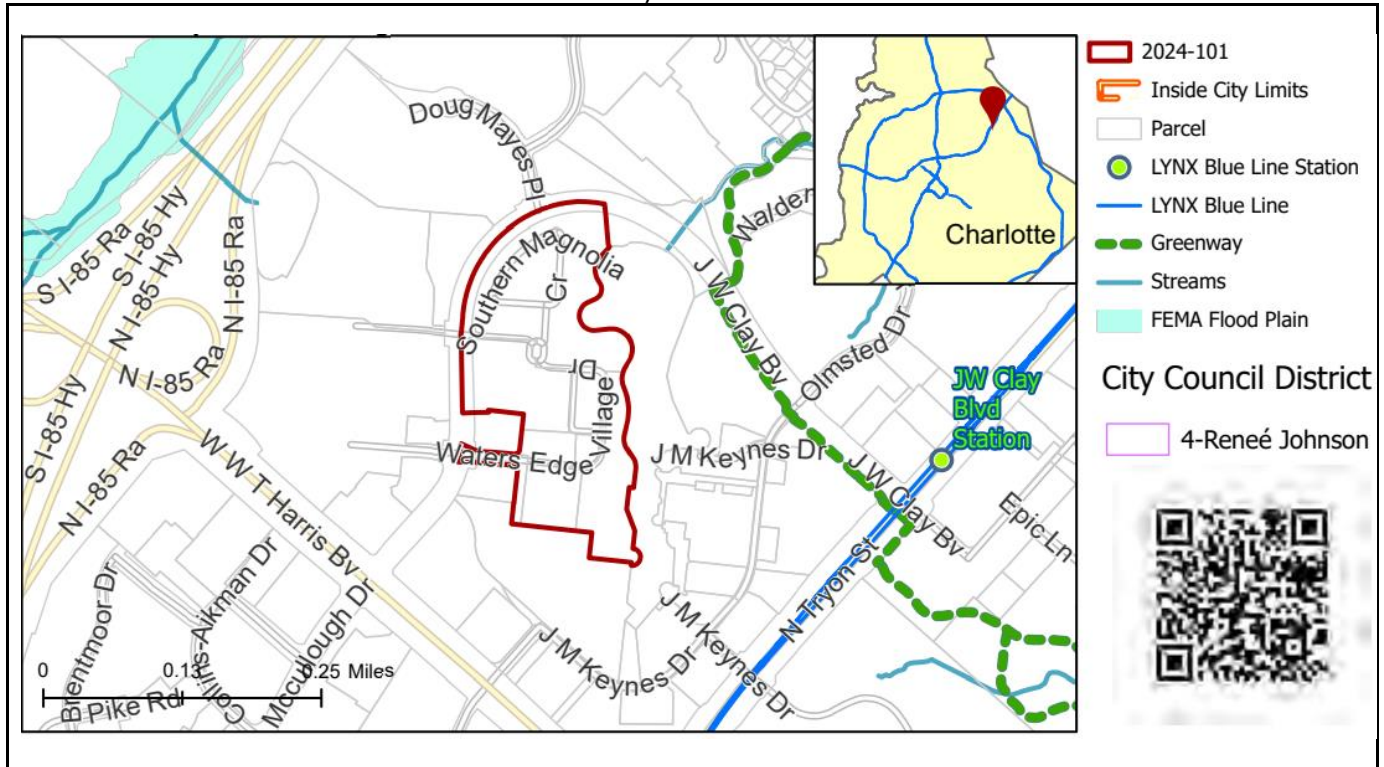


REQUEST

Current Zoning: MUDD-O (mixed use development, optional)
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

LOCATION

Approximately 20.56 acres located along the east side of J. W. Clay Boulevard, both the north and south sides of Waters Edge Village Drive, west of J. M. Keynes Drive.



SUMMARY OF PETITION

The petition proposes to amend an existing approved rezoning site plan to allow up to 303 additional residential units subject to conversion provisions.

PROPERTY OWNER

EB Arrow Crystal Real Estate

PETITIONER

EB Arrow Crystal Real Estate

AGENT/REPRESENTATIVE

Brett Seward, PLA, LandDesign, Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Regional Activity Center.

Rationale for Recommendation

- The proposed development would provide the range of uses and density desired in this area of University City.
- The proposed project will help facilitate the continued transition of the University City area to a more urban, walkable community.

- The petition proposes publicly accessible multi-use and pedestrian facilities, access to pedestrian plaza and open space, and connectivity within the larger RAC site.
- The proposed site is within 1/2 mile of a LYNX transit stop and multiple CATS bus stops.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development

PLANNING STAFF REVIEW

• **Background**

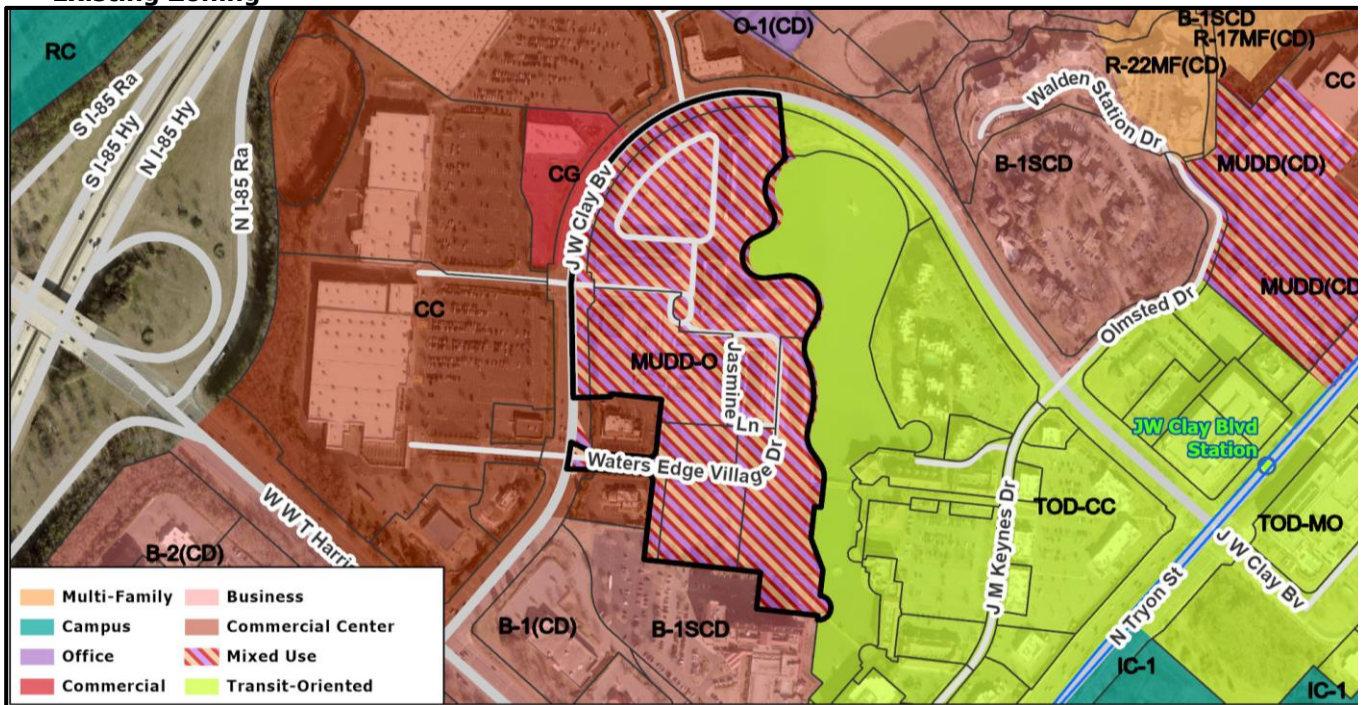
- The site was rezoned in 2019 (RZP 2018-151) to allow a maximum development up to 260,000 square feet of Commercial, 40,000 square feet of Civic (library), 600 residential units.

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Allow up to 303 additional residential units subject to conversion provisions.
- Unused commercial/office square footage may be converted to residential units at a rate of 760 square feet of commercial/office use per 1 residential unit up to a maximum conversion of 303 residential units.
- The total number of residential units including conversions shall not exceed 903 total units.

• **Existing Zoning**



- The site is zoned MUDD-O. The property is surrounded by TOD-CC, B-1(CD), B-1SCD CG, and CC zoning and commercial and multi-family uses.



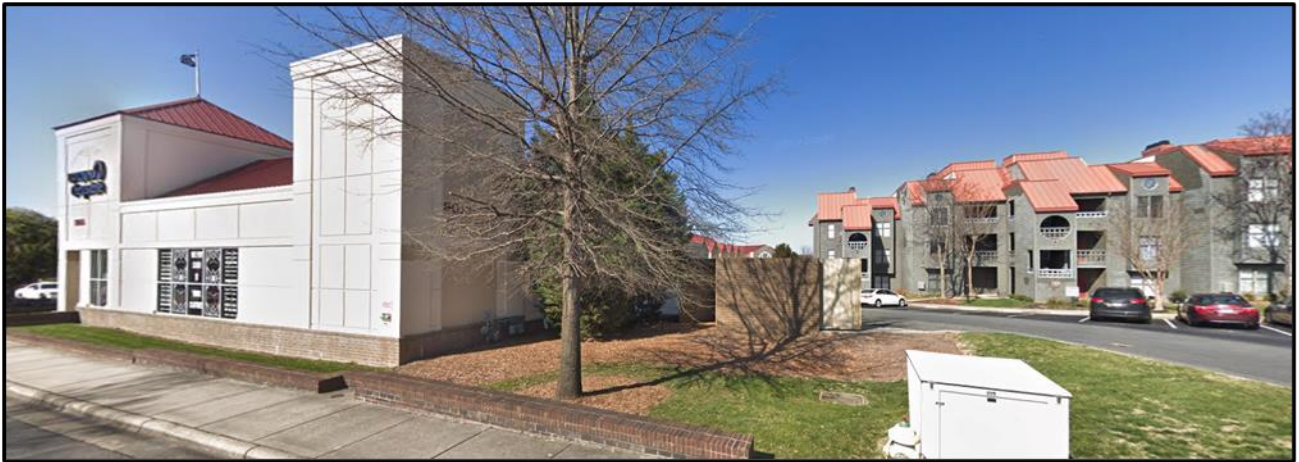
The subject property is denoted by a red star. It is a portion of the Shoppes at University Place and developed with a mix of retail and commercial uses.



The properties to the north along JW Clay Boulevard are a mix of office and retail uses.



The properties to the south along JM Keynes Drive are developed with a hotel and a mix of retail and commercial uses.

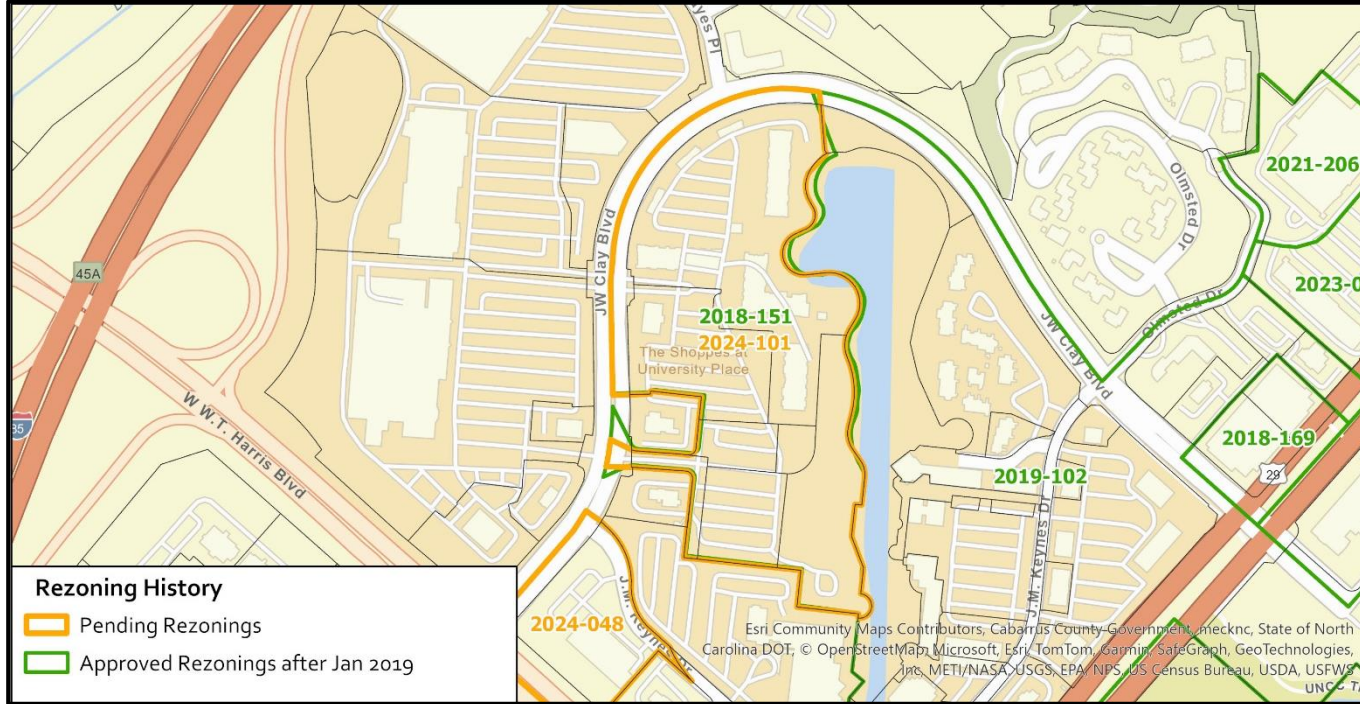


The properties to the east along JM Keynes drive are developed with multi-family residential and retail uses.



The properties to the west along JW Clay Boulevard are developed with a mix of retail uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-151	Rezoned 20.5 acres from CC to MUDD-O to allow up to 260,000 square feet of Commercial, 40,000 square feet of Civic (library), 600 residential units.	Approved
2018-169	Amendment to the Zoning Ordinance to replace three existing transit oriented development districts with four new transit oriented development districts and regulations.	Approved
2019-102	Realignment rezoning of parcel along the LYNX corridor to TOD districts.	Approved
2021-206	Rezoned 4.5 acres from CC to MUDD(CD) to redevelop an existing retail space with up to 305 multi-family units with structured and surface parking and up to 5,100 square-feet of retail space.	Approved
2023-034	Rezoned 4.9 acres from CC to MUDD(CD) to redevelop a portion of the existing shopping center with a mixed-use development containing up to 400 multi-family dwelling units and 91,500 square-feet of retail	Approved
2024-048	Proposes to rezone 3.68 acres from B-1(CD) to B-1(CD) SPA to allow development of multiple buildings.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends a Regional Activity Center.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to JW Clay Boulevard, a City-maintained minor arterial, north of WT Harris Boulevard, a State-maintained expressway. A Technical Traffic Memorandum (TTM) update is not required due to the decrease in density. All outstanding CDOT comments have been addressed.

• **Active Projects:**

- JW Clay Blvd Streetscape
 - Between WT Harris Boulevard and North Tryon Street, construction sidewalk and bike lanes with widening certain areas of the road.
 - Anticipated completion in early 2027

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 18,070 trips per day (based on 260,000 SF retail, 40,000 SF library, 600 Multi-family dwelling units).

Proposed Zoning: 19,209 trips per day (based on 260,000 SF of retail, 40,000 SF library, 903 multi-family dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 111 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - University Meadows Elementary from 123% to 131%.
 - James Martin Middle from 65% to 68%.
 - Julius Chambers High from 137% to 139%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along JW Clay Boulevard. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along JW Clay Boulevard. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225