
REQUEST	Current Zoning: MUDD(CD), mixed use development district, conditional Proposed Zoning: MUDD(CD), mixed use development district, conditional, site plan amendment
LOCATION	Approximately 6.07 acres located on the northwest corner of University City Boulevard and East Mallard Creek Church Road.
SUMMARY OF PETITION	The petition proposes to modify the approved plan for 2011-072 from 250 approved dwelling units, to allow the development of 300 multi-family dwelling units. While decreasing the approved 750 bedrooms to 725 bedrooms.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The requested increase in dwelling units is consistent with the <i>University City Area Plan</i> as amended per rezoning petition 2011-072. The subject site includes the following elements recommended by the guidelines: structured parking, usable open space, specified building materials, and pedestrian access and lighting.
PROPERTY OWNER	University Investment Group, LLC, The McKay's, The Jordan's, and Noble, LLC
PETITIONER AGENT/REPRESENTATIVE	University Investments Group, LLC Matt Gower
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**
 - The subject parcels were approved per petition 2011-072, which approved the following development rights:
 - 250 multi-family dwelling units and 750 bedrooms.
 - Maximum height of 90 feet and five stories.
 - 10-foot shared use path along NC Highway 49.
 - Elevations of the proposed new development.
 - Internal sidewalk and vehicular connections to adjacent property.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - All the proposed structure details and conditions from the previous rezoning will be maintained.
 - A reduction of 750 bedrooms to 725 bedrooms.
 - Up to 300 dwelling units for a density of 49.42 units per acre.
 - Eight-foot planting strip and six-foot sidewalk along East Mallard Creek Road.
 - A 10-foot shared use path provided along NC Highway 49.
 - One building on top of structured parking.
 - Proposed building height of 90 feet and five stories.
 - Minimum 75 percent of development not to exceed three stories in height along the rear yard.
 - Setback along Mallard Creek Road of 24 feet and 32 feet along NC Highway 49.

- Elevations included for the new buildings committing to exterior building materials consisting of brick, precast concrete, and/or stone, EIFS, stucco, hardi and metal panel or cementitious panel, and/or other hard surfaced materials excluding windows, doors, soffits, gables, roof and architectural detail or trim.
 - Decorative fence (details shown on site plan) along property edges.
 - CATS waiting pad and shelter along East Mallard Creek Road.
 - Gated entries.
 - Pedestrian access to building will be provided at a minimum every 250 feet along the frontage of the building.
 - Internal courtyard for active open space and a pool.
 - Pedestrian lighting along University City Boulevard.

 - **Existing Zoning and Land Use**
 - The subject properties are zoned MUDD(CD) and are developed with several residential structures or are vacant. The parcels to the west and north, which are zoned R-12MF (CD), are developed with multi-family residential structures. A single family home used by a fraternal organization is located in the institutional zoning to the north of the site. Across East Mallard Creek Church Road the properties are zoned institutional and are either vacant or used for residential purposes. To the south, across University City Boulevard, the properties are zoned B-1 and are used for non-residential purposes.

 - **Rezoning History in Area**
 - The subject site was rezoned by petition 2011-072, which allowed for the development of 250 multi-family units. Petition 2012-010 southeast of the site along Highway 49 allowed the development of 200 multi-family units and 5,000 square feet of retail space.

 - **Public Plans and Policies**
 - The *University City Area Plan (2007)*, as updated by petition 2011-072, recommends multi-family up 42 dwellings units per acre on the subject parcels.
 - The petition is consistent 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.
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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 comments received.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 1,513 trips per day.
Proposed Zoning: 1,513 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate zero students. The net change in number of students from existing to the proposed zoning is zero students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** 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*.
 - Facilitates the use of alternative modes of transportation by providing a CATS concrete passenger waiting pad.

OUTSTANDING ISSUES

- The petitioner should:
 1. Submit and add sheet RZ2.00 from the previous rezoning petition 2011-072 to the current submittal.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Urban Forestry Review
- Mecklenburg County Park and Recreation Department.

Planner: Solomon Fortune (704) 336-8326