

REQUEST	Current Zoning: O-1, office Proposed Zoning: MUDD(CD), mixed use development, conditional
LOCATION	Approximately 1.68 acres located on the southeast corner at the intersection of Abbey Place and Hedgemore Drive. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to allow up to 150 dwelling units with the possibility of ground floor non-residential uses, in a mid-rise building up to 66 feet in height in the Park Woodlawn Major Activity Center.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Metrotimwatch, LLC. Lat Purser & Associates Adam Purser
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 12
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Park Woodlawn Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 6-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Amended the proposed zoning on Sheet RZ-3 to say MUDD(CD). 2. Labeled the A-A site section guideline clearly on sheets RZ-1 and RZ-2. 3. Amended the proposed uses on Sheet RZ-3 to say "Proposed use: multi-family residential with up to (amount to be specified by petitioner) square feet of retail sales limited to those permitted in the B-1 district, professional businesses and/or general offices and located on the ground floor." 4. Showed parking access controls on Sheets RZ-1 and RZ-2 per Section 9.8507(8). 5. Provided a five-foot wide sidewalk from the fire access door on the southern side of the building to the sidewalk along Hedgemore Drive. 6. Showed the required loading space. 7. Provided a note on sheet RZ-3 describing the dedication of land to Mecklenburg County Parks and Recreation. Specify the number of acres and use as a greenway/recreation area. 8. Provided at least 50% active ground floor uses along Hedgemore Drive and Abbey Place. The trash collection area does not count toward the 50% requirement 9. Provided and show recessed doorways along both street frontages. 10. Illustrated how the lobby is accessed from the street. 11. Provided elevations, as opposed to perspective drawings, that match the site plan. 12. Revised Note 2.a. on Sheet RZ-3 to say, "Subject to the restrictions and limitations listed below, the principal building constructed on the site may be developed for up to 150 multi-family residential dwelling units with up to (amount to be specified by petitioner) square feet of retail sales limited to those in the B-1 district, professional businesses and/or general offices and located on the ground floor." 13. Moved Note 5.b. to be under Note 14. 14. Replaced the words "on existing and proposed streets" with "Abbey Place and Hedgemore Drive."
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- 15. Deleted Note 8.a.
- 16. Clarified the nature of the amenity areas (intended for resident use or leasable spaces for businesses and offices).
- 17. Provided useable open space that is well integrated into the community through greenways, parks, and plazas as recommended by the *Park Woodlawn Area Plan*. Staff suggests the open area east of the proposed building be developed with park/plaza that complements the future greenway.
- 18. Made a clear distinction between the open space references in the site data on Sheets RZ-1 and RZ-2 and the required urban space described on Sheet RZ-3. The area to be dedicated to Parks and Recreation cannot count towards the minimum urban open space requirement. Describe the location of urban open space to be provided such as the upper level courtyard, 4th floor terrace and any other areas for urban open space.
- 19. Added the note requested by CDOT regarding the corner treatment of Abbey Place and Hedgemore Drive. Added the note requested by CDOT requiring a 12-foot sidewalk where the building and sidewalk abut.
- 20. Agreed to dedicate additional land to the greenway as requested by Mecklenburg County Parks and Recreation.
- 21. Removed Note 5.b. and labeled the trash area on RZ-2 to include a compactor and recycling per the Zoning Ordinance.
- 22. Added a note stating that the exact location of access control gates will be determined through the full development plan submittal process.
- 23. Amended Note 3.a. to include access to Hedgemore Drive.

VOTE

Motion/Second: Allen/Walker
 Yeas: Allen, Walker, Dodson, Ryan, Nelson, Labovitz
 Nays: None
 Absent: Sullivan
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition and noted that all of the outstanding issues except for three (3) had been addressed at the time the agenda was sent out. Staff indicated that the petitioner addressed the final three outstanding issues related to the location of the dumpster, the access gates, and access to Hedgemore Drive and that staff recommends approval of the petition.

A commissioner stated she felt an increase from 285 trips per day to over 1,000 trips is significant. She asked CDOT staff to elaborate on the reasons for not requiring traffic impact assessments. CDOT staff explained that they use an increase of 2,500 trips per day as their threshold for requiring traffic impact assessments. During the public hearing, Councilman Smith asked about traffic in the area. As a result, CDOT plans to perform traffic counts in the area to evaluate relative traffic issues in the area.

The commissioner asked how they could vote when there may be new information after the traffic counts. Planning staff explained that there were not any outstanding issues related to transportation. CDOT staff stated they did not see anything related to this rezoning that may warrant further study. Another commissioner stated that traffic is a common concern for neighbors anytime there is a rezoning. This particular site has good connectivity that allows multiple route options which reduces traffic congestion.

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:

- Allows up to 150 residential dwelling units at a density of 107.6 dwelling units per acre, retail sales limited to uses permitted in the B-1 district, and professional business and general offices.
 - Limits the number of principal structures to one.
 - Limits the height to 66 feet along Abbey Place and 65 feet along Hedgemore Drive.
 - Access to the site via two full movement driveways along Abbey Place.
 - A two-level parking structure with one level below grade and the other at grade.
 - On-street parking along Abbey Place and Hedgemore Drive.
 - Describes the architectural elements of the building which break up massing. The elements include balconies, decorative cast masonry and concert elements, and canopies.
 - Building materials consisting of brick, stone, precast stone, exposed concrete cementitious siding, stucco, or wood.
 - Restricts the use of vinyl to windows and soffits.
 - A ten-foot sidewalk and eight-foot planting strip along Abbey Place and Hedgemore Drive.
 - Limits the height of freestanding lighting to 25-feet.
 - Requires all new lighting to be full cut-off type excluding low, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 - Urban open space at a rate of one square foot for every 100 square feet of gross floor area.
 - A pedestrian plaza area at the corner of Abbey Place and Hedgemore Drive.
 - A compactor and recycle service area in the ground level parking deck.
 - A perspective of the structure from Abbey Place and Hedgemore Drive intersection.
- **Public Plans and Policies**
 - The *Park Woodlawn Area Plan* (2013) recommends a mix of uses (residential, office and/or retail) for the site, which is located in a Major Activity Center. Single use or multi-use is appropriate for projects that follow the Community Design policies; these policies include recommendations for building architecture and site design, creation of a safe and efficient network for pedestrians, bicyclists, and automobiles, and protection of the natural environment.
 - The petition is consistent with the *Park Woodlawn 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 comments received.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate two students, while the development allowed under the proposed zoning will produce 17 students. Therefore, the net change in the number of students generated from the existing zoning to the proposed zoning is 15 students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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*.

- The project is a redevelopment project that makes use of existing infrastructure.
 - Protects environmentally sensitive areas along Little Sugar Creek with dedication of land to Mecklenburg County Parks and Recreation for future development of a greenway.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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