



October 2, 2015

REQUEST	Current Zoning: O-2(CD) (office, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 5.05 acres located on the west side of University Executive Park Drive near the intersection of West W. T. Harris Boulevard and University Executive Park Drive. (Council District 4 - Phipps)
SUMMARY OF PETITION	The petition proposes to develop a vacant site located within a half mile of the proposed McCullough Transit Station for up to 150 hotel rooms and residential dwelling units in a single building designed to serve as corporate housing units.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte University Park, LLC WaterWalk RE Development Services, LLC Jeff Brown and Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0
STAFF RECOMMENDATION	<p>Staff does not recommend approval of this petition in its current form.</p> <p><u>Plan Consistency</u></p> <p>The proposed use is consistent with the recommended land use in the <i>University City Area Plan</i>, which recommends a mix of residential, office, and/or retail uses in this area. However, the site plan is not consistent with specific transit and pedestrian supportive policy elements set forth in the adopted plan. Critical items include:</p> <ul style="list-style-type: none">• The extension of Collins-Aikman Drive to University Executive Park Drive, and• Creation of a walkable environment near the transit station by placing buildings and building entrances at or near the public sidewalk, with parking to the rear. <p><u>Rationale for Recommendation</u></p> <p>Staff does not recommend the petition in its current form because the proposal has significant outstanding issues including:</p> <ul style="list-style-type: none">• The lack of a street extension of Collins-Aikman Drive to University Executive Park Drive, as identified by the recently adopted area plan,• A commitment to relocate storm water detention or place it underground in order to execute the requested road extension, and• Locating parking abutting University Executive Park is contrary to the plan policy of buildings fronting the street to provide a walkable environment. <p>However, staff would recommend approval of the petition if the outstanding issues and requested technical revisions were addressed as these changes would bring the site plan into compliance with the recommendations of the <i>University City Area Plan</i>.</p>

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A mix of up to 150 hotel rooms and residential dwellings in one principal building designed to serve as corporate housing.
- Building height limited to four stories and 60 feet.
- Building materials to be a combination of brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material only to be used on windows, soffits and handrails/railings.

- A minimum of 40% of the exterior of the building, exclusive of windows, doors and roofs to be constructed with masonry materials such as brick, stone, precast stone and precast concrete.
- Building elevations have been provided.
- The portion of the building facing University Executive Park Drive not to have expanses of blank walls that exceed 20 continuous feet in length.
- A 16-foot setback to be provided along University Executive Park Drive and Collins Aikman Drive.
- Parking limited to 1.6 spaces per hotel room or residential unit. This is an increase in parking from one space per residential unit and 0.5 per hotel as required in (mixed use development) MUDD.
- Petitioner to dedicate and convey a 25-foot wide area along the northern property boundary to provide a portion of the right-of-way that would allow for the construction, by the City, of a public street between Collins Aikman Drive and University Executive Drive.
- Site access proposed from University Executive Park Drive, with possible connection to Collins Aikman Drive or to a future street if such street is constructed along the site's northern property line.
- Provision of an eight-foot planting strip and eight-foot sidewalk along the site's frontage on University Executive Park Drive.
- A sidewalk and crosswalk network that links the buildings on the site to the sidewalks along University Executive Park Drive and Collins Aikman Drive to be provided along the site's internal parking area.
- Optional Provisions for the following allowances:
 - Allow parking between the building and Collins Aikman Drive and University Executive Park Drive as generally depicted on the rezoning site plan. Parking between buildings and streets is disallowed in the MUDD (mixed use development) except through an optional provision.
 - Allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less. The sign area of the wall signs may be increased by 10% if individual letters are used. The MUDD (mixed use development) district allows signs located on any building wall to have a maximum sign surface not to exceed 5 percent of the building wall area to which the sign is attached up to a maximum of 100 square feet.
- **Existing Zoning and Land Use**
 - Petition 1998-39 rezoned the subject property (identified as Area 2c) to O-2(CD) to allow two hotels with up to 384 rooms.
 - Surrounding properties consist mostly of older suburban office buildings in office zoning, with a mix of hotels and restaurants. Abutting to the north is Nakato restaurant, built in 2004 in B-1(CD) zoning. Abutting to the west, fronting on McCullough Drive is an apartment development in a conditional office zoning district.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2014-86 rezoned approximately 1.83 acres located on the east side of North Tryon Street between McCullough Drive and Ken Hoffman Drive to TOD-M (transit oriented development mixed-use) to allow all uses permitted in the district.
- **Public Plans and Policies**
 - *The University City Area Plan* (2015) recommends a mix of residential, office and/or retail uses in this area, with a series of specific Land Use, Community Design, and Mobility Policies appropriate for transit station proximity.
 - The plan calls for a new local street between Collins-Aikman Drive and University Executive Park Drive to provide a complete and connected street network with typical block lengths of 400 feet.
 - The plan calls for buildings placed at or near the back of the sidewalk, with surface parking located to the rear or sides of buildings, and not between buildings and the street.

TRANSPORTATION CONSIDERATIONS

- Since this site is located in close proximity to a transit station, a key transportation consideration is to improve walkability. This site partially achieves that by providing sidewalks along University Executive Park Drive, but the building relationship to the sidewalk could be improved to enhance the pedestrian experience.
- Extending Collins Aikman to connect with University Executive Park Drive is a key transportation goal for this area, consistent with the *University City Area Plan*. The site plan proposes dedicating 25' of right-of-way; however, this is inadequate to ensure that a proper street connection could be made.
- See outstanding issues, notes 8 and 9.

- **Vehicle Trip Generation:**

Current Zoning: 3,065 trips per day. (Site is currently vacant.)
Proposed Zoning: 875 trips per day.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce 10 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 10 students. The proposed development is not projected to increase the school utilization (without mobile classroom units) significantly. The schools are anticipated to remain at the current utilization shown below.
 - University Meadows Elementary at 139%
 - James Martin Middle at 98%
 - Vance High at 142%
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** 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 comments received.

OUTSTANDING ISSUESSite and Building Design

1. Delete optional request 2a, to allow parking between the building and streets as this is inconsistent with a pedestrian oriented environment.
2. Reorient building or shift location of primary entrance toward University Executive Park Drive.
3. Primary entrance should be prominent.
4. The petitioner should provide a 20-foot buffer to Class "A" standards along the property line with the existing multi-family use in O-3(CD) zoning as the proposed MUDD (mixed use development) does not require buffers.
5. Reduce parking to not exceed the ordinance requirement.
6. Amend Note 6a to state that a 16-foot setback measured from the future back of curb will be provided along University Executive Park Drive and Collins Aikman Drive.
7. Public open space should be oriented to be accessible from the street network.

Transportation

8. Provide the street connection from Collins Aikman Drive to University Executive Park Drive as depicted in the *University City Area Plan*, as this is a critical street connection between McCullough Drive and University Executive Park Drive. This street extension should be constructed as an office/commercial wide public street typical section as recommended per the *University City Area Plan*.
9. Reflect an eight-foot planting strip and an eight-foot sidewalk along the site's Collins Aikman Drive Extension, in addition to University Executive Park Drive, because the site is located within 1/2 mile of the McCullough BLE Transit Station.
10. Relocate the proposed detention area or commit to provide it underground, in order to allow the street connection of Collins Aikman Drive to University Executive Park Drive.

REQUESTED TECHNICAL REVISIONS

1. Delete Note 1(c)(i-iv) including the footnote.
 2. Amend Note 4c to specify that the existing sidewalk and planting strip on portions of Executive Park Drive other than the site frontage will remain.
 3. Delete Note 6c which indicates that screening will meet ordinance requirements.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - 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 Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327