Drive. Charlotte Water currently does not have sanitary sewer system accessible for the rezoning boundary under review. The closest gravity sewer main is approximately 135 feet West of the rezoning boundary at Northlake Center Parkway. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. Add a conditional 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."

##### Site and Building Design

2. Remove the gated aspect to the multi-family development.
3. Extend Center Lake Drive, an existing commercial street with retail uses on either side and continue that street NE into the mall property. This street extension, paired with a similar building form where multi-family buildings face the street, will assist in building out a connected, walkable, and visually interesting regional activity center.
4. For Development Area B please use buildings to establish an edge that separates existing parking from proposed parking.
5. Clarify if a fence is proposed around the entirety of both development areas.