

REQUEST	Current Zoning: R-17MF, multi-family residential Proposed Zoning: MUDD-O, mixed use development district, optional with five-year vested rights.
LOCATION	Approximately 4.7 acres located on the south side of University City Boulevard between Mark Twain Road and Suther Road.
SUMMARY OF PETITION	The petition proposes redevelopment of an existing apartment complex to allow 250 multi-family dwelling units and 25,000 square feet of ground floor commercial.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the recommended density of the <i>University City Area Plan</i> . However, the plan is generally consistent with the staff developed <i>University City Boulevard Design Guidelines</i> for higher density residential development. The subject site includes the following elements recommended by the guidelines: structured parking, street level commercial uses, urban open space, specified building materials, and pedestrian access and lighting.
PROPERTY OWNER	Century Partners, LLC
PETITIONER	Crescent Resources
AGENT/REPRESENTATIVE	Century Partners, LLC
COMMUNITY MEETING	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:
 - Up to 250 multi-family residential units at a density of 54 dwelling units per acre.
 - Maximum of 25,000 square feet of commercial uses on the ground floor of a residential building.
 - Allowance of limited uses permitted in the MUDD district and retail uses permitted in the B-1 district.
 - A four-story structured parking deck.
 - Maximum height of 70-feet not to exceed four stories.
 - Building D is required to be built prior to the construction of the parking deck.
 - Vinyl siding prohibited as an external building material. Vinyl windows may be used.
 - Detached lighting limited to 20 feet in height.
 - A CATS concrete passenger waiting pad along University City Boulevard.
 - Five-year vested rights.
 - Optional Provisions include:
 - Allow five brick columns to be constructed in the right-of-way along NC Highway 49 with a maximum of 20 feet in height. Allow a maximum of 25 square feet of signage on one column.
 - Allow variation from streetscape standards by providing mid-building or end access points on Buildings C, D and F, which may or may not connect pedestrians directly to sidewalks located on NC Highway 49.

- **Existing Zoning and Land Use**
 - The subject property is developed with 66 two-story multi-family apartment units. Single family dwellings in R-3 zoning abut the site to the east and south. Three religious institutions lie to the west, south and east in Institutional and R-17MF zoning respectively. The University of North Carolina at Charlotte is adjacent to the site across University City Boulevard in Institutional zoning.

- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **Public Plans and Policies**
 - The *University City Area Plan* (2007) recommends multi-family residential uses up to 17 dwelling units per acre.
 - The petition is inconsistent with the *University City Area Plan*.
 - The petition is generally consistent with the staff developed *University City Boulevard Design Guidelines* for urban form and development along University City Boulevard. However, the building massing and design should go further to meet the "Key Goal" of respecting and enhancing compatibility and integration with the adjacent neighborhood.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:**
 - The proposed curb line needs to match the existing curb line established along the petitioner's property frontage on NC Highway 49.
 - The future additional NC Highway 49 outside through lane will act as a right-turn only lane into the site, in the interim condition.
 - Specify whether the proposed 25,000 square feet of commercial uses will be open to the public or used exclusively for residents.
 - Delete Note 5a under the heading of Transportation.
 - Amend Note 13 under the heading of Phasing to include the appropriate transportation mitigation improvements identified in the TIS, after the revised traffic study has been reviewed by NCDOT and CDOT.
 - Provide a 10-foot shared use path along the site's frontage on NC Highway 49, in lieu of the proposed six-foot sidewalk as required for a "boulevard". The shared use path must be located a minimum of 20 feet from the future back of curb along the petitioner's property frontage.
 - Install a curb extension along NC Highway 49 on the eastern side of the petitioner's proposed access similar in design to the curb extension provided at the intersection of NC Highway 49 and Suther Road.
 - Work with NCDOT regarding the design and dimensions of the anticipated right-turn lane into the site along NC Highway 49.
 - Work with NCDOT regarding the requests to reduce the right-of-way, and to relocate the existing Duke Power poles along the sites frontage on NC Highway 49.
 - **Vehicle Trip Generation:**
 - Current Zoning: 500 trips per day.
 - Proposed Zoning: 4,760 trips per day.
 - **Connectivity:** No issues
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate 48 students. The net change in number of students generated from existing zoning to the proposed zoning is 33.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
-

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*.
 - Facilitates the use of alternative modes of transportation by providing a CATS concrete passenger waiting pad.

OUTSTANDING ISSUES

- The petitioner should:
 1. Reduce the maximum number of units to 225, resulting in an overall density of 47.8 units per acre.
 2. Limit nonresidential square footage to a maximum of 10,000 square feet.
 3. Consider alternatives to enhance compatibility and integration with the abutting neighborhood, which may include any one or a combination of the following: (a) limit building height to two stories for portions of buildings that abut existing homes to the rear of the site; (b) move buildings farther away from rear property line; (c) provide a minimum 10-foot buffer along the rear of the property; (d) move the structured parking deck closer to N. C. Highway 49 and shift placement of either the urban open space or Building D to the rear of the parking structure.
 4. Amend Note K under the heading of Architectural Standards to specify the maximum building height of Building AB at the rear of the building. Clearly note height limit on all sheets.
 5. Provide a green screen to screen all stories of the structured parking deck along the rear.
 6. Provide written confirmation from Duke Energy regarding type and maximum height of plantings permitted in the utility easement along the rear of the property.
 7. Amend Note 4E under the heading of Permitted Uses to specify that the commercial uses are limited to those listed in 4B and state that ground floor commercial uses are permitted in a residential building and/or an associated parking structure.
 8. Provide a 10-foot building separation abutting the residential use to the east.
 9. Show and label the required loading space.
 10. Delete Note 4 under the heading of Optional Provisions.
 11. Delete standard MUDD requirements listed in Notes 6 A, B and C under the heading of Architectural Standards and Notes 7 C and D under the heading Streetscape and Landscaping.
 12. Amend Note 6I (I.1) to delete "vinyl siding for commercial uses" and replace with "vinyl siding".
 13. Show and label possible location of solid waste and recycling containers.
 14. Correctly reflect parking as one space per bedroom as opposed to 1.5 spaces per unit.
 15. Remove five-year vested rights from the heading of Optional Requests as it is not an optional request.
 16. Address CDOT comments.

Attachments Online at 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

Planner: Sonja Sanders (704) 336-8327