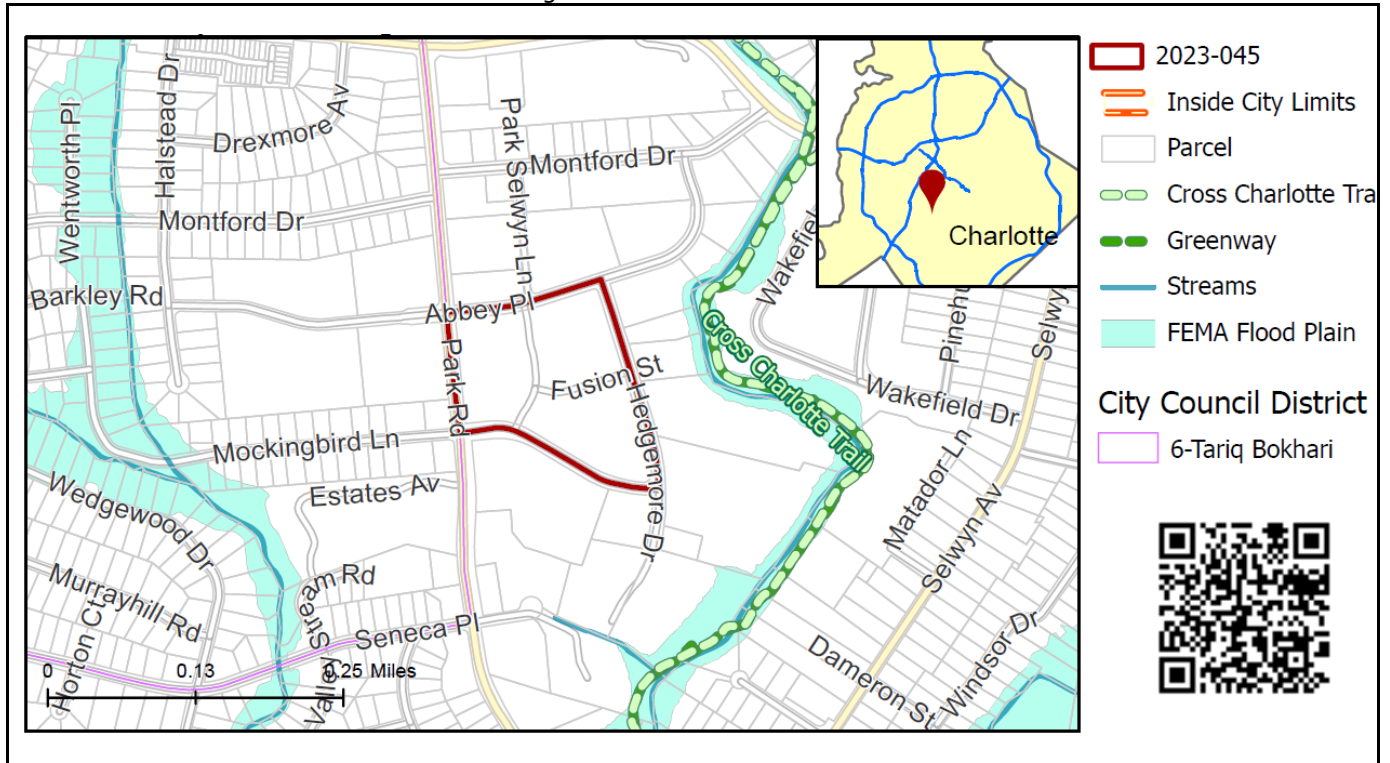


**REQUEST**

Current Zoning: MUDD-O (Mixed Use Development District, Optional)  
Proposed Zoning: MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

**LOCATION**

Approximately 10.6 acres bound by the south side of Abbey Place, east side of Park Road, west side of Hedgemore Drive, and north side of Mockingbird Lane.



**SUMMARY OF PETITION**

The petition proposes to increase the number of residential units from 450 units to 550 units.

**PROPERTY OWNER**

Montford Charlotte Apartments

**PETITIONER**

Grubb Properties

**AGENT/REPRESENTATIVE**

Collin Brown, Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and urban forestry.

Plan Consistency

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

Rationale for Recommendation

- The site is in a Community Activity Center, which is a priority area to accommodate future growth in an urban, pedestrian-oriented development form.
- The site plan implements the desired mixed-use development concept by committing to ground floor retail space at the corner of Park Road

and Mockingbird Lane and by allowing additional ground floor retail space within office and multi-family buildings.

- The development supports walkability by committing to a mix of residential and non-residential components with street level access.
- It also improves pedestrian mobility by providing a pedestrian crosswalk at Park Road and Mockingbird Lane and a network of internal sidewalks connecting the sidewalk along the public streets to buildings, dwelling units, and the centralized public open space.
- The proposal enhances connectivity by adding new streets, which will supplement the existing network.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

**PLANNING STAFF REVIEW**

• **Background**

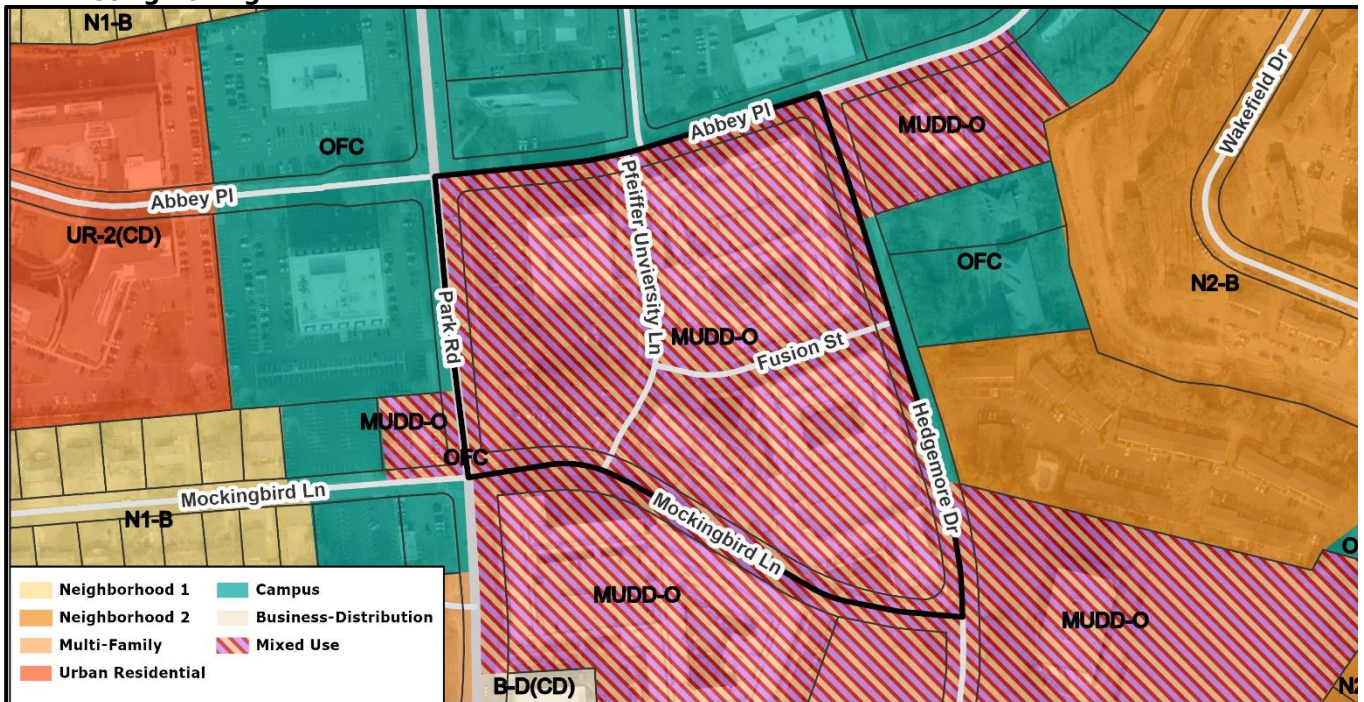
- The site was rezoned in 2016 (rezoning 2015-120). It allowed 600,000 square feet of commercial uses, including a minimum of 5,000 square feet and a maximum of 35,000 of ground floor retail space, and 450 multi-family dwelling units in five development areas.

• **Proposed Request Details**

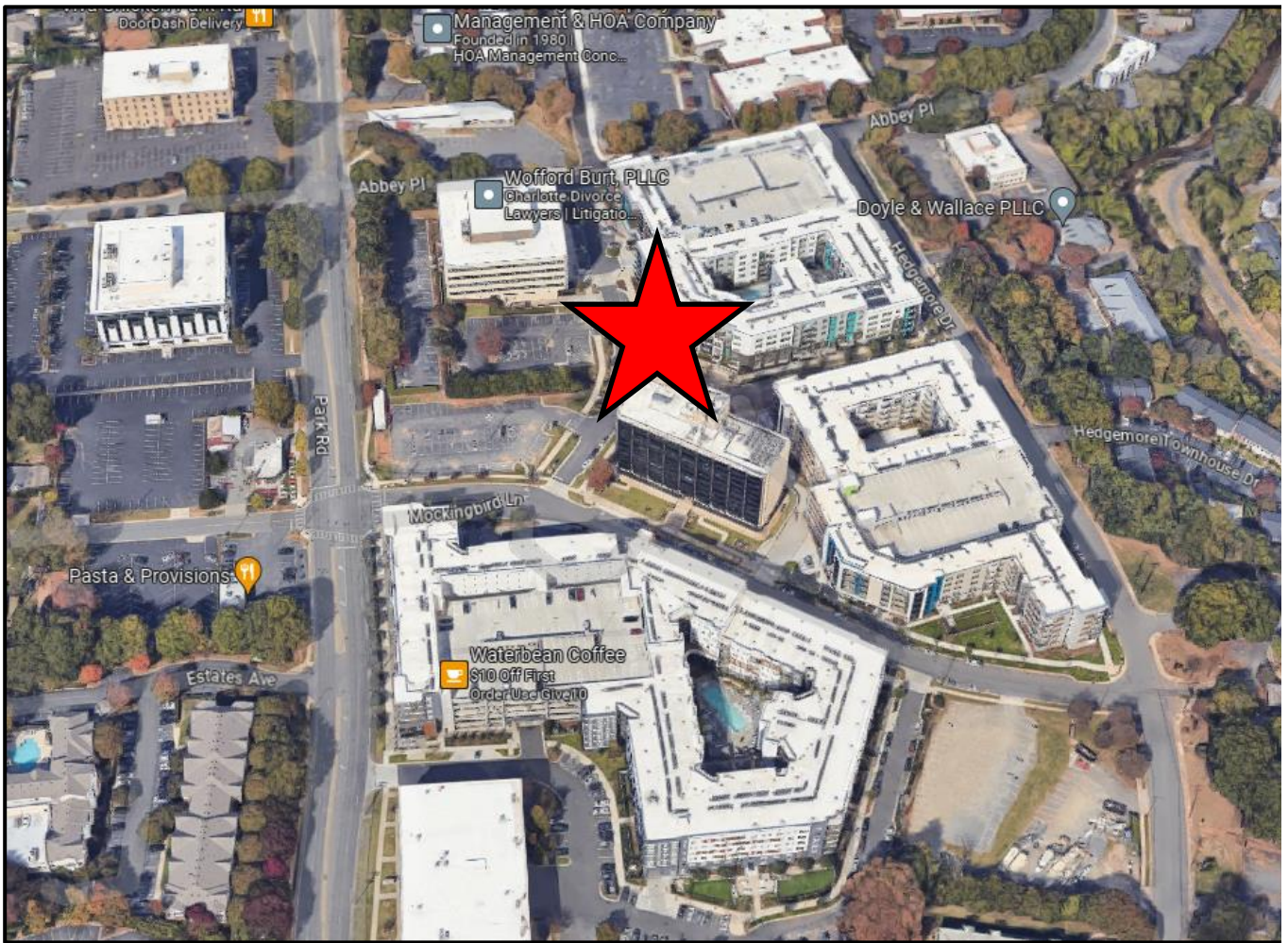
The site plan amendment contains the following changes:

- Increases the number of residential uses from 450 to 550 units.
- The building footprints remain the same.

• **Existing Zoning**



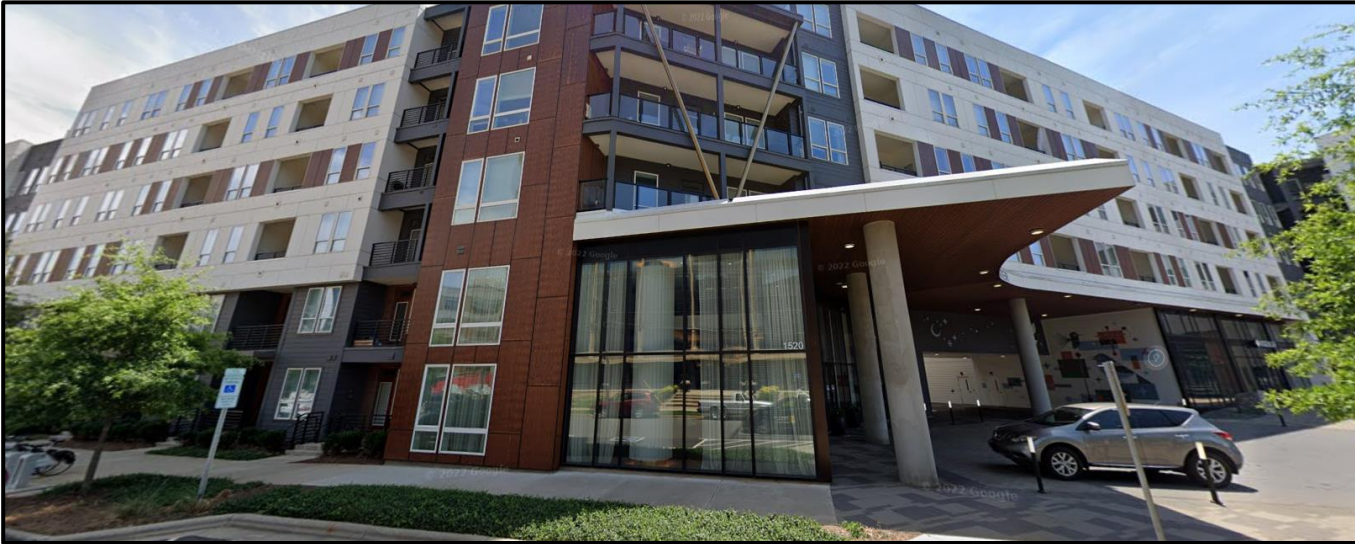
- The surrounding land uses include multi-family apartments, office, retail and commercial uses.



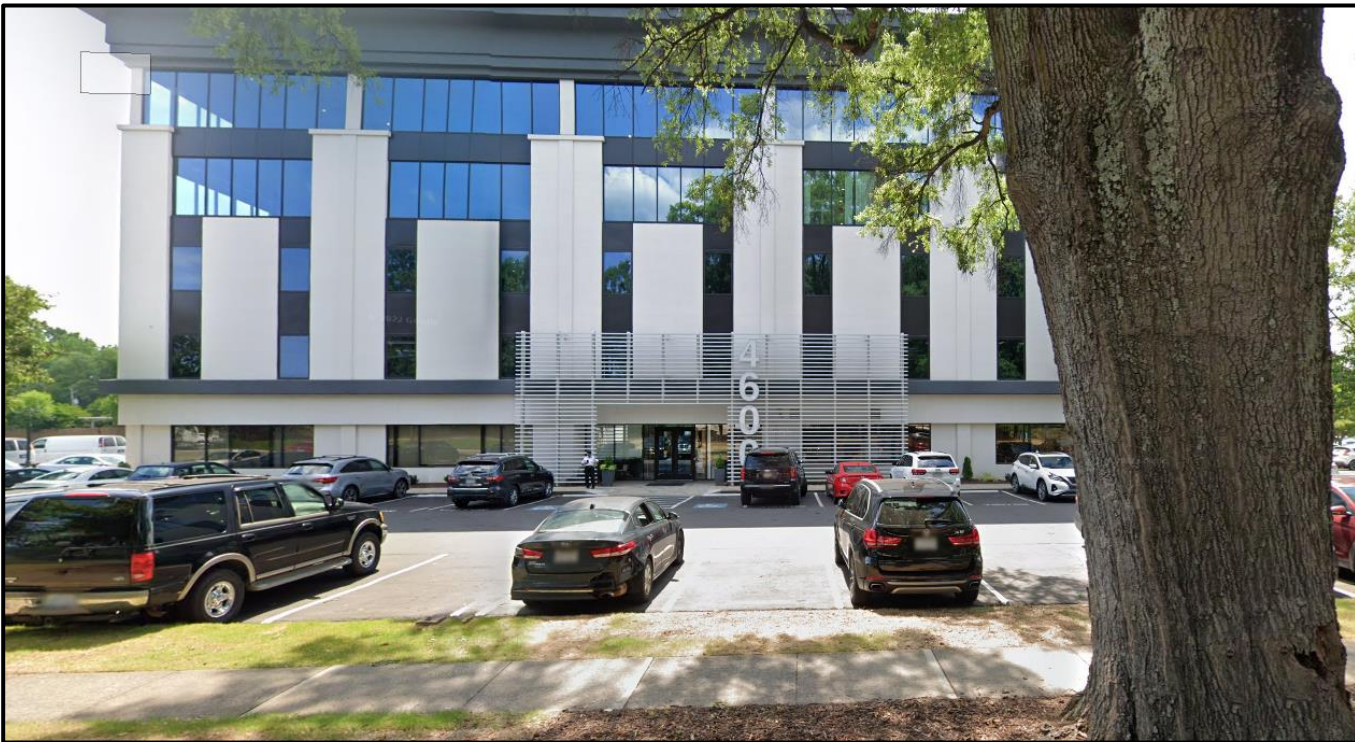
The subject property is denoted with a red star.



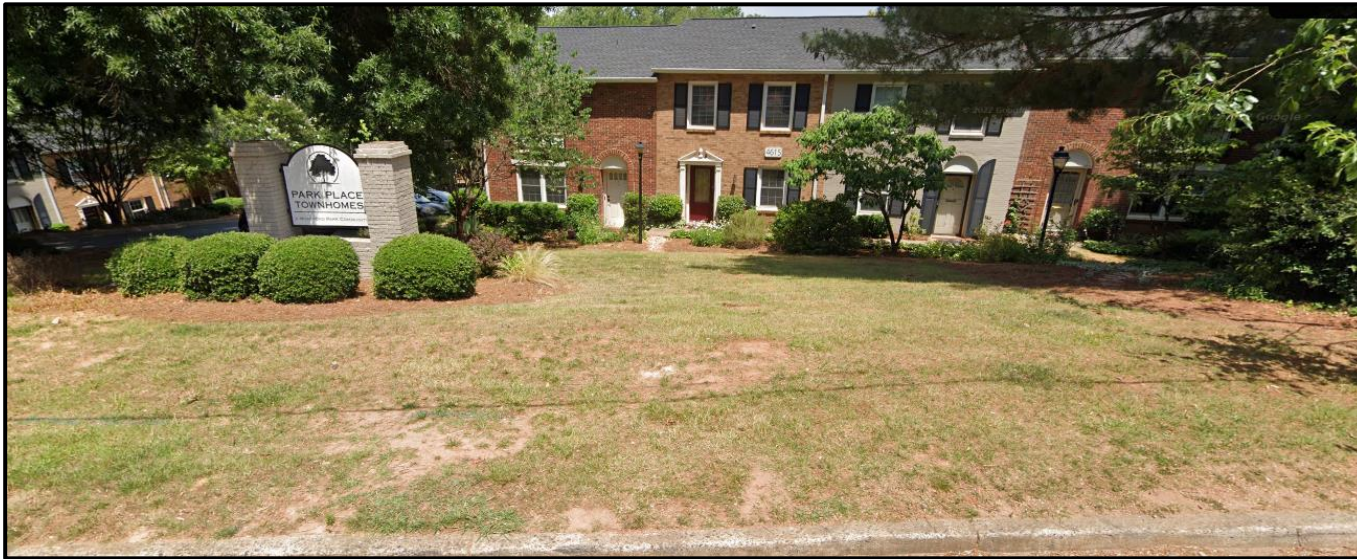
The property to the north along Abbey Place is developed with a bank.



The property to the south along Mockingbird Lane is developed with an apartments.

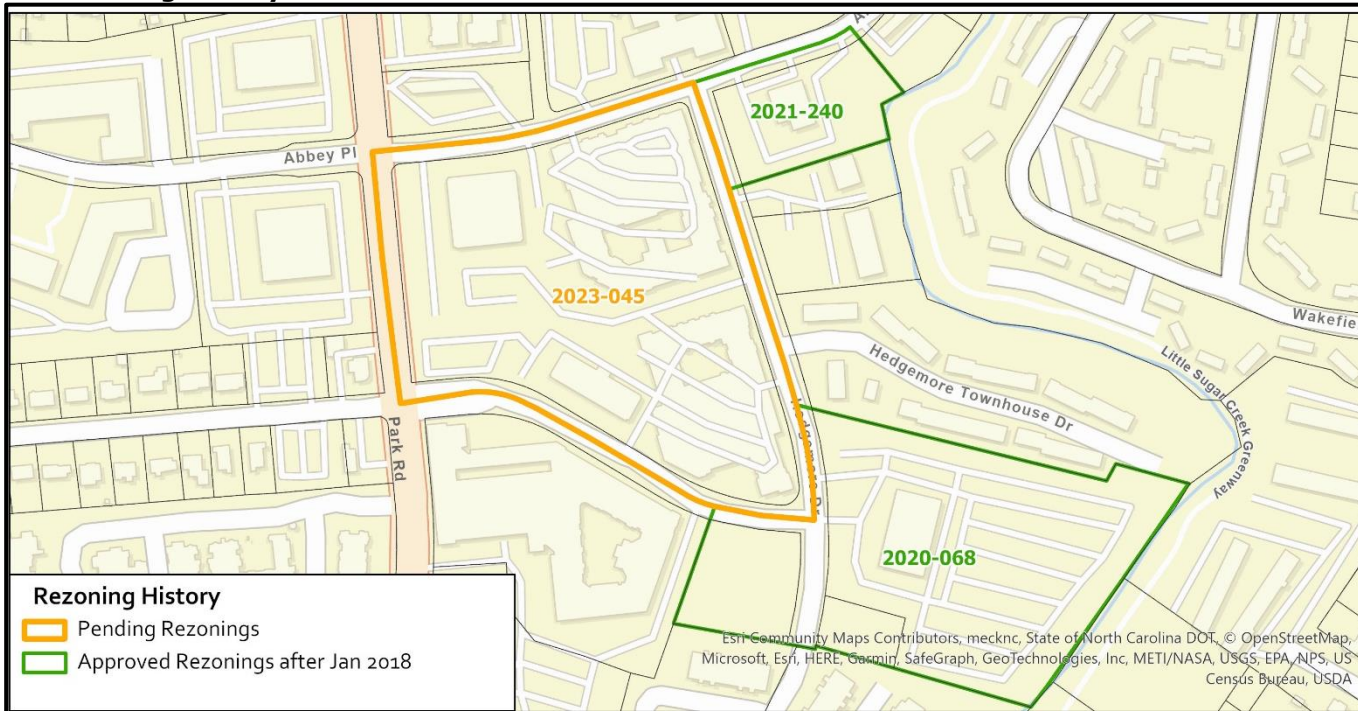


The property to the west along Park Road is developed with an office building



The property to the east along Hedegmore Drive is developed with apartments.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-068	Rezoned 8.5 acres from O-1 and MUDD(CD) to MUDD-O to maintain the existing office building and redevelop the remainder of the site with a mixture of uses.	Approved
2021-240	Rezoned 1.67 acres from MUDD(CD) to MUDD-O to redevelop the site with up to 252 multi-family dwelling units, and up to 3,500 square feet of non-residential uses	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center Place Type for this site.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Park Road, a City-maintained major arterial, and Abbey Place, a City-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site previously completing a traffic study. Site plan revisions are needed to label and dimension future ROW. Further details are listed below.

• **Active Projects:**

- CIP: Montford Drive Extension
  - Project ID: PMES181555
  - Location: From end of existing Montford Drive to Abbey Place
  - Description: Extend Montford Drive to connect to Abbey Place and provide pedestrian crossings and a traffic signal at the Montford Drive/Woodlawn Road intersection.
  - Project Type: Road Construction
  - Anticipated Completion Date Year: Mid 2022

• **Transportation Considerations**

- See Outstanding Issues, Note 1.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 5,040 trips per day (based on 557 multi-family dwelling units).

Entitlement: 21,185 trips per day (based on 450 multi-family dwelling units, 371,600 square feet of retail and 228,300 square feet of office uses).

Proposed Zoning: 21,815 trips per day (based on 550 multi-family dwelling units, 371,600 square feet of retail and 228,300 square feet of general office uses).

**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-Mecklenburg Schools:** Development allowed with the existing zoning could generate 155 students, while development allowed with the proposed zoning may produce 189 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 34 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Selwyn Elementary from 85% to 97%

- Alexander Graham Middle from 106% to 109%
- Myers Park High from 123% to 124%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Mockingbird Ln., an existing 6-inch water distribution main located along Hedgemore Drive, and an existing 6-inch water distribution main on Park Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Abbey Place and an existing 8-inch gravity sewer main located along Hedgemore Drive. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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:** See Outstanding Issues, Note 2.

#### **OUTSTANDING ISSUES**

##### Transportation

1. Site plan needs to show dimension of future back of curb from centerline.

##### Environment

2. Tree survey required. Missing street trees along Hedgemore Drive, Mockingbird Land, and Abbey Place.

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