
REQUEST	Current Zoning: R-17MF, multi-family residential and MUDD-O, mixed use development district, optional Proposed Zoning: MUDD-O, mixed use development district, optional and MUDD-O SPA, mixed use development district, optional, site plan amendment
LOCATION	Approximately 1.41 acres located at the intersection of Colony Road and Roxborough Road. (Council District 6 - Dulin)
SUMMARY OF PETITION	The petition proposes a change from 38 for-sale residential units to 100 for sale or for lease multi-family dwelling units and a reduction in building height from 90 to 75 feet through a site plan amendment and the inclusion of additional land.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South Park Small Area Plan (2000)</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Morrison Place, LLC Grubb Properties, Inc. Bailey Patrick, Jr. and Collin Brown
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**
 - The existing MUDD-O portion of the subject property was part of a 23-acre rezoning approved in 2002 (rezoning petition 2002-129). This previously approved rezoning, consisting of three tracts, allowed 65,000 square feet of retail, 240 age restricted multi-family units and 615 multi-family units. Tract 2, which contains most of the area included in the subject rezoning, consisted of 3.11 acres and allowed 240 age restricted units or 120 multi-family units, with a maximum height of 120 feet.
 - Subsequent petition 2004-015 consisting of 23.4 acres approved a site plan amendment and incorporated additional land to allow 127,500 square feet of retail space (18,000 square feet of which can be devoted to office uses), 554 residential units, and a 10,000 square foot fitness center. Tract 2 allowed 38 for-sale residential units, at a maximum building height of 90 feet.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Up to 100 for sale or for lease multi-family dwelling units at a density of 70.92 units per acre.
 - Maximum building height of 75 feet.
 - Parking at one space per each bedroom in a unit.
 - Proposed parking underneath building.
 - Building materials shall include brick and glass as the primary construction material with accents of stucco, architectural concrete block, EIFS, natural or manufactured stone, precast concrete and architectural metals. At least 60 percent of the exterior opaque vertical surfaces below the eaves (excluding doors and windows) of all buildings constructed within the mixed-use portion of the site will be composed of brick.
 - All roof mounted mechanical equipment will be screened.
 - Exterior balconies of all buildings will be designed to be covered and enclosed on three sides.
 - Optional:
 - Allowance for a detached, ground-mounted sign in the location on which a sign currently exists, as shown on the Site Plan, and which will be no greater than 32 square feet in size and up to 4 feet in height.
- **Existing Zoning and Land Use**
 - The subject properties are currently vacant. Adjacent properties on either side of Colony Road are zoned R-17MF and MUDD-O and are developed with multi-family residential dwellings and retail uses.

- **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *South Park Small Area Plan* (2000), as amended by prior rezonings, recommends a mix of multi-family residential, office and retail uses as part of an overall development.
 - The petition is consistent with the *South Park Small Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
 - Current Zoning: 280 trips per day.
 - Proposed Zoning: 730 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate 26 students. The net change in the number of students from existing zoning 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*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Correct density to reflect 70.92 units per acre.
 2. Amend Development Data to reflect Number and/or Ratio of Parking Spaces as "per ordinance requirement." Remove "one space per each bedroom in a unit."
 3. Amend Note 5A under the heading of Transportation to delete "but will accommodate at least one parking space per bedroom."
 4. List the optional requests on the site plan.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Sonja Sanders (704) 336-8327