

<b>REQUEST</b>	Current Zoning: R-17MF, multi-family residential Proposed Zoning: NS, neighborhood services and MUDD-O, mixed use development district, optional
<b>LOCATION</b>	Approximately 20 acres located on the east side of Monroe Road between Idlewild Road and Conference Drive.
<b>SUMMARY OF PETITION</b>	The petition proposes a mixed use development consisting of up to 275 multi-family residential units and up to 15,000 square feet of office, retail, and restaurant uses.
<b>STAFF RECOMMENDATION</b>	<p>Staff does not recommend approval of this petition. The petition is inconsistent with the <i>East District Plan</i>. The petition is also inconsistent with the land use vision outlined in the draft <i>Independence Boulevard Area Plan</i>. The draft plan calls for a development node with a pedestrian-friendly mixture of retail, office and residential land uses.</p> <p>This petition does not include the level of detail and commitment needed to ensure a primarily walkable, mixed use development as outlined in the draft <i>Independence Boulevard Area Plan</i>. Staff has met with the petitioner and the petitioner's representative a number of times to discuss the proposed petition. Specific outstanding concerns include:</p> <ul style="list-style-type: none"> <li>• Proposed uses, including the number and design of auto oriented uses with the potential for up to six uses with accessory drive-through service windows.</li> <li>• Relationship between the proposed commercial development and the neighborhood across Monroe Road.</li> <li>• Potential to redevelop part of the site for auto oriented uses, while leaving the existing multi-family on the balance of the site.</li> <li>• The precedent that the proposed development will set for future redevelopment along Monroe Road.</li> </ul>
<b>PROPERTY OWNER</b>	Goode Development Corporation & Goode Properties
<b>PETITIONER</b>	Goode Development Corporation & Goode Properties
<b>AGENT/REPRESENTATIVE</b>	Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Maximum 15,000 square feet of nonresidential uses.
  - Allowance of all uses permitted in the NS and MUDD districts, with the exception of the following prohibited uses: hotels and nightclubs/bars/lounges.
  - Up to six accessory drive-through service windows, with the following limits: no more than two restaurants, no more than two financial institutions, and no more than one pharmacy.
  - One automotive service station with or without convenience store and car wash.
  - Uses permitted in freestanding or multi-tenant buildings.
  - Non-residential floor area located within mixed use or residential buildings will not be counted toward the retail floor area limit.
  - Crosswalks that are marked and raised where a pedestrian pathway or sidewalk would cross a drive aisle within an individual site.
  - Public and private streets, which will remain open to traffic at all times unless closed for emergency or publically sanctioned/required purposes.
  - Overlapping cross-access rights for all retail parking areas within the site.
  - Four-sided architecture.
  - Maximum height of 60 feet or four stories, whichever is less.

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- Standards regarding building design and development.
  - Building materials for elevations that orient to or are visible from the street shall be brick, stone, EIFS or stucco, decorative metal panes, and cementitious or wood board. Vinyl siding will not be used as a primary exterior building material.
  - Building elevations representing multi-family residential buildings and single-story multi-tenant non-residential.
  - Building walls that front on public streets will have no more than 20 linear feet of blank wall.
  - A recessed pedestrian open space area per block along Monroe Road.
  - Freestanding lights limited to 30 feet in height.
  
  - Optional Provisions include:
    - Permit drive-through service windows as accessory to retail, financial institutions, and/or restaurants.
    - Allow parking between buildings and a future street that may be built on an abutting property.
  - Block 1
    - Retail, office, convenience store, automotive service station, and/or restaurant type uses.
    - Individual sites or a building with multiple uses.
    - Up to two accessory drive-through service windows.
  - Block 2
    - Retail, office, convenience store or restaurant uses.
    - Individual sites or a building with multiple uses.
    - At least one multi-tenant building of at least 4,000 square feet may be developed for a combination of retail and/or office uses.
    - Up to two accessory drive-through service windows for freestanding businesses. However, this limit does not apply to businesses in multi-tenant buildings.
    - Minimum 40 percent of the building frontage along Monroe Road composed of building walls, building architectural elements, and/or extensions of building walls or other architectural elements or building façade extensions.
  - Block 3
    - Multi-family residential and accessory uses, retail, office and restaurant uses.
    - Up to one freestanding accessory drive-through service window. However, this limit does not apply to businesses in multi-tenant buildings.
    - Drive through service window for a restaurant not permitted.
    - Individual building sites or a building with multiple uses.
    - Any retail, office, or restaurant uses proposed on an individual site may only be located on a portion of Block 3 that adjoins the extension of Knickerbocker Drive.
  - Block 4
    - Multi-family residential and accessory uses.
  - Block 5
    - Multi-family residential and accessory uses, retail, office and restaurant uses.
    - Individual sites or a building with multiple uses.
    - Up to one accessory drive-through service window.
  - Block 6
    - Multi-family residential and accessory uses, retail, office, automotive service station, and restaurant uses.
    - Individual sites or a building with multiple uses.
    - At least one multi-tenant building of at least 4,000 square feet may be developed for a combination of retail and/or office uses.
    - Up to one accessory drive-through service window for a freestanding business. However, this limit does not apply to businesses in multi-tenant buildings.
  
  - **Existing Zoning and Land Use**
    - The subject property is currently developed with approximately 337 multi-family apartments. Properties to the east along either side of East Independence Boulevard are zoned R-17MF, O-1, O-15(CD), B-2, and CC and developed with multi-family dwellings, office, retail, and a library. Properties west of Monroe Road are primarily zoned R-3, with O-1 zoning near the intersection of Monroe Road and Rama Road. Existing uses include single family dwellings, a school and offices.

- **Rezoning History in Area**
    - Recent rezonings approved in the area include:
      - Rezoning petition 2008-142 rezoned approximately 1.76 acres located on the southwest corner of Monroe Road and Rama Road from O-1(CD) to R-3.
  - **Public Plans and Policies**
    - The *East District Plan* (1990) recommends multi-family residential uses on the site.
    - The draft *Independence Boulevard Area Plan* recommends a development node with a pedestrian-friendly mixture of retail, office and residential land uses.
    - The petition is inconsistent with both the *East District Plan* and the draft *Independence Boulevard Area Plan*.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** Add note that existing CATS bus stops, waiting pads, and shelters will be preserved along Monroe Road or will be restored by the petitioner if impacted by the proposed construction.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:**
    - Monroe Road should be widened and designed as an "Avenue Street" per the Charlotte Land Development Standards Manual. This entails that the roadway be designed with lower target speeds to better service pedestrians, bicyclists, and vehicles. The redesigned street should also include street trees, strategically spaced raised medians to restrict vehicle access where necessary, and pedestrian refuge areas, and should not include a continuous two-way left turn lane. Fifty feet of right-of-way from the centerline will be required.
    - Convey right-of-way in fee simple title for Conference Drive and Idlewild Road.
    - **Vehicle Trip Generation:**  
Current Zoning: 2,160 trips per day.  
Proposed Zoning: 8,350 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** The proposed development would generate 99 students. The net change in number of students generated from existing zoning to the proposed zoning is zero.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - This rezoning proposes redevelopment of an existing multi-family complex.
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## OUTSTANDING ISSUES

- The petitioner should address the following comments:

### 1. Land Use

- a. Reduce the number of drive-through service windows allowed.
- b. Delete statement under Blocks 2, 3, and 6 that the limit on the number of accessory drive-through service windows will not be applicable to businesses in multi-tenant buildings.
- c. Amend Notes under Blocks 3, 4, 5, and 6 to replace "associated" uses with "accessory" uses in reference to multi-family.
- d. Limit automotive service station and/or convenience store and car wash to Block 1.
- e. Limit drive through service windows as accessory to a financial institution, dry cleaner or bank in Block 5 and Block 6.
- f. In the Development Data Table, provide a definition of "Non-Residential Sites".
- g. Revise note in Land Use Section to read: "Non-residential floor area located on the ground floor of residential or multi-story mixed-use buildings will not be counted toward the 15,000 square footage maximum for additional non-residential retail floor area limit."
- h. Add a note clarifying whether the 4,000 square foot multi-tenant building allowed in Block 2 or 6 is included in the 15,000 square foot maximum for additional non-residential."
- i. Delete duplicate reference to limit on accessory drive-through service windows in Block 5.
- j. Define or eliminate the term "restaurant type uses" used in Block 1 notes.

### 2. Community Design

- a. Add note that buildings will have direct frontage and useable entrances along Monroe Road.
- b. Add note that accessory drive-through windows shall not be located on the side of the building that directly fronts Monroe Road or any public or private street that intersects with Monroe Road.
- c. Add note that fifty percent of the first floor façade of all buildings fronting public streets will consist of doors and windows.
- d. Indicate that parking/driveways will be located on no more than two sides of any open space.
- e. Provide note that confirms that knee wall will be at least 2 ½ but not more than 3 feet high and will be articulated every 20' at a minimum.
- f. In the open space section, reference the "Typical Common Open Space" detail.
- g. Provide a minimum landscaping width in front of the knee wall.
- h. Amend Note A under Architectural Standards to include Planning Staff in the Architectural Control Committee.
- i. Delete Notes B and C under Architectural Standards as it is not substantive.
- j. Delete Note G under Architectural Standards.
- k. Amend Note J under Architectural Standards to delete "to the greatest extent practicable".
- l. Amend Note J to add Conference Drive.
- m. Amend Note K under Architectural Standards to state that "the walls of buildings that ~~front directly on public streets~~ are visible from any street will be constructed with any combination of functioning doors and windows, fixed windows, ~~or faux windows,~~ architectural ornamentations, awnings, art, or façade articulation such that there is no more than 20 linear feet of a blank wall".
- n. Provide specific building envelopes for the blocks proposed to be rezoned to NS.
- o. Provide a note indicating that no parking or vehicular circulation will be allowed between buildings and public right-of-way for Block 2.
- p. Provide a minimum percentage for building frontage along Monroe Road for Blocks 3, 4, and 6 and increase the percentage for Block 2.
- q. Amend note under Architectural Standards to delete the reference to the City of Charlotte property.

3. Mobility
    - a. Provide commitment to provide 6-foot sidewalk and 8-foot planting strip along Monroe Road.
    - b. Address CATS comments.
    - c. Address CDOT comments.
  
  4. General
    - a. The following sentence from the "Optional Provision" section should be amended as noted:  
~~"To allow for the relocation of nearby uses to be displaced by scheduled road improvements and to allow for high quality housing in support of future transit in the area this petition proposes that a portion of the site be rezoned to the MUDD-O category. The optional requests, if approved are as follows:"~~ "This petition proposes that a portion of the site be rezoning to the MUDD-O category with the following optional provisions:"
    - b. Amend optional provision to clarify that parking is allowed between the building and the setback of the future street parallel to Monroe Road.
    - c. Correct spelling of Knickerbocker Drive in Block 3 section.
    - d. Further clarify that the total number of drive through service windows will not exceed six even though the total number allowed for all blocks is seven.
    - e. Add phasing requirements that tie new non-residential development to the demolition and new construction of multi-family housing.
    - f. Show possible location of dumpster and recycling areas in proposed NS areas.
    - g. Label possible location of storm water detention areas in proposed NS areas.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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