

Note: The petition is requested deferral of this petition to September 16, 2013.

REQUEST	Current Zoning: CC, commercial center Proposed Zoning: B-2(CD), general business, conditional
LOCATION	Approximately 39.06 acres located on the southeast corner at the intersection of Interstate 85 and University City Boulevard across from IKEA Boulevard. (Council District 4 - Barnes)
SUMMARY OF PETITION	The petition proposes development of a 275,000-square foot automotive mall consisting of up to five separate dealerships and accompanying retail services as identified on the site plan.
STAFF RECOMMENDATION	<p>Staff does not recommend approval of this petition as currently proposed. The petition is consistent with the <i>University City Area Plan</i>, as amended by the previous rezoning.</p> <p>This is an important future development area in the Northeast Growth Corridor and is located in close proximity to the Lynx Blue Line Extension, as well as the University City Boulevard/I-85 interchange. The site is located outside the defined station area for the University City Boulevard Station and is within the I-85 Frontage Edge Area, which is appropriate for interchange-oriented retail uses and/or office and residential uses. However, the form and pattern of development of this parcel will influence adjacent valuable transit oriented development opportunities on nearby properties closer to the proposed University City Boulevard transit station. As currently designed, the petition does not include the level of design detail and commitment needed to maximize the area's multi-modal connectivity and support adjacent transit oriented development.</p> <p>Specific outstanding concerns include:</p> <ul style="list-style-type: none"> • Lack of design criteria/design standards carried over from the previous rezoning, such as: (a) provision of pedestrian scale decorative lighting fixtures along both sides of IKEA Boulevard; (b) incorporation of decorative pavers and/or stamped asphalt on portions of IKEA Boulevard, similar to that provided on portions of IKEA Boulevard that already have already been installed in the existing Belgate development; (c) prohibition of blank walls in excess of 20 linear feet; (d) incorporation of non-opaque windows and operable doors along IKEA Boulevard; and (e) provision of pedestrian interconnectivity between buildings and through parking areas. • Lack of specificity concerning proposed architectural style • Commitment to retain development sense of entry/identification/theme/style through continuation of monumentation. • Need for additional multi-modal connectivity to adjacent future transit oriented development and University City Boulevard Transit Station.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	DDR Belgate LP Arden Group Cambridge Properties, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

The subject property was rezoned via Petition 2008-059 to CC as part of the larger 198-acre Belgate development which allows up to 450,000 square feet of retail, office, restaurants, two 200-room hotels, and up to 720 attached residential units. The subject property was identified as Parcel B6, which was limited to one drive-through facility, and Parcel C, which allowed 360 attached residential units, with the potential for up to 400 units via the transfer of undeveloped residential units from Parcel A.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Automobile sales related uses allowed within the B-2 District, specifically including:
 - Automotive sales and repair including tractor-trucks
 - Automotive service stations, including minor adjustments, repairs and lubrication
 - Automotive repair garages including engine overhaul, body and paint shops and similar operations
 - Automobiles, truck and utility trailer rental
- Square footage will not exceed 275,000.
- No single building will exceed 75,000 square feet.
- Permitted accessory uses include car washes and body shops.
- Free-standing service stations, strip clubs, accessory drive-throughs, and sweepstakes parlors are prohibited.
- Access to the site will be provided from City Boulevard, IKEA Boulevard extension and MacFarlane Boulevard.
- The existing private street located between Development Area A and B will remain.
- The IKEA Boulevard extension will connect to MacFarlane Boulevard.
- Site will provide public street right-of-way to facilitate connection by CATS to the Lynx Blue Line Connector Road and connection to an adjacent parcel across IKEA Boulevard.
- Maximum building height of 40 feet.
- Building materials consisting of brick, stone, simulated stone, precast or synthetic stone, precast concrete, stucco, EIFS and metal.
- The general appearance of individual dealerships will be coordinated in terms of building architecture, landscaping, signage, and streetscape elements by utilizing similar building materials, colors, architectural details, streetscapes, landscape materials and designs.
- General vertical surface materials to be used on elevations fronting City Boulevard and IKEA Boulevard, in addition to colors and finishes will be those standard for the Belgate development.
- Buildings in Development Areas C and D will either front an internal plaza area or the public street, and provide a minimum setback of 25 feet off the proposed public street bisecting the two parcels.
- Retaining walls located on the site will be treated with landscaping.
- Roof top HVAC and related mechanical equipment will be screened from public view at grade.
- A 50-foot natural buffer located adjacent to Interstate 85 will be preserved, in addition to a 50-foot landscape buffer. This will provide a minimum 100-foot buffered area along the Interstate 85 frontage per the original rezoning in 2008.
- Buildings located along University City Boulevard and IKEA Boulevard Extension will provide a 20-foot setback.
- The southeast and southwest corners of the intersection of City Boulevard and IKEA Boulevard will be designed to create a sense of entry that complements the monumentation for the Belgate development.
- The southeast corner of the intersection of City Boulevard and IKEA Boulevard may be used as a display area for cars, in addition to project signage and monumentation.
- Existing ponds to remain.
- A common plaza area with seating, specialty hardscape surfaces and enhanced landscape features.
- Detached lighting will be limited to 25 feet in height.

- **Existing Zoning and Land Use**

Properties surrounding the petitioned site are zoned I-1, CC and MUDD-O and are developed with industrial/warehouse and retail uses. Across Interstate 85 exists various uses and vacant properties in INST and RE-2 zoning. Properties south of North Tryon Street are developed with a few business uses and residential uses in B-2, R-12MF, R-17MF, R-6(CD) and R-3 zoning.

- **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years other than the 2008 rezoning of the Belgate development on the subject property.

- **Public Plans and Policies**

- The *University City Area Plan* (2007), as amended by the 2008 rezoning, recommends retail, and/or office and residential uses.
 - Site design should help to create a transition to the pedestrian-friendly environments of the nearby transit stations
 - This petition is consistent with the *University City 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.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 7,200 trips per day.
Proposed Zoning: 3,670 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **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.
 - **Urban Forestry:**
 - Delete Note 7c under the heading of Environmental Features.
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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 address the following issues:
 - **Ikea Boulevard & Site Connectivity**
 1. Realign Ikea Boulevard to run parallel to the Duke Power easement and intersect with MacFarlane Boulevard at southwest corner of the property to maintain a maximum block length along MacFarlane Boulevard of 650 feet.
 2. Provide an additional public street connection south to the adjacent parcel from the extension of Ikea Boulevard between MacFarlane Boulevard and Public Street B.
 3. Extend MacFarlane Boulevard north a minimum of 400 feet in length and stub out for future connectivity and access to adjacent parcels, or add a note that stating that the petitioner will contribute to the Charlotte Department of Transportation or NCDOT up to half the cost for the extension of MacFarlane Boulevard.
 4. Remove the proposed vehicle display area at the corner of IKEA Boulevard and City Boulevard.
 5. Eliminate all vehicle display areas between Ikea Boulevard and the property line (within Duke Power easement).

Pedestrian/Multi-modal Connectivity

6. Provide a multi-use path along the existing stream and storm water management areas to connect from City Boulevard through the site and to the Duke Power easement (accommodating a future connection to transit station). Provide open space enhancements and amenities (seating, lighting, and landscaping) along path.
7. Provide a multi-use path from the end of Stetson Drive to the corner of Ikea Boulevard. and City Boulevard.
8. Provide sidewalk and planting strip along MacFarlane Boulevard frontage.

Building Placement and Architectural Design

9. Orient proposed building edges (front faces) to front the existing stream/open space area and face City Boulevard, with the majority of inventory and customer parking behind buildings.
10. Provide sample elevations that reflect the intended architectural style and building materials specified. Specify the standard finishes referenced under the heading of Architectural Standards or specify that they are listed in Petition 2008-059.
11. Specify percentage of cementitious fiberboard to be used and delete reference to EIFS.

Other

12. Amend Note 6i to state that the site will carry over the same monumentation at the corner of City Boulevard and IKEA Boulevard as currently exists for Belgate across City Boulevard.
13. Revise Note 6 to reflect Notes 4.d.i and 4.d.ii in the approved site plan for petition 2008-059 relating to the landscape area along Interstate 85.
14. Carry over specific design standards from the previous rezoning, which include: (a) provide pedestrian scale decorative lighting fixtures along both sides of IKEA Boulevard; (b) incorporate decorative pavers and/or stamped asphalt on portions of IKEA Boulevard similar to that provided on portions of IKEA Boulevard in Belgate development; (c) no blank walls in excess of 20 linear feet; (d) incorporation of non-opaque windows and operable doors along IKEA Boulevard; and (e) provide pedestrian interconnectivity between buildings and through parking areas.
15. List billboards and the sale of tractor trailer trucks as prohibited uses.
16. Specify the maximum height that will not be exceeded.
17. Address Urban Forestry comments.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department 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
- Urban Forestry Review

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