
REQUEST	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 9.07 acres located on the north and south sides of Abbey Place near the intersection of Park Road and Abbey Place. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of an existing apartment complex with 265 new multi-family dwelling units in up to four buildings for a density of 29.23 units per acre.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed land use is consistent with the <i>Park Woodlawn Area Plan</i> but the proposed density is inconsistent with the <i>Plan</i> . However, the proposal is compatible with the neighboring single family residential use based on compliance with the recommended residential design principals in the plan such as moving the buildings toward the center of the site, away from adjoining single family residential and providing considerable open space.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Abbey Apartments, LLC Spectrum Properties Residential, Inc Jeff Brown/ Keith MacVean
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 22

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows the demolition of the existing 128 apartment units.
- Allows the construction of 265 multi-family residential units in up to four buildings.
- Limits the building height to four stories or 65 feet.
- Restricts surface parking between buildings and Abbey Place.
- Improves Abbey Place with sidewalks and on-street parking.
- Provides sidewalk along one side of Abbey Place from the eastern edge of the property to connect with the sidewalk along Park Road.
- Provides midblock crosswalks with CDOT approval.
- Specifies building materials and prohibits the use of vinyl and aluminum except for soffits, windows and handrails.
- Provides building elevations depicting the architectural style and quality of the proposed buildings.
- Provides amenity courtyards improved with seating, walkways, lighting and/or landscaping. Additional features may also be provided such as water features, art work and/or a swimming pool.
- Provides buffers with opaque fencing between the site and single family homes.
- Commits to providing windows and doors for at least 30 percent of the total façade area along Abbey Place with each floor calculated independently. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length.
- Commits to a combination of fenestration, clear glass, prominent entrances, stoops, porches, changes in materials, building step backs, art work and landscaping along Abbey Place.
- Commits to facades over 75 feet in length incorporating wall projections or recesses a minimum three feet in depth with a combined length of recesses and projections constituting at least 20 percent of the total façade length.
- End fronting facades shall be articulated and designed to create visual interest.
- Facades above the first story shall incorporate windows, arches, balconies or other architectural details.
- Commits to screening retaining walls with landscaping if walls are required due to topography along Abbey Place.

- Limits lighting to full cut-off type fixtures, excluding lower, decorative lighting along drives, sidewalks, parking areas and courtyards.
- Limits detached lighting to 15 feet in height.
- **Existing Zoning and Land Use**
 - The proposed site is currently zoned R-17MF (multi-family residential) and is developed with 128 multi-family dwelling units.
- **Rezoning History in Area**
 - Petition 2014-028 rezoned property located at the southeast corner at the intersection of Abbey Place and Hedgemore Drive from O-1 (office) to MUDD(CD) (mixed use development, conditional) to allow a multi-family residential building.
 - Petition 2012-095 rezoned property located at the northwest corner at the intersection of Mockingbird Lane and Park Road from O-2 (office) to MUDD-O (mixed use development, optional) to allow all used permitted in the mixed used development district.
 - Petition 2012-056 rezoning property located at the southwest corner at the intersection of Park Road and Drexel Place from MUDD(CD) (mixed use development, conditional) to MUDD-O (mixed use development, optional) to allow a mixed use building with residential and commercial space.
- **Public Plans and Policies**
 - The *Park Woodlawn Area Plan* (2013) recommends multi-family residential use up to 17 dwelling units per acre.
 - The petition is consistent with the *Park Woodlawn Area Plan* recommended land use, but inconsistent with the recommended density.
 - The plan recommends any new development be at a scale compatible with the neighboring single family residential.
 - The increase in density is appropriate due to compliance with the following residential design principals included in the plan:
 1. Avoids blank walls along pedestrian circulation and public right-of-ways.
 2. Orients buildings towards Abbey Place and common courtyard space.
 3. Provides an internal pedestrian network and pedestrian access to the street.
 4. Sets buildings back at least 60-feet from abutting residential property lines and positions the buildings close to Abbey Place and the eastern edge of the site, providing a height plane more compatible with the single family homes than allowed under the current zoning.
 5. Provides meaningful amount of usable open space and preserves existing stands of trees.
 6. Provides a sidewalk connection to existing sidewalk network along Park Road.
 7. Maintains a residential street type and provides recessed on-street parking along both sides of Abbey Place and multiple vehicular entry points.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:**
 1. Amend transportation Note 3.c. to remove "and the necessary grading and clearing for the construction of the sidewalk can also be accommodated within the existing right-of-way."
 2. Remove or amend transportation Note 3.d. to read "CDOT will determine during the construction permitting process if marked mid-block crosswalks are necessary for crossing Abbey Place."
 3. Remove the three designated marked mid-block crosswalks on the site plan sheet RZ-2.
- **Vehicle Trip Generation:**

Current Zoning: 1,020 trips per day.
Proposed Zoning: 1,760 trips per day.
- **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 17 students, while the development allowed under the proposed zoning will produce 29 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 12 students.

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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:** 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 a sidewalk connection from the site out to the existing sidewalk along Park Road.
 - Minimizes impacts to the natural environment by redeveloping an infill site.

OUTSTANDING ISSUES

- The petitioner should:
 1. Address CDOT issues.
 2. Amend Note 5. a. to reflect a required setback of 16-feet and to match the eight-foot sidewalk and eight-foot planting strip provided on each side of Abbey Place.
 3. Amend Note 4. b. to change the word "building" to "buildings" when referencing the buildings that may be constructed on the site and actual buildings constructed on the site.
 4. Provide a note specifying that the area depicted as Possible Open Space/Stormwater BMP is not to be used for parking or building area.
 5. Commit to a minimum square footage in each development area that will be included the Open Space/Stormwater BMP area.
 6. Detail how end fronting facades shall be articulated and designed to create visual interest.
 7. Specify the design of the first floor similar to 6.f.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities 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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