
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Park Woodlawn Area Plan</i> .
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

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.

- **Existing Zoning and Land Use**

- The property is currently devoted to an office building with surface parking.
- Properties to the north, west, and south are zoned O-1 (office) and used for office purposes. Property to the northeast is zoned O-2 (office) and is developed with an office use. The property to the east is zoned R-22MF (multi-family residential) and used for multi-family residential.

- **Rezoning History in Area**

- Recent rezonings approved in the area include:
 - Petition 2011-034 rezoned approximately 1.25 acres located on the southwest corner of Park Road and Heather Lane, northwest of the subject rezoning, from MUDD(CD) (mixed use development, conditional) to MUDD-O (mixed use development district, optional) to allow for office uses and to permit an accessory drive-through when associated with a financial institution.

- Petition 2012-056 rezoned approximately 1.13 acres located on the southwest corner at the intersection of Park Road and Drexel Place, northwest of the subject rezoning, from MUDD(CD) (mixed use development, conditional) to MUDD-O (mixed use development, optional) to allow for 42 residential dwelling units and 4,200 square feet of commercial uses.
 - Petition 2012-095 rezoned approximately 0.35 acres located on the northwest corner at the intersection of Mockingbird Lane and Park Road, west of the subject rezoning, from O-2 (office) to MUDD-O (mixed use development, optional) to allow approximately 9,000 square feet of uses permitted in MUDD (mixed use development).
- **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*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Transportation:**
 1. Provide a note that states: "The petitioner will install additional concrete at corner of Abbey Place and Hedgemore Drive to allow for cyclists to maneuver around the building corner clear of pedestrians exiting the building. The final design of this corner treatment will be determined during the commercial permit process. Note that this transition area will not be brick pavers but will be concrete with the construction joints designed in a manner that is consistent with the construction joints on typical shared use paths that the City has constructed."
 2. Acknowledge in Note "B" under "Streetscape, Landscaping, and Buffer" the commitment to construct the 12-foot sidewalk along the site's public street frontage where the proposed sidewalk abuts the building as generally depicted on sheet RZ-1.
- **Vehicle Trip Generation:**
 - Current Zoning: 285 trips per day.
 - Proposed Zoning: 1,030 trips per day.
- **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Utilities 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.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:**
 - Provide additional dedication and conveyance of the area south and east of the CMUD sewer easement as indicated on the exhibit provided in the Department's comments.

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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend the proposed zoning on Sheet RZ-3 to say MUDD(CD).
 2. Label the A-A site section guideline clearly on sheets RZ-1 and RZ-2.
 3. Amend 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. Show parking access controls on Sheets RZ-1 and RZ-2 per Section 9.8507(8).
 5. Provide a five-foot wide sidewalk from the fire access door on the southern side of the building to the sidewalk along Hedgemore Drive.
 6. Show the required loading space.
 7. Provide 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. Provide 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. Provide and show recessed doorways along both street frontages.
 10. Illustrate how the lobby is accessed from the street.
 11. Provide elevations, as opposed to perspective drawings, that match the site plan.
 12. Revise 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. Move Note 5.b. to be under Note 14.
 14. Show the possible dumpster pad location referenced in Note 5.b. according to Section 12.403 of the Zoning Ordinance.
 15. Replace the words "on existing and proposed streets" with "Abbey Place and Hedgemore Drive."
 16. Delete Note 8.a.
 17. Clarify the nature of the amenity areas (intended for resident use or leasable spaces for businesses and offices).
 18. Provide 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.
 19. Make 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.
 20. Address Transportation issues.
 21. Address Mecklenburg County Parks and Recreation issue.

Attachments Online at www.rezoning.org

- Application
- 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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