

REQUEST	Current Zoning: RE-2, research Proposed Zoning: RE-3, research
LOCATION	Approximately 18.22 acres located near the southwest corner of the intersection of West W.T. Harris Boulevard and Interstate 85 and generally bounded by IBM Drive. (Council District 4 - Barnes)
SUMMARY OF PETITION	The petition proposes a 300,000 square foot multi-use development consisting of four buildings and a parking structure for various uses allowed in the RE-3 zoning district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	BRIT-Charlotte INNOVATION II, LLC BECO South John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>University Research Park Area Plan</i> and therefore, to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. Removed note B from Architectural Standards. 2. Updated the proposed square footages for the permitted uses and parking structure. 3. Added a note listing the number of structures and buildings that can be built. 4. Removed family childcare homes and childcare centers in a residence from the list of prohibited uses as they are not allowed in the RE-3 district if there are no residential uses. 5. Added a note for public access easements for all private streets. 6. Modified conditional transportation note D to read "proposed Private Street B shall be implemented prior to the issuance of a certificate of occupancy for the second building to be constructed on this site".
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VOTE	Motion/Second: Walker/Eschert
	Yeas: Allen, Eschert, Johnson, Labovitz, Lathrop, and Walker
	Nays: None
	Absent: None
	Recused: Nealon

ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee and indicated all outstanding site plan issues have been resolved. One Commissioner asked if the proposed square footage for the allowed use and parking structure had been modified. Staff responded and stated that the total square footage listed was up to 300,000 square feet for the allowed uses and the parking structure square footage may be up to 550,000 square feet. There was no further discussion of this petition.
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STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

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

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum 300,000 square feet of nonresidential uses.
- Maximum of 550,000 square feet for possible structured parking.
- Up to four principal buildings on the site.
- All uses in the RE-3 district will be allowed, except the following uses are prohibited:
 - Dwellings: attached, mixed-use, planned multi-family
 - Hotels and motels
 - Nursing Homes, homes for the aged, and disabled housing
 - Drive-in service windows as an accessory or structure
- Building heights not to exceed 90 feet or four stories.
- Detached lighting limited to 20 feet in height.
- Two access points for the site along IBM Drive.
- Eight-foot planting strip and six-foot sidewalk along IBM Drive.
- Proposed private street network with eight-foot planting strip and five-foot sidewalk.
- Private street stub connections to the abutting properties.
- Public access easement for all private streets.

- **Public Plans and Policies**

- The *University Research Park Area Plan* (2010) recommends a mixture of office, retail and/or residential uses for the subject property. Building height should not exceed eight stories with a density of up to 22 dwelling units per acre for residential land uses.
 - The proposed development is consistent with the *University Research Park 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 Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** 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

- No issues.
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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 Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326