

**NOTE: PETITIONER IS REQUESTING AN INDEFINITE DEFERRAL OF THIS PETITION.**

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<b>REQUEST</b>	Current Zoning: R-22 MF, multi-family residential and B-2 general business Proposed Zoning: MUDD-O, mixed-use development district-optional
<b>LOCATION</b>	Approximately 18.8 acres located on the north side of Monroe Road between Bramlet Road and Colonnade Drive
<b>CENTER, CORRIDOR OR WEDGE</b>	Center
<b>SUMMARY OF PETITION</b>	This petition seeks approval for a mixed-use development of up to 26,682 square feet of commercial uses (of which 13,342 may be restaurants), 350 residential “flats,” and 96 townhomes.
<b>STAFF RECOMMENDATION</b>	The petitioner and staff are recommending <b>AN INDEFINITE DEFERRAL</b> of this petition.
<b>Property Owner Petitioner Agent/Representative</b>	Doral II Limited Partnership Doral II Limited Partnership Richard Vinroot
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - The site is being filled about 15 feet to remove units from the flood hazard area.
  - Restaurants are being parked at one space for every 125 square feet of floor area and retail at one space per every 300 square feet of floor area.
  - Parking structures are “wrapped” by the multi-family residential units.
  - Optional request
    - Parking between the building and the street.
- **Existing Zoning and Land Use**
  - Another apartment complex is to the north across Briar Creek in R-22 MF zoning. That complex is being purchased and demolished for a greenway/park. To the east is generally undeveloped property in the floodplain with some businesses along Monroe Road. Across Monroe Road to the south are a variety of commercial uses in the B-2 district. Commercial uses are to the east across Bramlet Road.
- **Rezoning History in Area**  
No rezoning has occurred immediately surrounding the petitioned site.
- **Public Plans and Policies**  
The site is within *the Central District Plan (1993)* which indicates the adopted future land use as greenway. However, if property is indicated as greenway on the adopted land use map and is not being acquired for public greenway/park/open space, staff typically evaluates how well the development addresses the environmental issues (e.g. meets floodplain regulations) and whether the proposed use is appropriate for the location. The *General Development Policies* are used to determine the appropriate density.

The proposal meets the *General Development Policies* multi-family location criteria for over 17 units per acre.

Assessment Criteria	Density Category - > 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	4 (Med-High)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 14</b>	<b>Total Points: 14</b>

**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Current zoning: 1800 trips per day  
Proposed zoning: 7000 trips per day
- **CDOT:** CDOT has several transportation issues and is requiring a Traffic Impact Study.
- **Charlotte Fire Department:** Did not comment on this petition.
- **CATS:** Requests a shelter pad be constructed on Monroe Road.
- **Connectivity:** CDOT requests a connection to Briar Creek be retained for the future.
- **Schools:** The school system estimates that students generated from the site would decline from 223 under the existing zoning to 220 under the proposed zoning.

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** The petitioner shall comply with the Charlotte City Council approved and adopted Post construction Controls Ordinance.
- **LUESA:** It appears that portions of some of the buildings' and parking areas are located within the Community Encroachment Area. Any encroachments within this area or the FEMA Floodway will require a flood study to be performed to determine the impacts on the water surface elevations.
- **Site Design:**
  - The proposed filling of the site removes one of the largest flood impacted areas in the City.
  - Protects/restores environmentally sensitive areas.

**OUTSTANDING ISSUES**

1. The petitioner should show the location of the Community Encroachment Line and the FEMA Floodway line on the site plan.
2. The petitioner should replace Note #3 with a note that any modifications must comply with the standards of Section 6.2 of the Zoning Ordinance. Note #3 allows such flexibility as to make the renderings, elevations, and site plan meaningless.
3. The petitioner should amend the requested zoning district to MUDD-O on the site plan.

4. The petitioner should address discrepancies in the square footage numbers. While the notes state up to 40,000 square feet of commercial uses, the building tabulations and retail-parking tabulations limit retail development to 26,682 square feet. The notes should reflect the 26,682 square feet.
  5. The petitioner should amend the notes to provide an eight-foot sidewalk. The notes provide for a six-foot planting strip and an eight-foot sidewalk along Monroe Road but the site plan specifies an eight-foot planting strip and eight-foot sidewalk.
  6. The petitioner should address and resolve LUESA's comments on development within the Community encroachment Area and parking lot elevations.
  7. The petitioner should add a note per LUESA's request regarding demolition and possible asbestos.
  8. The petitioner should add a note to commit to undertake a solid waste management plan per LUESA's comments.
  9. The petitioner should screen parking that is visible from the public streets.
  10. The petitioner should add the equivalent height limit to the site plan since only five-story buildings are being proposed. Currently, the only limit is the district maximum of 120-feet, which would be greatly out of character in this location.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

Application Form  
Site Plan  
CATS Review  
CDOT Review  
Charlotte Mecklenburg Schools Review  
LUESA Review  
Park and Recreation Review  
Storm Water Review  
Community Meeting Report

**Planner:** Tom Drake 704-336-8312