
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 for various uses allowed in the RE-3 zoning district.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>University Research Park Area Plan</i> .
PROPERTY OWNER PETITIONER	BRIT-Charlotte INNOVATION II, LLC BECO South
AGENT/REPRESENTATIVE	John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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 200,000 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
 - Family childcare homes
 - Hotels and motels
 - Nursing Homes, homes for the aged, and disabled housing
 - Childcare centers in a residence
 - 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.
 - **Existing Zoning and Land Use**
 - The subject property is currently zoned RE-2 and developed with a parking lot. The surrounding properties are zoned R-17MF(CD), INST, and RE-2, and are vacant or developed with residential, institutional, and commercial structures.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **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:** The petitioner should modify 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”.
 - **Vehicle Trip Generation:**
Current Zoning: 3,425 trips per day.
Proposed Zoning: 3,425 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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*.
 - Facilitates the use of alternative modes of transportation by providing pedestrian facilities beyond those required.

OUTSTANDING ISSUES

- The petitioner should:
 1. Remove Note B from Architectural Standards.
 2. Adjust and clarify square footages for Note C under Permitted Uses. The proposed square footages do not add up to what is proposed.
 3. Clarify and add a note listing the number of structures and buildings that can be built.
 4. Remove 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. Provide public access easements for all private streets.
 6. Address transportation issue.
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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 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