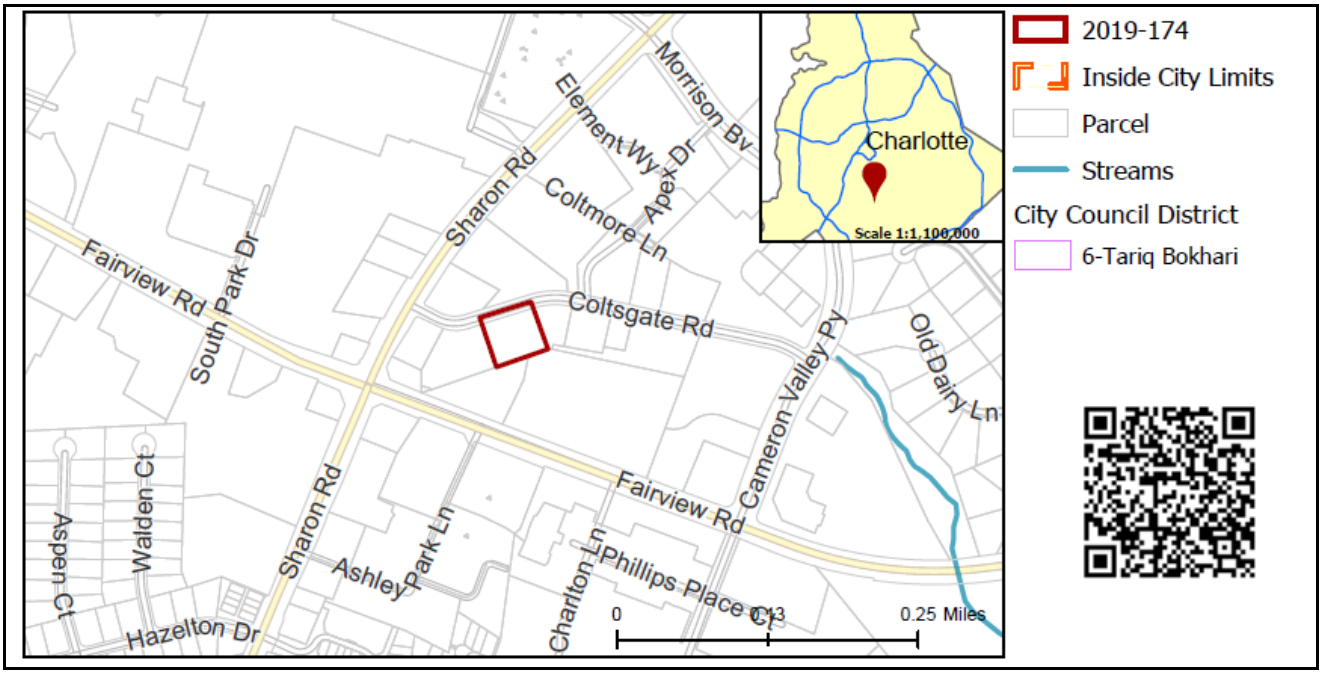
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-174
Post-Hearing Staff Analysis
June 2, 2020

REQUEST	Current Zoning: O-6(CD) (office) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 1.12 acres located on the south side of Coltsgate Road, east of Sharon Road, north of Fairview Road.



SUMMARY OF PETITION	The petition proposes redevelop the existing office site with a new building containing a mix of office and commercial uses and parking structure with ground level, street facing commercial uses.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	2901 LLC 2901 LLC Caren Wingate
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 12.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *South Park Small Area Plan (2000)* recommendation for a mix of single family/multi-family/office uses for this site.

Rationale for Recommendation

- While the specific plan recommendation for this area is a mix of residential and office, the SouthPark Small Area Plan also recommends the area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses.
- In addition, the Centers, Corridors and Wedges Growth Framework identifies SouthPark as a Mixed Use Activity Center, a priority area for intensification and urban, pedestrian-oriented development.

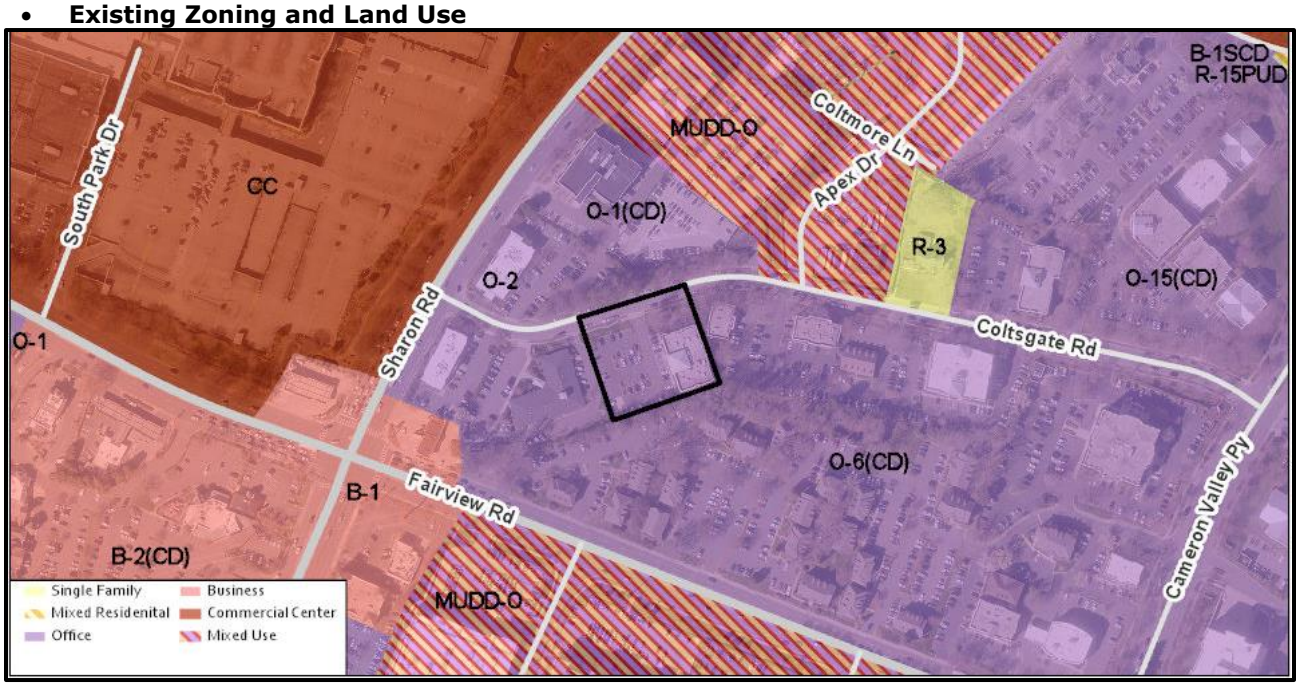
- The site plan for this proposal includes a vertical mix of uses and provides active nonresidential uses that are located on the ground floors of buildings and oriented to the sidewalk network.
- The site plan also provides wide setbacks along the existing public streets allowing for the opportunity create active open space.

The approval of this petition will revise the adopted future land use as specified by the *South Park Small Area Plan*, from single family/multi-family/office to office/retail.

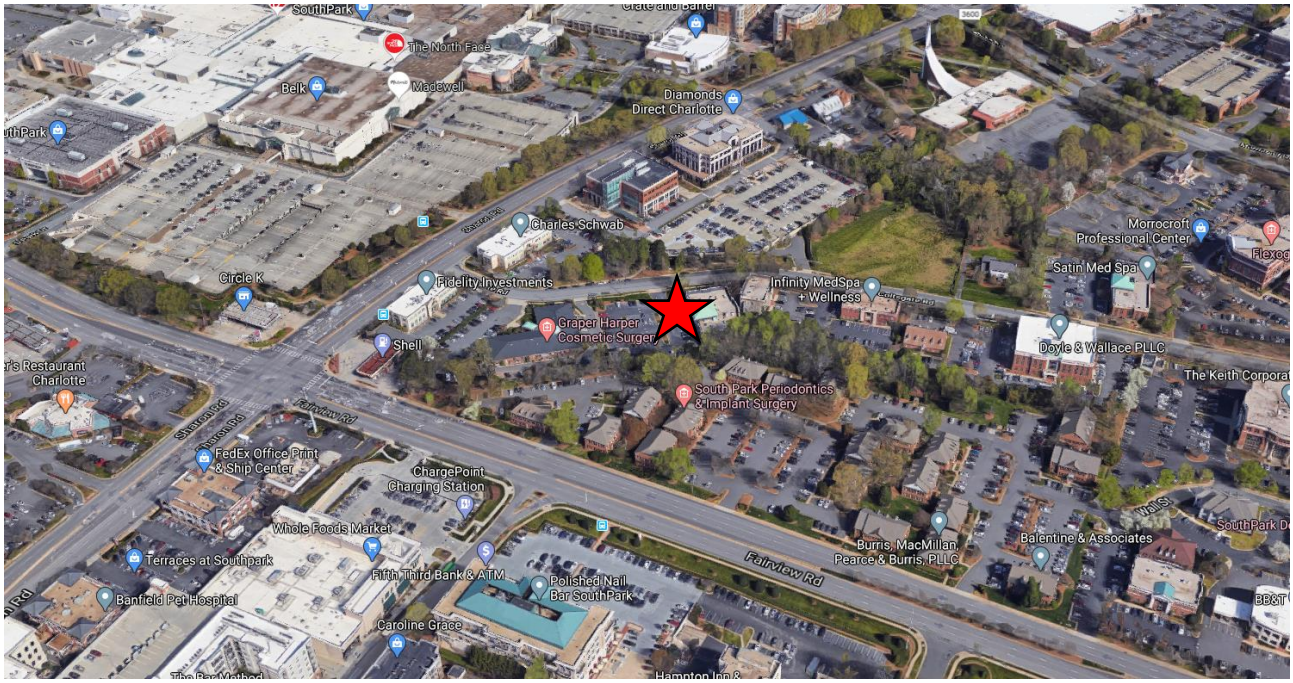
PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Demolition of the existing surface parking lot and office building.
  - Up to 96,000 square foot building with up to 92,500 square feet for office uses (to include up to 36,700 square feet of medical office) and 3,500 square feet for non-office uses such as retail, personal service and restaurant uses.
  - Specifically prohibits automotive service stations, bus passenger stations, dormitories, dwellings, group homes, hotels/motels, transit stations, gas stations and CBD/Vape/Smoke shops.
  - Maximum building height of 6 stories and 90 feet.
  - Up to 5 story parking structure.
  - Indicates non-office uses will be located in the ground floor of the office building and proposed parking structure facing Coltsgate Road.
  - Provides building elevation and rendering depicting the general design the building and parking structure and provides architectural design standards related allowed building materials and ground floor street facing facades.
  - Access via single driveway off Coltsgate Road serving entry into the parking structure and stubbing to the rear of the site to facilitate future potential connectivity.
  - Provides at least 650 square feet of open space, 150 square feet more than required.
  - Commits to the construction of an 8 foot planting strip and 8 foot sidewalk along Coltsgate Road frontage.
  - Limits detached lighting to 21 feet in height.
  - Requests optional provision to allow parking requirement to be met with an off-site parking lease agreement and no on-site parking to accommodate phased construction. The new building will be constructed in the location of existing parking; once completed the existing office building will be demolished and parking structure constructed.

- **Existing Zoning and Land Use**



The site is currently developed with office use and zoned office, conditional by rezoning petition 1991-010 which allowed office uses. The area along Coltsgate Road and Cameron Valley Parkway is developed primarily with office uses, with retail and mixed use development along Fairview and Sharon Roads.



The site (red star) is in an area developed predominately with office uses east of South Park Mall.

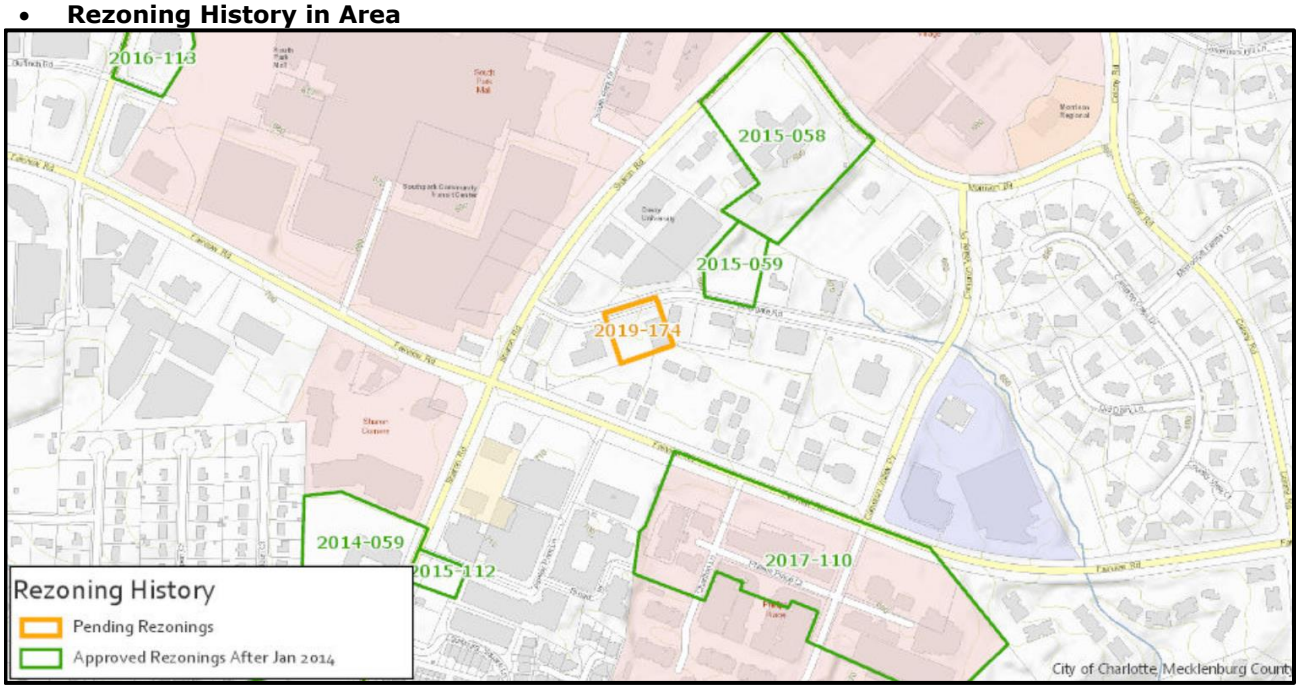
North of the site are office uses facing Sharon Road and associated parking structure accessed from Sharon and Coltsgate Roads.

East of the site along Coltsgate Road are office uses.

South of the site, along Fairview Road, are office condos.

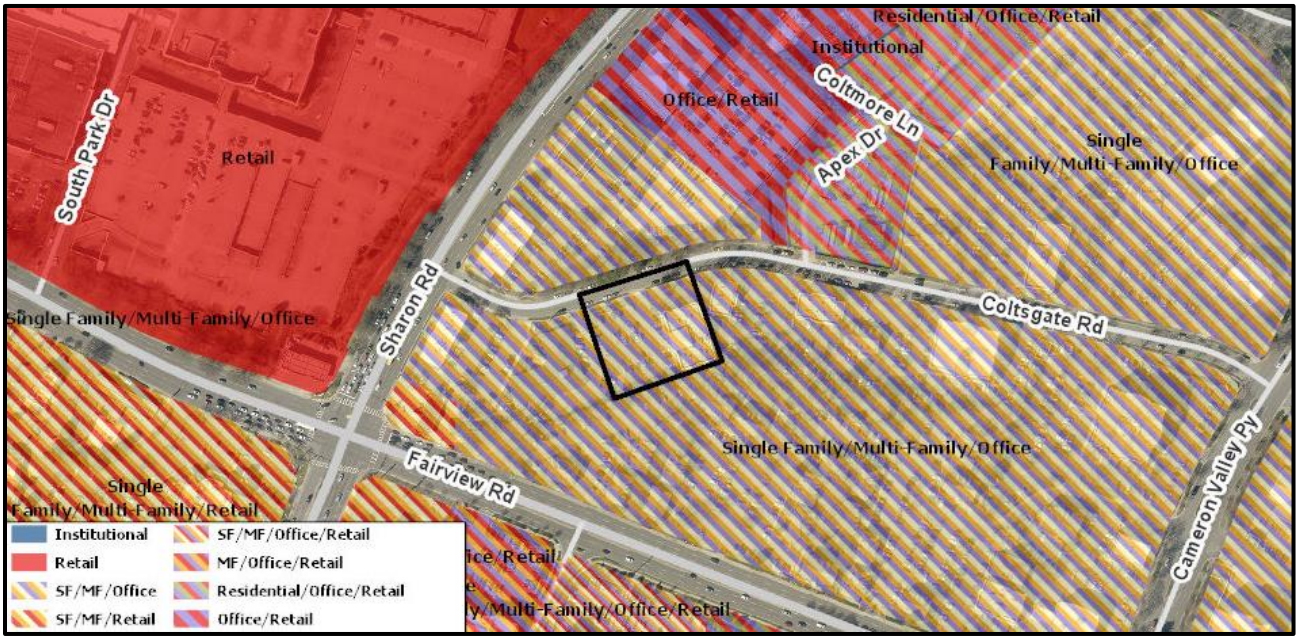
West of the site are office uses along Coltsgate Road.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-059	3.65 acres southwest of the site on Sharon Rd for MUDD-O to allow hotel use.	Approved
2015-058	7.1 acres northeast of the site on Sharon Road for MUDD-O to allow mixed use development	Approved
2015-059	1.53 acres northeast of the site on Coltsgate Road for MUDD-O to allow up to 200 independent/ dependent residential units and up to 8,500 square feet of medical or general office use	Approved
2015-112	.55 acres south of the site on Sharon Road for MUDD-O to allow an EDEE with a drive-thru.	Approved
2016-113	2.68 acres west of the site on Barclay Downs Drive for MUDD-O to allow mixed use development	Approved
2017-110	16.07 acres south of the site on Fairview Road for MUDD-O to allow expansion and redevelopment of existing hotel, commercial buildings and movie theater in Phillips Place	Approved

- **Public Plans and Policies**



  - The *South Park Small Area* Plan (2000) recommends a mixture of single family/multi-family/office uses for this site.
  - The vision articulated in the *SouthPark Small Area Plan* calls for the SouthPark area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses.

- **TRANSPORTATION SUMMARY**
- The site is located on a local road in the SouthPark area near a high congested intersection of Sharon Road and Fairview.
- **Active Projects:**
  - **SouthPark Comprehensive Neighborhood Improvement Program (CNIP)**
    - Enhanced Crosswalks:
      - This project will include crosswalk enhancements at high traffic intersections. The project includes new wheelchair ramps, plaza pedestrian refuge space, and custom crosswalk striping unique to the SouthPark area. Construction is expected to start in February 2020 and be complete the following May.
    - SouthPark Loop
      - This project will lay out the vision for a three-mile bicycle and pedestrian path that will connect key destinations in the SouthPark activity center. The loop will feature public art, wayfinding, landscaping and plaza areas.
- **Transportation Considerations**
  - ~~See Requested Technical Revisions, Notes 8-9.~~
  - **Vehicle Trip Generation:**

    Current Zoning:

    Existing Use: 210 trips per day (based on 19,040 square feet of office).

    Entitlement: 490 trips per day (based on based on 45,320 square feet of office).

    Proposed Zoning: 2,580 trips per day (based on 52,500 SF office, 40,000 SF medical office, and 3,500 SF retail) ~~1,600 trips per day (based on 92,500 square feet of office and 3,500 square feet of retail uses.~~

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Coltsgate Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Coltsgate Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Amend the optional provision to specify that "An off-site parking lease agreement shall be provided prior to the issuance of the demolition/grading permit of the existing parking area and construction permit for the proposed building."~~ Addressed.
2. ~~Annotate the renderings identifying key features being committed to (see 2017-005 and 2018-088 as examples).~~ Addressed.

Land Use

3. ~~Amend the permitted/proposed uses to limit medical office square footage so that the resulting average daily trips when combined with proposed retail and general office is less than 2,500 trips.~~ Addressed

REQUESTED TECHNICAL REVISIONS

Site and Building Design

4. ~~Delete the first sentence of Note 5 Architectural Standards because it is too subjective.~~ Addressed
5. ~~Modify note 3 Permitted uses to allow office, retail, personal service and EDEE uses.~~ Addressed.
6. ~~Amend the Development Summary Proposed Areas to reference Note 3 and to say "Non-office uses" instead of "retail"~~ Addressed.
7. ~~Amend the retail area in the office building to say "Non-office uses" and amend the retail area in the parking structure and label point to it to say "office/non-office uses"~~ Addressed.
8. ~~Label the setback from the existing/future back of curb.~~ Addressed.

Transportation

9. ~~Update the dimension for the curb line from center line to be the back of curb rather than the edge of pavement.~~ Addressed.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311