
REQUEST	<p>Current Zoning: R-3 (LWPA) (single family residential, Lake Wylie Protected Area), NS (LWPA) (neighborhood services, Lake Wylie Protected Area), and BD(CD) (LWPA) (distributive business, conditional, Lake Wylie Protected Area)</p> <p>Proposed Zoning: CC (LWPA) (commercial center, Lake Wylie Protected Area), MUDD-O (LWPA) (mixed use development, optional, Lake Wylie Protected Area), O-1(CD) (LWPA) (office, conditional, Lake Wylie Protected Area) and NS SPA (LWPA) (neighborhood services, site plan amendment, Lake Wylie Protected Area), with five-year vested rights</p>
LOCATION	<p>Approximately 125.13 acres located on the southeast corner at the intersection of Brookshire Boulevard and Mount Holly-Huntersville Road. (Council District 2 - Austin)</p>
SUMMARY OF PETITION	<p>The petition proposes to modify an approved multi-use development to allow additional office square footage, a hotel, and a theater and to add property. The site is bounded by Mount Holly-Huntersville Road, Brookshire Boulevard, and the I-485 interchange.</p>
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	<p>Various Mt Island Promenade, LLC Jeff Brown and Keith MacVean, Moore and Van Allen PLLC</p>
COMMUNITY MEETING	<p>Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 81</p>
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none">• The Zoning Committee found this petition to be consistent with the <i>Brookshire/I-485 Area Plan</i>, based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The petition is consistent with the adopted mixed use land use for the site, per the Brookshire/I-485 Area Plan.• Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The subject property is located at the Brookshire Boulevard/ I-485 interchange, a location that is identified as a Mixed Use Activity Center per the <i>Centers, Corridors and Wedges Growth Framework</i>; and• The majority of the site was rezoned in 2008 to allow a major mixed use development at this location; and• While this proposal makes some significant changes to the 2008 rezoning, most of the elements from the 2008 rezoning are retained and the requested rezoning will maintain the intent to develop a walkable multi-use development; and• This rezoning request includes the following changes, and corresponding benefits, to the previous rezoning:<ul style="list-style-type: none">• The addition of a corporate office park, which will add to the overall mix of uses;• Revisions to the transportation mitigation commitments, so that the commitments better meet the current transportation needs of the area; and• A revised connection from the proposed development to the Chastain Parc neighborhood, which provides less direct vehicular connectivity but a direct bike and pedestrian connection;

By a 6-0 vote of the Zoning Committee (motion by Spencer seconded by Wiggins).

**ZONING COMMITTEE
ACTION**

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition with the following modifications:

Site Design

1. Removed the note under "Optional Provisions" related to signs.
2. Relocate refuse areas so that they are not along the Main Street frontages. *Staff rescinded this comment.* Petitioner has responded that the proposed dumpsters will be screened with solid enclosures that match the building architecture so as to negatively impact Main Street. The enclosures will also include gates. Alternative locations for the dumpster enclosures have been examined but have not proven to be acceptable locations due, to utilities and planned outdoor dining areas. The locations indicated are the most effective locations.
3. The Petitioner has added a conceptual site plan depicting design of the proposed office campus and identifying possible building, parking, and open space locations.
4. Added the following language for the wet pond proposed in the rear of the development: "The above ground water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other like forms."

Buffers and Screening

5. The notes have been revised to identify 50-foot and 90-foot buffers as undisturbed.
6. The Petitioner added a note stating parking areas adjacent to Brookshire Freeway will be screened as required by the Ordinance.

Transportation

7. Extend the public right-of-way along street 6 from Mount Holly-Huntersville Road through the street 5 intersection. *Staff has rescinded this request.* The Petitioner cannot convert this private street to a public street as a number of on-site utilities (water, sewer) have already been approved for this street. Making this street public would change approved utility plans and would require additional public utility infrastructure such as additional master meters. A public access easement has been committed to for all internal private streets (Section 4.III.c).
8. The Petitioner has revised the site plan to address pedestrian connectivity as follows:
 - a. A pedestrian connection has been provided from Public Street # 3 to the common open space owned by the Chastain Parc HOA. The common open space owned by Chastain Parc connects to the end of Chastain Parc Drive. The Chastain Parc HOA will be able to plan how best to connect to the proposed sidewalk connection as part of the improvements to their common open space, if they so desire to make the connection. The proposed plans will also provide access to Chastain Parc via the extension of an existing public street which will include sidewalks.
 - b. The Petitioner has committed to providing a 12-foot multi-use path along the site's frontage on Mount Holly-Huntersville Road, or a 10-foot multi-use path from Brookshire Boulevard to access A to implement certain roadway improvements as requested by CDOT. The Petitioner cannot commit to implementing a 10- or 12-foot multi-use path on the northern side of Mount Holly-Huntersville Road. This additional improvement will result in the need to purchase additional off-site right-of-way to install the multi-use path, including easements for grading and storm drainage, which could in substantial off-site right-of-way costs. Please note that a substantial length of this frontage on Mount Holly-Huntersville Road has no curb and gutter which will require the multi-use path to be located on the opposite side of the relocated road side ditch. This improvement could be provided at the time the property on the north side of Mt. Holly-Huntersville Road is redeveloped.

- c. All internal private network streets except private street # 6 between Mount Holly-Huntersville Road and Private Street # 5, will have six (6)-foot sidewalks and eight (8)-foot planting strips.
9. Petitioner has responded a second southbound lane on the public street 6 segment between street 5 and street 7 will be added. This is an internal private street with retail shops fronting the street the use of head in angled parking is critical to the success and orientation of the proposed retailers.
10. Petitioner has responded that this driveway location is identical to what was indicated on the approved 2008 conditional plan. This driveway is located on an internal private street and is located no closer to the intersection as are many other driveways. The Petitioner will work with CDOT on the location of this driveway during the building permit process for the fuel station. *Staff has rescinded the request to make changes to the rezoning site plan.*
11. The Petitioner should revise the site plan to indicate street 3 as a public street. *Staff has rescinded this request.* The Petitioner needs the flexibility to design this street as a private street should a second phase of the allowed multi-family units be developed on the opposite side of street three (3). If developed as a public street expensive and duplicate water related utility structures will be required to be installed. The private street will be designed to look like a public street and will include a public access easement.
12. Petitioner has added language stating intent to work with CATS to determine the specific routing for CATS buses through the site. The parking spaces, waiting pad, and access easements will be provided prior to the issuance of certificate of occupancy for the buildings located along Brookshire Boulevard and between private street #5 and public street #7.

REQUESTED TECHNICAL REVISIONS

13. Under Site Development Data, noted the existing and proposed zoning lie within the Lake Wylie Protected Area (LWPA).
14. Under Site Development Data, noted proposed zoning is for five (5)-year vested rights.
15. Under "Permitted Uses, Development Area Limitations" Note a, clarified there are seven (7) development areas.
16. Removed gates (not proposed with the townhouse development) from the site plan.
17. Labeled the proposed eight (8)-foot sidewalk extending along street 3 (Public or Private) to connect to the R-3 (single family residential) zoned parcel to east. The Petitioner has indicated that the sidewalk will be extended as far into the buffer as possible without requiring grading onto the adjoining property.
18. Increased the total number of buildings to be developed on the Site from 91 to 93. Adjusted the number of buildings within Development Area B from seven (7) to eight (8). Modified the number of buildings within Development Area E from 26 to 27. Modified language to note 34 buildings within Development Area F, or up to 112 buildings within Development Areas E and F if single family detached structures are constructed in lieu of some of the allowed multi-family and attached dwelling units.

Transportation

19. The Petitioner has responded that Figure IMP-1 on Sheet RZ-4.0 has been included with rezoning petition that include off-site improvements as required by a traffic impact study, and is included to help illustrate the off-site roadway improvements.
20. The Petitioner committed to revise the traffic study to indicate 100 townhome units.
21. Petitioner has responded to requested revisions to Transportation notes as follows:
 - a. The Petitioner would prefer to keep construction of the west bound left-over with Phase Two. Moving the improvement forward may jeopardize the ability of the phase one buildings to

get a certificate of occupancy. *Staff rescinded this request.*

b. Included approximate 500-foot spacing between main intersection and crossover signals at the intersection of Brookshire Boulevard and Mount Holly-Huntersville Road in Phase 3 – Scenario 2.

22. The Petitioner committed to modify the notes regarding the design of the choker road to allow a modification to the proposed design of the choker road during the permitting stage if the Petitioner, CDOT and representatives of the Chastain Parc neighborhood can agree on the proposed change.

23. The Petitioner committed submitting supplemental information as related to the traffic analysis.

24. Petitioner committed to add typical street sections for each proposed street to the plan.

VOTE

Motion/Second: Spencer / Wiggins
 Yeas: Eschert, Labovitz, Majeed, Spencer, Watkins and Wiggins
 Nays: None
 Absent: None
 Recused: Lathrop

ZONING COMMITTEE DISCUSSION

Staff presented this item to the Zoning Committee, noting that all outstanding issues had been addressed by the Petitioner, and that this petition is consistent with the *Brookshire/I-485 Area Plan*. A Committee member spoke in favor of the project noting that it will be an economic benefit to the community. There was no further discussion of this request.

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:

- The current request includes the following changes:
 - Increases the office square footage, reduces the retail square footage, adds a hotel and reduces the number of residential units.

Proposed Use	Currently Approved	Proposed
Office	165,000 square feet	365,000 square feet
Retail	415,000 square feet (without a theater)	325,000 square feet (with a theater)
Climate controlled storage	127,000 square feet	127,000 square feet
Hotel	NA	200 rooms
Residential	765 units	600 units

- Introduces a corporate office park with a possible parking deck or surface parking;
- Eliminates the site for an elementary or secondary school;
- Introduces a hotel and motion picture theater as possible uses;
- Retains approved 127,000 square feet of climate controlled storage;
- Increases the number of uses that may have accessory drive-through windows from five to six;
- Modifies building layout for residential and non-residential uses;
- Modifies the internal road network and access points onto Mt. Holly-Huntersville Road

- Brookshire Boulevard (Highway 16), and Chastain Parc Drive; and
- Revises transportation mitigation requirements for the development.
 - The proposed development is divided into seven distinct Development Areas. The site plan accompanying this petition contains the following provisions for each of the development areas:
 - Development Area A to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)
 - Provides a series of interconnected and freestanding retail buildings, and outparcels with private streets that connect to the overall development's primary signalized, full access entrance onto Mt. Holly-Huntersville Road. This Development Area also incorporates urban open space and a CATS Park and Ride.
 - Uses to be allowed in this Development Area include up to 230,000 square feet of retail, EDEE (eating/drinking/entertainment establishments), general and medical office uses, an automotive service station with or without a convenience store, and personal services as allowed in the NS (neighborhood services) zoning district.
 - Up to five (5) uses with an accessory drive-through window, with only three (3) EDEEs (eating/drinking/entertainment) uses with accessory drive-through windows. Other uses with accessory drive-through windows could include financial institutions, drug stores, dry cleaners, etc.
 - One (1) automobile service station with or without a convenience store.
 - The number of independent outparcels along Mt. Holly-Huntersville Road within Development Areas A and A-1 shall be limited to two.
 - Maximum 19 principal buildings will be allowed.
 - Buildings will be up to two (2) stories.
 - Development Area A-1 to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)
 - Consists of an outparcel that accommodates office or retail uses and abuts a proposed public street accessing Mt. Holly-Huntersville Road.
 - Uses to be allowed in this Development Area include up to 4,000 square feet for a bank, retail, EDEE (without an accessory drive-through window), general or medical office uses, and personal service uses as allowed in the NS zoning district.
 - Only the bank use may have an accessory drive-through window.
 - The number of independent out-parcels along Mt. Holly-Huntersville Road within Development Areas A and A-1 shall be limited to two.
 - Up to two (2) principal buildings may be constructed.
 - Buildings will be up to two (2) stories.
 - Development Area B to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to CC LWPA (commercial center, Lake Wylie Protected Area)
 - Proposes freestanding buildings that will allow a mix of office and retail uses, a hotel, and a movie theater. This development area incorporates open space, a 50-foot undisturbed buffer, and tree save areas. The development area abuts a proposed public street with possible connection to Brookshire Boulevard.
 - Uses to be allowed in this Development Area include a 60,000-square foot motion picture theater, a hotel with up to 200 rooms, and up to 9,000 square feet of gross floor area devoted to retail, EDEE, and personal service uses as allowed in the CC zoning district.
 - The 60,000-square foot motion picture theater may be converted into 60,000 square feet of additional retail, EDEE, office, personal services uses as allowed if the theater is not constructed.
 - A maximum of eight (8) buildings may be constructed.
 - If the theater square footage is converted to other allowed uses, additional buildings may be added. The additional buildings will maintain the same general building orientation proposed by the theater and will be approved by Planning staff based on criteria established in the site plan notes.
 - Buildings will be up to seven (7) stories.
 - Development Area C to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to O-1(CD) LWPA (office, conditional, Lake Wylie Protected Area)
 - Proposes a corporate office campus that will occur in two (2) phases, and includes a future parking deck or surface parking area. This development area abuts proposed private and public streets that are part of an internal network with primary access onto Mt. Holly-Huntersville Road.
 - Uses to be allowed in this Development Area include up to 365,000 square feet of gross floor area of general office uses as allowed by right and under prescribed conditions in

- the O-1 zoning district.
- Up to four (4) principal buildings.
 - Buildings will be up to seven (7) stories.
 - Development Area D to be rezoned from BD(CD) LWPA (distributive business, conditional, Lake Wylie Protected Area) to MUDD-O (mixed use development, optional, Lake Wylie Protected Area)
 - Development Area D proposes climate controlled storage and non-residential uses and abuts a proposed public street with possible access to Brookshire Boulevard. This development area lies near the proposed movie theatre and hotel/office building and across from the proposed CATS Park and Ride.
 - Uses allowed in this Development Area include up to 127,000 square feet of climate controlled storage (warehousing within an enclosed building) with up to 3,000 square feet of non-residential uses as allowed in the MUDD (mixed use development) zoning district on the ground floor level to activate the street. If the climate controlled storage is not constructed, up to 8,000 square feet of gross floor area of non-residential uses as permitted in the MUDD zoning district will be allowed.
 - Up to two (2) principal buildings.
 - Buildings will be up to four (4) stories.
 - Development Area E to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)
 - Development Area E accommodates a multi-family residential development with amenities, and abuts proposed public and private streets with access onto Mt. Holly-Huntersville Road. The proposed multi-family development also abuts a wet pond in the rear, along with a 50-foot buffer along a portion of the property line.
 - This Development Area is proposed to be developed with up to 500 residential dwelling units (multi-family, attached or detached dwelling units) per R-6 standards.
 - Up to 125,000 square feet of general or medical office may be substituted for 236 of the allowed residential dwelling units.
 - Up to 27 principal buildings.
 - If the allowed multi-family units are converted to office square footage, additional or fewer buildings may be constructed in the area developed with office. The office buildings will maintain the same general building orientation proposed by the multi-family and will be approved by Planning staff based on criteria established in the site plan notes.
 - Buildings will be up to four (4) stories.
 - Development Area F to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)
 - Development Area F proposes townhomes or single family homes accessible via a series of public and private streets connecting to Mt. Holly-Huntersville Road, and a connection to Chastain Parc Drive with a choker road design. The townhome site is partially bordered by a 90-foot undisturbed buffer.
 - Uses allowed in this Development Area are up to 100 attached or detached dwelling units "townhomes and single-family homes" as allowed in the NS zoning district.
 - Up to 34 principal buildings. Or, up to 112 buildings within Development Areas E and F if single family detached structures are constructed in lieu of some of the allowed multi-family and attached dwelling units.
 - Buildings will be up to three (3) stories.
 - Provides the following transportation commitments, based on development phases:
 - Phase One
 - Development Allowances:
 - Retail uses - 177,100 square feet
 - Gas station/convenience store, with up to 14 fueling positions
 - EDEE - Sit-down restaurants, up to 20,000 square feet
 - EDEE - Restaurants with accessory drive-thru window, up to 8,100 square feet
 - Transportation Improvements:
 - Improvements to the Intersection of Brookshire Boulevard and Mt. Holly-Huntersville Road, including an additional lane on Brookshire Boulevard.
 - Improvements to the Intersection of Mt. Holly-Huntersville Road and Callabridge Court/Development Access "A", including construction of an eastbound right-turn lane on Mt. Holly-Huntersville Road, construction of dual left-turn lanes on the westbound approach of Mt. Holly-Huntersville Road, construction of a six-lane cross-section for the development access with two ingress (2) and four (4) egress

- lanes.
- Improvements to the Intersection of Mt. Holly-Huntersville Road and Callabridge Court/Development Access "B", including construction of an eastbound right-turn lane on Mt. Holly-Huntersville Road.
- Phase Two
 - Development Allowances:
 - General or medical office - 182,500 square feet
 - Retail uses - 10,900 square feet (in addition to Phase One)
 - Financial institution with an accessory drive-through window – up to 4,000 square feet
 - EDEE (Sit-down restaurants) - 10,900 square feet of (in addition to Phase One)
 - Transportation Improvements:
 - Improvements to the Intersection of Brookshire Boulevard and Mt. Holly-Huntersville Road, including construction of a right-turn lane on the eastbound approach of Mt. Holly-Huntersville Road to provide dual right-turn lanes.
 - Improvements to Mt. Holly-Huntersville Road, including construction of an additional westbound travel lane from Chastain Parc Drive/Pump Station Road to Callabridge Court (Access A).
 - Provision of a pedestrian refuge island on Mt. Holly-Huntersville Road at Callabridge Court.
- Phase Three
 - Development Allowances:
 - Climate controlled warehouse – 127,000 square feet
 - Multi-family – 264 dwelling units
 - Attached or detached residential units – 93 Dwelling Units
 - Hotel - 200 rooms
 - General or medical office uses –467,500 square feet, or 236 dwelling units (either multi-family, attached or detached) in lieu of 125,000 square feet of office uses, and/or a motion picture theater with up to 60,000 square feet in lieu of 60,000 square feet less of general or medical office uses (in addition to Phases One and Two)
 - EDEE - Sit-down restaurants, up to 9,000 square feet (in addition to Phases One and Two)
 - Transportation Improvements:
 - Improvements to Intersection of Brookshire Boulevard and Mt. Holly-Huntersville Road, including conversion of the intersection to "continuous flow", addition of an exclusive right-turn lane on the southbound approach of Brookshire Boulevard, construction of a westbound right-turn lane on Mt. Holly-Huntersville Road at the intersection of Brookshire Boulevard to provide dual right-turn lanes.
 - Improvements to Intersection of Mt. Holly-Huntersville Road and Development Access "C", including construction of an exclusive left-turn lane on the westbound approach of Mt. Holly-Huntersville Road, construction of a three-lane approach on the development access consisting of an exclusive left-turn lane, a through lane, and an exclusive right-turn lane.
 - Improvements to Intersection of Mt. Holly-Huntersville Road and Chastain Parc Drive/Pump Station Road, including construction of an exclusive left-turn lane on the westbound approach of Mt. Holly-Huntersville Road.
 - Possible Access "D" on Brookshire Boulevard (subject to NCDOT approval).
- Provides the following transportation commitments, in addition to those identified above:
 - Provides a public street connection to Chastain Parc when required by the subdivision regulations. The opening (the removal of the barricade) of the public street connection from the Riverbend Development to Chastain Parc via the connection and extension of Valley Walk Drive will occur as required by the subdivision regulations. If the subdivision regulations are modified in the future to not require a public street connection to Chastain Parc the Petitioner may change the approved conditional site plan to modify the connection to Chastain Parc as allowed by the Subdivision regulations (the connection to Chastain Parc is shown on the approved conditional plan to indicate compliance with the subdivision regulations and as a result may be modified if allowed to be modified by changes to subdivision regulations).
 - The Petitioner will construct the connection to Chastain Parc with a chocker road design. In addition the configuration of the road network connecting to Chastain Parc will be done in the configuration generally depicted on the Rezoning Plan as to avoid a direct connection from the site to Chastain Parc. The final design of the chocker will be coordinated with CDOT and Chastain Parc. If agreed to by all parties the design of the chocker road may be

changed to provide curb extension to create the one way choker road instead of curb line modifications as indicated on the Rezoning Plan.

- The Petitioner will construct one (1) speed table along public street 2 between the intersection of public street 1 and public street 4 as generally depicted on the site plan.
- A speed hump on Chastain Parc Drive to be installed as a traffic-calming device when warranted based on CDOT procedures. Since the majority of traffic entering and exiting the proposed development will likely be residents of the existing subdivision, this traffic calming device should suffice; however, further evaluation of alternative traffic calming solutions may be necessary.
- Construction traffic from the site will be directed to not use the connection to Chastain Parc Drive for ingress and egress.
- The Petitioner will construct a public and private street network, with sidewalks and planting strips, as generally depicted on the site plan. Public access will be granted on the proposed private streets.
- The Petitioner will dedicate, in fee simple to NCDOT and before the site's first building certificate of occupancy is issued for in each phase, right-of-way necessary along Brookshire Freeway and Mt. Holly-Huntersville Road that encompass the required transportation improvements. The multi-use path may be placed on an easement if it falls outside of the right-of-way.
- Provides the following CATS related commitments:
 - 30 parking spaces for use by CATS for a Park and Ride; and
 - Construction of a waiting pad along Mt. Holly Huntersville Road.
- Provides the following commitments related to streetscape, buffer, landscaping, open space and screening improvements:
 - 24-foot landscape setback from back of curb along Mt. Holly-Huntersville Road along Development Areas A and A-1 frontages. An eight-foot planting strip and a 10- to 12-foot multi-use path will be located within the landscape setback.
 - 20-foot setback from the future right-of-way along Development Area C's frontage on Mt. Holly-Huntersville Road, with an eight-foot planting strip and a 12-foot multi-use path.
 - 50-foot landscape setback along I-485.
 - 90-foot undisturbed buffer along the eastern property boundary where abutting the Chastain Parc neighborhood.
 - To provide a neighborhood entryway, a commitment to install landscaping in the form of trees on both sides of Valley Walk Drive between Chastain Parc Drive and the site, provided consent granted by property owners of lots where improvements will be made.
 - Public open spaces in Development Area A as generally depicted on the site plan.
 - An improved open space area located within Development Area C that will be at least one acre in size.
 - A 20-foot pedestrian easement with a minimum of eight-foot sidewalk within Development Areas C and E as generally depicted on the site plan. This easement and sidewalk will provide a pedestrian connection from Mt. Holly-Huntersville Road through Development Area C and E. The 20 foot easement area will be attractively landscaped and will contain seating and hardscape areas for pedestrians.
- Provides design commitments which address the following:
 - Building materials.
 - Illustrative building elevations reflecting design intent.
 - Design guidelines addressing architectural elements and treatment.
 - Commitment to ensure all retail buildings are architecturally integrated to complement one another.
 - Building entrance locations and connections to sidewalks.
 - Lighting, both attached and detached from buildings.
 - Commitments for alley access for parking areas/garages within residential Development Area F. If detached single family homes are built in Area F, access for parking/garages will be through a combination of alleys and direct access from public streets.
 - Architectural and Site Design Standards for attached dwelling units (townhomes) located within Development Areas E and F and for multi-family dwelling units located within Development Area E.
 - Site Design Elements for Development Area C (corporate campus) that include activated outdoor spaces, pedestrian connections through this Development Area, and features that promote a campus environment.
 - Requests optional provision to allow parking between the buildings in Development Area D and Brookshire Boulevard, Interstate 485 and Mt. Holly-Huntersville Road as generally depicted on the rezoning plan. Optional provision applies to the portion of the site zoned MUDD-O LWPA (mixed use development, optional, Lake Wylie Protected Area).

- Provides commitments pertaining to storm water management and erosion control, including:
 - Commitment to employ an enforcement officer, to be managed by the petitioner, to monitor compliance with erosion control, buffer and watershed protection requirements. The enforcement officer shall be empowered to take the actions to ensure the prompt correction of problems.
 - Special measures to address water quality and erosion control, especially during major rainfall events.
 - Monitoring and management of sedimentation in streams due to construction activity.
- **Public Plans and Policies**
 - The adopted land use for this site calls for mixed use (residential/office/retail) as per the *Brookshire Boulevard/I-485 Area Plan (2002)*.
 - The site is located within the Brookshire/ I-485 Mixed Use Activity Center, per the *Centers, Corridors and Wedges Growth Framework*.
- **TRANSPORTATION CONSIDERATIONS**
 The site is bordered by I-485 and two major thoroughfares. The current site plan commits to both significant offsite transportation improvements along the adjacent major thoroughfares and creates a public street network through a system of internal public and private streets with connectivity to existing streets.

• **Vehicle Trip Generation:**

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)
Existing Use	Vacant	N/A	0
Entitlement with Current Zoning	Mini-Storage Apartments Townhomes Office Retail	127k sf 500 dwellings 265 dwellings 129k sf 402.5k sf	23,356
Proposed Zoning – Alternative 1	Mini-Storage Apartments Townhomes Hotel Office Retail Gas Station Bank Restaurant Fast Food	127k sf 264 dwellings 93 dwellings 200 rooms 650k sf 188k sf 14 fueling pumps 4k sf 39.9k sf 8.1k sf	37,177 (Trips based on traffic impact study which separates retail uses according to the multiple use categories)
Proposed Zoning – Alternative 2	Mini-Storage Apartments Townhomes Hotel Office Retail Gas Station	127k sf 264 dwellings 93 dwellings 200 rooms 467.5k sf 240k sf 14 fueling pumps	22,875 (Trips based on combining all retail trips into one category)

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 issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 132 students, while the development allowed under the proposed zoning will produce 117 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 0 students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Mountain Island Lake Academy 136% to 145%;
 - Bradley Middle from 106% to 107%; and

- Hopewell High from 89% to 90%.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via existing 12-inch water distribution mains located along Overlook Mountain Drive and Callabridge Court. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department 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
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782