
REQUEST	Current Zoning: MUDD(CD), mixed use development district, conditional Proposed Zoning: MUDD-O, mixed use development district, optional, with five year vested rights
LOCATION	Approximately 1.13 acres located on the southwest corner at the intersection of Park Road and Drexel Place.
SUMMARY OF PETITION	The site plan amendment proposes to reduce the nonresidential square footage, reduce parking spaces, and increase the number of residential units.
STAFF RECOMMENDATION	Staff recommends approval upon resolution of outstanding issues. The petition is consistent with the <i>Central District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mary B. Killian, Dr. Daniel R. Walter, and Jane Straughn Selwyn Property Group Investments, LLC R. Susanne Todd, Johnston, Allison & Hord, PA
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

The properties were rezoned in 2007 (petition 2007-127) to allow the development of 9,900 square feet of office/commercial uses and up to 25 residential units in a vertically integrated mixed-use project. The following conditions were approved as part of the rezoning:

- Retail/business use square footage not to exceed 3,500 square feet.
- Building setback of 16 feet from the curb on Park Road and 14 feet from the curb along Drexel Place.
- Building height limited to four stories and 54 feet except that cupolas may be 59 feet high.
- Residential units are all for sale condominium units.
- Minimum dwelling unit size limited to 1,000 square feet.
- Restaurants are not allowed.
- Water quality and quantity improvements.
- Building elevations representing architectural theme and building design.
- Access via Drexel Place and Park Road.
- A six-foot sidewalk along Drexel Place and an eight-foot sidewalk along Park Road. An eight-foot planting strip along both streets.
- Dedication and conveyance of right-of-way up to 50 feet from the centerline of Park Road.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 4,200 square feet of nonresidential uses that include retail, general and medical office uses, and business service uses.
- Nonresidential uses limited to the ground floor.
- Maximum building square footage of 48,000 square feet.
- Accessory uses and structures allowed in the MUDD district.
- Up to 42 residential dwelling units that may be for sale or for rent.
- Restaurants prohibited.
- Neighborhood food and beverage service use permitted.
- Maximum building height of four stories and 55 feet.
- Access provided via Drexel Place and Park Road.
- A six-foot sidewalk along Drexel Place and an eight-foot sidewalk along Park Road. An eight-foot planting strip along both streets.

- Exterior building materials consisting of hardi-plank siding, brick, and stone. A minimum 30 percent of masonry material will be used on the façade of the building.
 - Detached lighting limited to 20 feet in height.
 - Five year vested rights requested.
 - Future cross-access stub provided to the abutting parcel to the south.
 - **Existing Zoning and Land Use**

The subject properties are currently developed with commercial and residential uses. Across Drexel Place to the north is an office use zoned MUDD(CD). Across Park Road to the east is Park Road Shopping Center and additional retail space zoned B-1. To the south is a gas station/convenience store zoned B-1(CD). West of the site is a multi-family residential development in UR-3 (CD) and a single family residential neighborhood zoned R-4.
 - **Rezoning History in Area**

Recent rezonings approved in the area include:

 - Petition 2011-034 rezoned approximately 1.25 acres on the corner of Park Road and Heather Lane to MUDD-O to allow a 12,000-square foot two-story branch bank and other office uses.
 - Petition 2008-075 rezoned approximately 6.4 acres located on the north side of Woodlawn Road, west of Park Road, to UR-3(CD) to allow the redevelopment of two existing multi-family projects for a 302-unit apartment development.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993), as amended by rezoning petition 2007-127, recommends mixed land use of residential/office/retail for this site.
 - The *Park Road Corridor Plan* (1992) recommended that the area surrounding the Park Road Shopping Center be a mixed-use anchor and commercial node with opportunities for multi-family residential.
 - The proposed request is consistent with the *Central District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** Reduce the width of the one-way entrance driveway on Park Road to 16 feet and maintain the 16-foot dimension to the proposed parking lot. The Park Road driveway orientation should be modified to discourage motorists exiting the site from the Park Road driveway.
 - **Vehicle Trip Generation:**

Current Zoning: 420 trips per day.
Proposed Zoning: 560 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate 22 students. The net change in the number of students generated from the existing zoning to the proposed zoning is 21. This change is based on a "for rent" product compared to the "for sale" product permitted under the existing zoning.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
 - **Urban Forestry:** Existing tree on Park Road is protected by the City's Tree Ordinance.
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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*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Address CDOT comments.
 2. Amend Note 6e to include CATS standards 60.01A or 60.03A
 3. Identify the tree on Park Road that is protected by the City's Tree Ordinance.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Urban Forestry Review

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