

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-83

Property Owner: Pfeiffer College and B&L Properties, Inc.

Petitioner: Pfeiffer University

Location: Approximately 6.2 acres on the east side of Park Road, south of Mockingbird Lane

Request: Change from O-1 (office) to MUDD(CD) (conditional mixed-use development district)

Summary

This petition seeks approval for a 60,000 square foot classroom/administration building for Pfeiffer College, a 60,000 square foot office building, and 75 condominium residential units.

Consistency and Conclusion

The proposal is consistent with adopted plans and policies.

Upon correction of the site plan deficiencies noted below, this petition would be appropriate for approval.

Existing Zoning and Land Use

The property is occupied at present by a single-story building used for classrooms and administration by Pfeiffer University, with classes primarily in the evening; and another small office building extending to Hedgemore Drive. To the north and east across Mockingbird Lane and Hedgemore Drive are freestanding midrise office buildings. To the southeast abutting the site are garden apartments in condominium ownership. Abutting to the southwest is the self-storage, office, and retail development rezoned B-D(CD) and NS, case 2003-12. The site access and layout is integrated with this prior development.

Rezoning History in Area

The property immediately to the south was rezoned in 2003 to provide for a retail/office mix and a climate controlled storage building. Other zonings have occurred along Park Road for increased residential and retail intensity.

Public Plans and Policies

The *South District Plan* (1993) shows the property as office.

Proposed Request Details

This petition seeks approval for a 60,000 square foot classroom/administration building for Pfeiffer College, a 60,000 square foot office building, and 75 condominium residential units.

Public Infrastructure

Traffic Impact / CDOT Comments. Trip generation is projected to increase from 1740 trips per day under current usage to 3900 trips per day. This will have a minor impact on the thoroughfare system. CDOT has concerns over the internal parking configuration and on the configuration of the proposed parallel parking along Mockingbird Lane. See attached memo for detailed comments.

CATS. CATS did not comment on this petition. However, the 2003 petition in the same block committed to a bus pad at a location as mutually agreed to with CATS. There is frequent local bus service on Park Road.

Connectivity. The site is well connected to the property to the south.

Storm Water. Petitioner has agreed in principle to water quality improvements but the note needs to reflect the language requested by Storm Water Services. Storm water peak and volume control notes are also needed.

School Information. While the O-1 district allows residential development at up to 12 units per acre, it is unrealistic to assume this site would ever develop with that use. Therefore, the net increase of students due to this petition is estimated to be 14.

Outstanding Issues

Land Use. The proposed development includes offices and other related uses consistent with office zoning. As such, it is consistent with the *South District Plan*.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- The proposed supply of off-street parking is inadequate by normal standards. However, it appears that the uses on the site might warrant a reduction in parking through a shared parking allowance granted by the Zoning Administrator. That shared parking allowance needs to be determined before this petition is approved.
- The following note needs to be added to the site plan: “Multi-family complexes must meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.”
- There are two 27-inch oak trees along Mockingbird Lane that need to be preserved. There are no other trees on the site. Stepping back the condos near the trees will help break up a building that is 280 feet long. The rear of the building is at least 25 feet from the parking lot, allowing the building to be recessed near the trees. A note should be added to the site plan that the sidewalk in this area may meander into the planting strip to help preserve the trees.
- A planting standard is needed for the 20-foot landscaped strip along the southeastern boundary of the site.

- The angled parking along the southern property line needs to be coordinated with the property to the south. An administrative amendment to the site plan to the south may be needed.
- A public entrance and sidewalk are needed from the office building to the Park Road sidewalk.
- The on-street parking cannot include the other side of the street.
- A note needs to be added to the site plan that parking lot and pedestrian lighting cannot be placed in tree islands.
- The office building needs to be recessed from Park Road to generally align with the storage/office building to the south.
- Elevations are needed from Hedgemore Drive.
- A note needs to be added to the plan that dumpsters will be fully enclosed with solid gates.