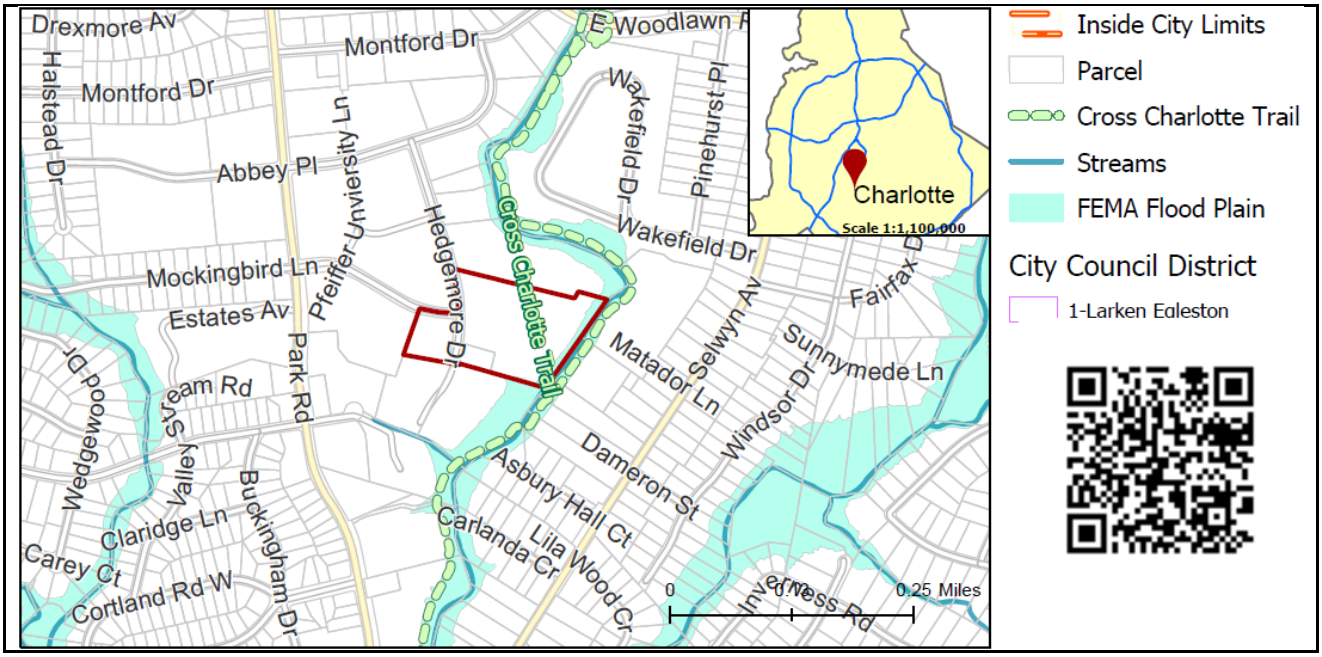
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-068
Pre-Hearing Staff Analysis
February 15, 2021

REQUEST	Current Zoning: O-1 (office) and MUDD(CD) (mixed use development district, conditional) Proposed Zoning: MUDD-O (mixed use development district, optional) with 5-year vested rights.
LOCATION	Approximately 8.5 acres located along the east and west side of Hedgemore Road, south of Woodlawn Road, and west of Selwyn Avenue.



SUMMARY OF PETITION	The petition proposes to maintain the existing office building and redevelop the remainder of the site with a mixture of uses.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Golden Triangle #9 - Hedgemore LLC Levine Properties, Inc. Collin Brown & Brittany Lins (Alexander Ricks)
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 33.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues and technical revisions related to transportation, environment and site and building design.

Plan Consistency

The petition is **consistent** with the *Park Woodlawn Area Plan*'s recommendation for residential/office/retail uses.

Rationale for Recommendation

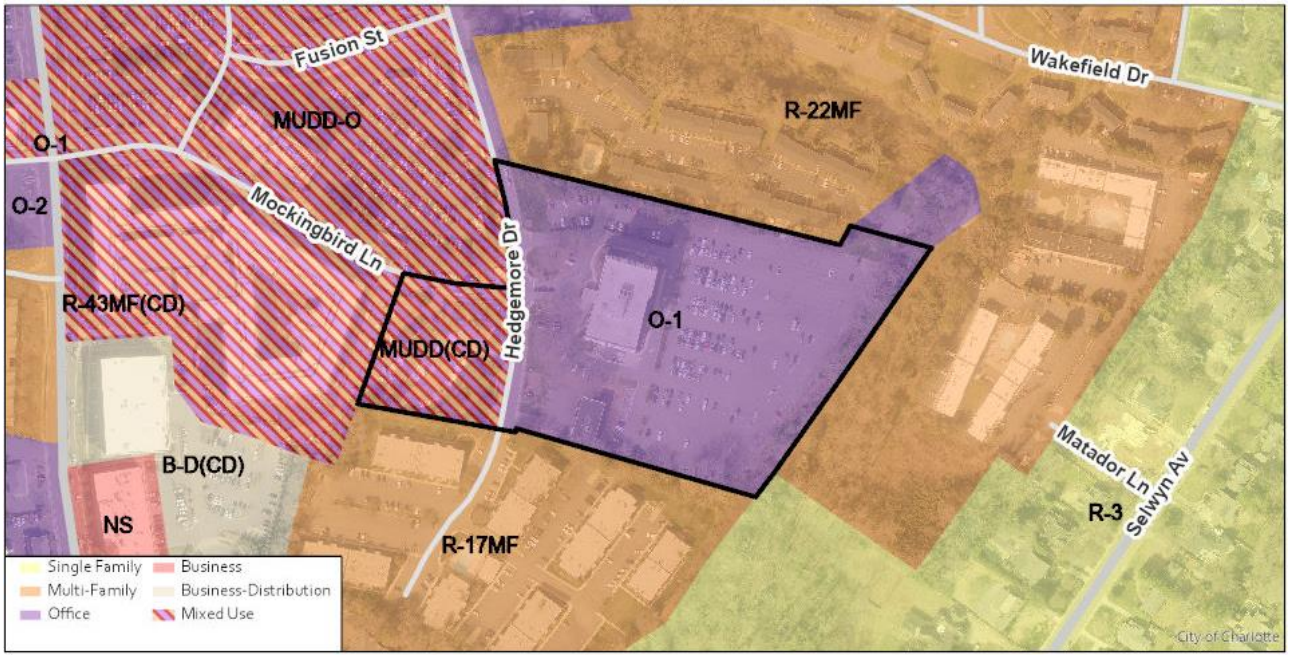
- The site is within the Park Woodlawn Activity Center as identified by the *Centers, Corridors and Wedges Growth Framework (CCW)*.
- The *Park Woodlawn Area Plan* and *CCW* both recommend creating mixed use, urban, walkable development patterns within Activity Centers.
- The plan proposes a mixture of uses by maintaining the existing office building, redeveloping surface parking and developing a

	vacant portion of the site with residential, office, hotel and business uses. • The proposal reduces surface parking lots and creates walkable and pedestrian friendly development with active ground floor uses, along the streets. • The petition creates a denser development pattern to help establish the area as part of the core of the Activity Center, as recommended by the area plan.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Depicts 5 building envelopes including one for the existing building.
  - Allows up to 327,000 square feet of office use (including 147,000 square feet in the existing building), up to 250 multi-family residential units, 120 hotel rooms, 280,000 square feet of freestanding structured parking, and 7,500 square feet of retail, EDEE or other non-residential business use. Specifically prohibits car washes (except accessory to residential use), automobile service stations, and EDEEs with accessory drive-through windows.
  - Limits the location of hotel uses to envelopes 3, 4 and 6.
  - Maximum building heights:
    - Envelope 1: 131 feet (existing building)
    - Envelope 2: 160 feet
    - Envelope 3: 65 feet
    - Envelope 4: 40 feet
    - Envelope 6 (envelope 5 removed): 180 feet
  - Allows the conversion of unused residential units to office square footage and vice versa, allows the conversion of unused residential units to hotel rooms and vice versa, subject to a limit of no more than 100,000 additional square feet of office use for a total of 427,000 square feet if full conversion and no more than 150 additional residential units for a total of 300 units or 130 additional hotel rooms for a total of 250 rooms if full conversion.
  - Access to the site from Mockingbird Lane and Hedgemore Drive.
  - Commits to transportation improvements including signal adjustments, pedestrian crossing buttons and ramps at the intersection of Park Road and Abbey Place.
  - Notes that the petitioner is working with CDOT and Parks and Recreation on contributions for Cross Charlotte Trail.
  - Provides planting strip, sidewalk improvements to Hedgemore Drive and Mockingbird Lane frontages phased with development of the site.
  - Commits to an internal sidewalk and crosswalk network throughout the site.
  - Constructs 8 ft wide planting strip and 10 ft wide sidewalk along site's Hedgemore Drive frontage and a 8 ft wide planting strip and 8 ft wide sidewalk along site's Mockingbird Lane frontage.
  - Provides architectural design standards related to allowed building materials, building placement, active street frontages and limits on blank walls.
  - Commits to a minimum of 10,000 square feet of plaza/usable open space along Hedgemore Drive which will include pedestrian scale amenities.
  - Requests the following optional provisions related to building heights over MUDD maximum of 120 feet:
    - Allow a building height of 131 feet for the existing building, 140 ft for envelope 1, 160 ft for envelope 2 and 180 ft for envelope 6

- **Existing Zoning and Land Use**



The site is developed with an office building, a smaller building, surface level parking and the MUDD(CD) portion of the site has been use for construction staging. The MUDD(CD) portion was rezoned in 2006 as part of a larger development plan to allow condominiums.

North of the site (outlined below) is a mixture of uses including townhomes, multi-family, office and business uses. Further north is the Montford Drive and the Park Road Shopping Center. East of the site is Little Sugar Creek and the corridor for the future Cross Charlotte Trail. Across the creek are multi-family and single family residential uses. South of the site are condominiums, multi-family residential, office and business uses. West of the site are office and multi-family uses generally along Park Road.

View from Mockingbird Lane of the site with construction staging on portion to the right and existing office building in background on left.

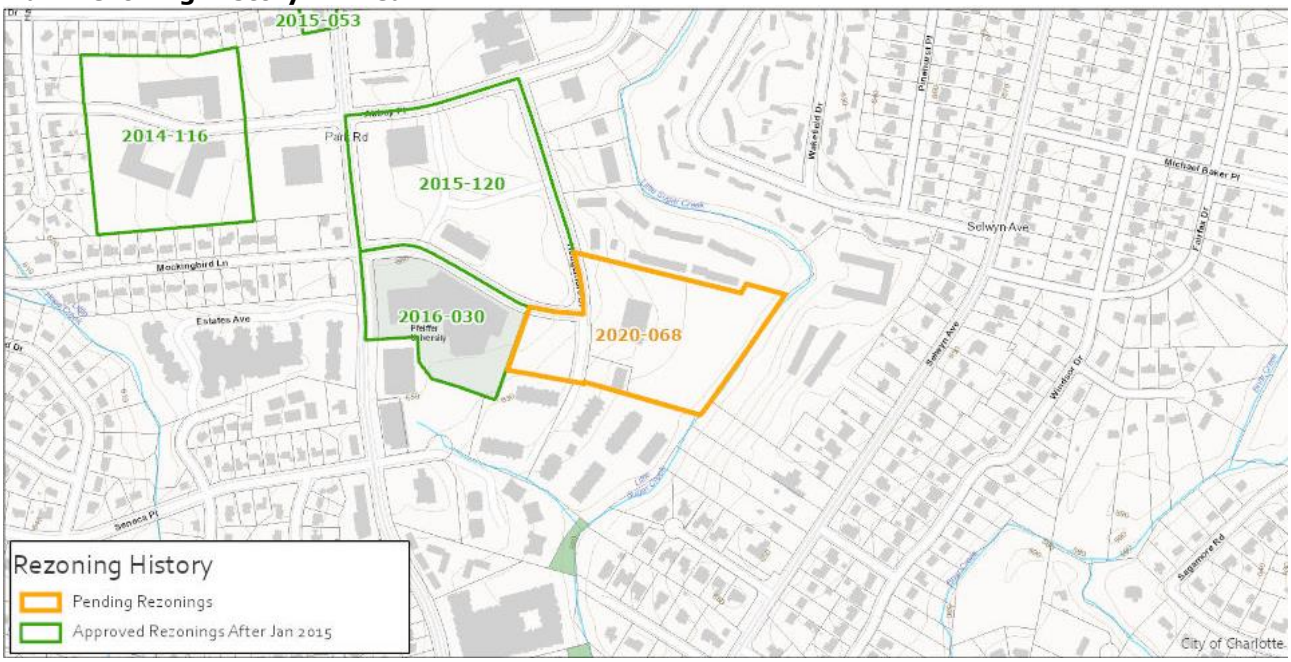
West of the site is new multi-family development and surface parking for existing Pfeiffer office building. The surface parking was rezoned a couple years ago and is planned for redevelopment with multi-family residential.

North of the site are townhomes

East of the site across Little Sugar Creek is multi-family residential.

South of the site are condominiums.

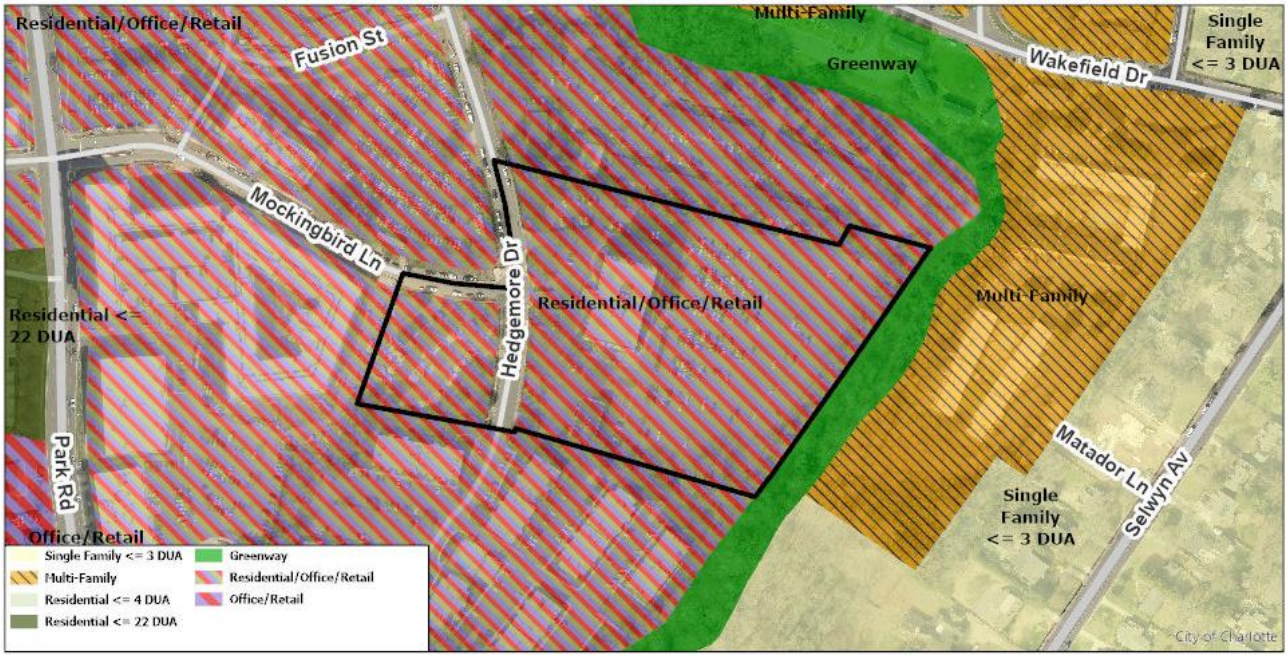
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-116	9.07 acres west of the site, across Park Road along Abbey Place to UR-2(CD) (urban residential, conditional) to allow multi-family residential development.	Approved

2015-053	.37 acres northwest of the site along the west side of Park Road at Montford Drive to MUDD(CD) (mixed use development district, conditional) to allow business uses.	Approved
2015-120	10.07 acres adjacent to the northwest of the site between Mockingbird Lane, Hedgemore Drive, Abbey Place and Park Road to MUDD-O to allow existing office buildings to remain and redevelopment of the site with a mix of uses.	Approved
2016-030	5 acres adjacent to the west of the site along Mockingbird Lane and Park Road to MUDD-O to allow multi-family development with ground floor commercial use.	Approved

- **Public Plans and Policies**



  - The *Park Woodlawn Area Plan* (2013) recommends residential/office/retail use for the site.
  - The plan recommends that future developments should reduce the amount of surface parking lots and help establish the area as part of the core of the Mixed Use Activity Center. Emphasis should be given to creating walkable and pedestrian friendly developments with active ground floor uses, along the streets, creating a denser development pattern.

- **TRANSPORTATION SUMMARY**
  - The site is located on Hedgemore Drive and Mockingbird Lane. A Traffic Impact Study (TIS) was approved on January 28, 2021. CDOT is working with the petitioner on a potential connection to the Cross-Charlotte Trail (XCLT), which supports bicycle and pedestrian connectivity throughout the City. The petitioner needs to update the site plan to include the transportation improvements listed under the TIS (once approved), which will need to be inserted under the site conditional notes, V. Transportation, including the XCLT connection once determined.
- **Active Projects:**
  - Cross Charlotte Trail (XCLT) Brandywine to Tyvola segment
    - Scope: Construct new 12+' greenway between Brandywine Rd. and Tyvola Rd. along Little Sugar Creek
    - Phase: Construction (through late 2021)
    - PM: Joe Frey, jfrey@charlottenc.gov, (980) 219-3589
  - Montford/Abbey Connector Street (Montford Dr. Extension)
    - Scope: Construct new public street between Montford Dr. and Abbey Pl.
    - Phase: Real estate
    - Schedule: Construction in 2021
    - PM: Mackenzie Nowacki, Mackenzie.zimmerman@charlottenc.gov, (704) 614-6155
- **Transportation Considerations**
  - See Outstanding Issues, Note 3-5 and Technical Revision note 10.

- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 1,710 trips per day (based on 163,830 square feet of office use).
  Entitlement: 1,940 trips per day (based on 163,830 square feet of office use and 31 multi-family dwelling units).
  Proposed Zoning: 5,995 trips per day (based on 327,000 square feet of office, 250 dwellings, 120 hotel rooms and 7,500 of retail).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 38 students, while the development allowed under the proposed zoning may produce 97 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 59 students. See advisory comments at www.rezoning.org
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Selwyn Elementary from 97% to 103%
    - Alexander Graham Middle from 111% to 112%
    - Myers Park High from 125% to 126%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Hedgemore Drive. There are several sewer mains that run through this property. 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 Requested Technical Revisions, Note 11.
  - **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. Modify clear vision glass and ensure is complies with base MUDD standards in Architectural standard note 4.iii.
2. Increase the transparency across all the frontages, 30% specified in note 4.iii is too low.

Transportation

3. Update the site plan to include the transportation improvements listed under the TIS, which will need to be inserted under the site conditional notes, V. Transportation.
4. Continue to work with CDOT towards the Cross-Charlotte Trail contributions per the approved TIS.
5. Revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

6. Revise the number for building envelopes from 6 to 5 as there are only 5 envelopes and update references in notes.
7. Amend note IV. b. to add "vice versa" before "…subject to the conversion cap…"
8. Amend note VIII. a. to say shall include amenities, rather than "may."
9. Clarify/depict a building envelope for building 1 to remain.

Transportation

10. Ensure right-of-way is set at 2 feet behind back of sidewalk where feasible.

Environment

11. Remove note "b" under Environmental Features in its entirety and replace with the following note: "Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Please note Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services."

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

Planner: John Kinley (704) 336-8311