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| REQUEST | Current Zoning: R-22 MF, multi-family residential Proposed Zoning: UR-2 (CD) urban residential conditional and MUDD-O mixed-use development district optional. |
| LOCATION | Approximately 10.6 acres in the Grier Heights area, west of Ellington Street between Wendover Road and Billingsley Road. |
| CENTER, CORRIDOR OR WEDGE | Wedge |
| SUMMARY OF PETITION | The petitioner is requesting a withdrawal of this petition. |
| STAFF RECOMMENDATION | Staff agrees with the request to withdraw. |
| Property Owner | Numerous |
| Petitioner | Lincoln Harris, LLC |
| Agent/Representative | Jeff Brown |
| Community Meeting | Not required due to the withdrawal request. |

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Up to 130,000 square feet of office, medical office, retail, restaurants, a library, police station, or personal services permitted in the MUDD district.
 - Maximum of 10,000 square feet may be used for retail/restaurants.
 - Maximum of 88 single family homes, townhomes, and multi-family units in the UR-2 (CD)
 - One public street and one private street provide through access between Wendover Road and Billingsley Road. There is an additional driveway from each street.
 - The only tree save proposed for the site would be 10% on that portion of the site developed with single family residential.
- **Existing Zoning and Land Use**
To the west and north of the petitioned site are medical office buildings in O-1 and O-15(CD) zoning districts. To the east are a mix of residential types in R-22MF zoning. Across Wendover Road to the south is a mixture of single family and multi-family residences in the R-3 and R-22MF districts.
- **Rezoning History in Area**
In 2006 a rezoning to O-1(CD) was approved north of Billingsley along the west side of Ellington Street allowing parking for the Mecklenburg County mental health center.
- **Public Plans and Policies**
The *Central District Plan* (1993) Identified non-residential encroachment as a major concern. The plan recognized the existing residential uses on the petitioned site and recommended continued residential use.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation**
Current Zoning: 1,600 trips per day
Proposed Zoning: 2,200 trips per day
- **CDOT:** CDOT will support only one connection (street or driveway) to Wendover Road to provide

access to the site. This access needs to be a public street in the location of the driveway shown at elevation +706 and connect Wendover Road with Billingsley Road. The current site plan has three access points on Wendover Road. The location noted by CDOT is currently proposed to be the entrance to a multi-level parking deck.

- **Charlotte Fire Department:** No comments received.
- **CATS:** Requesting a shelter pad to be constructed on Monroe Road. The shelter pad should be constructed to CATS Development Standards 60.03 A.
- **Connectivity:** Connectivity is provided through the existing street network.
- **Schools:** School planners indicate that the development allowed under existing zoning would generate 223 students, while the development allowed under the proposed zoning will produce 220 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is no new students.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** The petition is required to meet the Post Construction.
- **LUESA:** Requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing and/or construction activities. Portions of some buildings and parking areas on the site plan may be located within the Community Encroachment Area. Any encroachments within the Community Encroachment Area and/or FEMA Floodway will require a flood study to be performed to determine the impacts on water surface elevations.
- **SITE DESIGN:** Not applicable due to the withdrawal request.

OUTSTANDING ISSUES

1. There are several site plan, environmental, and transportation issues however they are not applicable since the petition is being withdrawn.

Attachments Online at www.rezoning.org

Application Form
Site Plan
CDOT Review
Storm Water Review
LUESA Review

Planner: Tom Drake (704-336-8312)