
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>University City Area Plan</i> .
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.

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.
 - **Existing Zoning and Land Use**
 - The subject property is vacant. Surrounding properties are zoned O-15(CD), O-2, O-2(CD), O-3(CD), B-1CD, B-2(CD) and NS and developed with multi-family residential, office, and restaurant uses.
 - **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 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.
 - **Charlotte Department of 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.
 - **Connectivity:** See CDOT comments listed above.
 - **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.

OUTSTANDING ISSUES

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

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

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