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 University City Area Plan.

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 not developed.

- 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.

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.

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.

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

Planner: Sonja Sanders (704) 336-8327