

REQUEST	Current Zoning: O-2(CD), office, conditional Proposed Zoning: O-2(CD) SPA, office , conditional site plan amendment
LOCATION	Approximately 5.1 acres located on the west side of University Executive Park Drive off West W. T. Harris Boulevard.
SUMMARY OF PETITION	The petition proposes a site plan amendment to allow up to 96 multi-family dwelling units.
PROPERTY OWNER	Charlotte University Park, LLC
PETITIONER	Colonial Properties Trust
AGENT/REPRESENTATIVE	Jeff Brown and Keith MacVean
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	At the request of the petitioner, the Zoning Committee voted unanimously to DEFER this petition to the April 25 th Zoning Committee meeting.
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VOTE	Motion/Second: Zoutewelle/Griffith
	Yeas: Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle
	Nays: None
	Absent: Allen and Dodson
	Recused: None
ZONING COMMITTEE DISCUSSION	Staff stated that the petitioner did not submit a revised site plan and requested a one month deferral to the April Zoning Committee meeting. There was no further discussion.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - The subject property was originally rezoned in 1996, via petition 1996-10 as part of an overall 85.74 acres to B-1(CD) and O-1(CD). The subject property was included in Area 2c, and allowed 150 hotel rooms, with an allowance to develop office square footage at a rate of 1,000 square feet for each hotel room not developed.
 - A site plan amendment was approved for the site in 1998, via petition 1998-039 to allow two hotels with up to 334 rooms in Area 2c, with a stipulation that if more than 150 rooms are developed then the permissible 1,220,000 square feet of office use for the overall development would be reduced by a rate of 1,000 square feet for each hotel room developed in excess of 150 rooms.
- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - 96 multi-family dwelling units and permitted accessory uses, at a density of 18.8 dwelling units per acre.

- Maximum height of three stories.
- Main entrance located on University Executive Park Drive.
- Connectivity to abutting multi-family residential development via two driveway connections to existing parking lots to create a unified development where side or rear yards between the two phases will not be required.
- A 6-foot sidewalk and 8-foot planting strip along frontage on University Executive Park Drive.
- Decorative masonry wall within the setback and ornamental pedestrian gates outside setback along University Executive Park Drive.
- Completion of sidewalk and planting strip along Collins-Aikman Drive.
- Minimum five-foot sidewalks, planting strips, and a cross-walk network provided along internal private streets.
- Streetscape improvements to existing Phase I of the development located along McCullough Drive, to include addition of brick columns to existing fence, and addition of shrubs.
- Minimum 35 percent of exterior will be constructed of brick, stone, synthetic stone, precast stone or precast concrete.
- Vinyl siding not permitted as an exterior building material except for use on windows and soffits.
- Shared use of existing garbage compactor in Phase I of development.
- Internal open space areas may be left as natural areas, improved with seating, landscaping, walking paths as specified.
- All lighting will be full cut-off lighting, with the exception of decorative lighting that may be installed along driveways, sidewalks and parking areas.
- Detached lighting not to exceed 25 feet in height.
- External required buffers may be reduced as allowed by the ordinance. Internal buffers provided as shown on plan.
- Building elevations provided.

Public Plans and Policies

- The *University City Area Plan (2007)* recommends transit oriented development with mixed land uses for the subject property, which include multi-family residential land uses.
 - The petition is consistent with the *University City Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:**
 - Provide a 20-foot minimum public easement (not gated) along the easternmost north/south private drive from University Executive Park Drive to Tyler Trail Court.
 - **Vehicle Trip Generation:**
 - Current Zoning: 490 trips per day if developed as an office or 930 trips per day if developed as a hotel.
 - Proposed Zoning: 700 trips per day.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** 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 site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Address CDOT comments.
 2. Specify proposed maximum density.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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