

REQUEST	Current Zoning: R-4 (single family residential), O-1 and O-2 (office), B-1(CD) (neighborhood business, conditional) and B-2 (general business) Proposed Zoning: MUDD-O (mixed use development, optional) and NS (neighborhood services)
LOCATION	Approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue. (Council District 5 - Ajmera)
SUMMARY OF PETITION	The petition proposes to redevelop contiguous, vacant and occupied parcels located in the East Forest area as a mixed use development consisting of 68,000 square feet of uses permitted in the MUDD (mixed use development) district, and 12,000 square feet of uses permitted in the NS (neighborhood services) district. Proposed uses include retail, eating/drinking/entertainment establishments, personal service and office uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Tull Bros LLC, and R. Read Tull LLC and Charles W. Tull, LLC Selwyn Property Group Bridget Grant and Jeff Brown, Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 47.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, the environment, and site and building design.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Independence Boulevard Area Plan's</i> recommendation for mixed use development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site will serve as a transition between the more auto-oriented environment around the interchange of Independence Boulevard and Idlewild Road, and the desired pedestrian oriented environment along Monroe Road. • The site plan allows for a mix of uses on the site, including retail and office, as called for in the area plan. • The proposed development along Monroe Road will facilitate the desired pedestrian oriented environment on that street by placing the buildings near the sidewalk, not allowing parking between the buildings and the street, establishing pedestrian connections to the buildings from the sidewalk along Monroe Road, and providing an urban open space at the corner. • The proposed development along Idlewild Road is designed to be more auto-oriented, consistent with the nature of Idlewild Road in this location and the connection of an on/off ramp to Independence Boulevard. • The proposed site plan supports connectivity in the area by establishing an enhanced street network with smaller blocks and pedestrian and bicycle facilities.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Multi-use development consisting of uses permitted in the MUDD (mixed use development) district and NS (neighborhood business) districts, in no more than seven principal buildings.

- Site divided into Development Areas A, B, C, D, and E.
- Development Areas A, B, C and E
 - Proposed for the MUDD-O (mixed use development, optional) district.
 - A maximum of 68,000 square feet in Areas A, B and D. Uses allowed in the MUDD (mixed use development) district include office, residential, retail and civic uses.
 - Area E may be developed with tree save, storm water/PCCO facilities, and landscaped areas.
 - Two uses with accessory drive-through windows are permitted, only one of which may be allowed with an eating/drinking/entertainment establishment. However, this limitation does not apply to a limited service restaurant, which is a type of EDEE.
- Development Area D
 - Proposed for the NS (neighborhood services) district.
 - A maximum of 12,000 square feet. Uses allowed in the NS (neighborhood services) district include office, residential, retail and civic uses.
 - One automotive service station/convenience store is permitted on the site.
 - The area may be divided into two parcels to permit multiple uses including cobranded uses, in lieu of the single use depicted on site plan.
 - Two uses with accessory drive-through windows are permitted.
- Provides definitions for personal services and limited service restaurant.
- Site will be accessed from Long Avenue and Idlewild Road.
- Petitioner shall provide for extension of and improvements to Long Avenue in phases. The extension of Long Avenue from the intersection with Monroe Road to the intersection with new Public Street A shall be completed prior to issuance of the first certificate of occupancy for a building within Development Area A or B, and C. The petitioner shall provide for right-of-way to support such improvements and extension of Long Avenue prior to completion of such improvements and extensions.
- Petitioner shall install Public Street A with six-foot sidewalks and an expanded section as the street approaches Idlewild Road.
- Provided a conceptual rendering.
- Optional Requests:
 - Allow wall signs up to 220 square feet of sign area or 10% of the wall area to which it is attached, whichever is less.
 - Allow one detached ground mounted sign per street front with a maximum height of 20 feet and containing up to 150 square feet of sign area.
 - Allow freestanding, single use buildings to have detached signs up to four feet in height with up to 32 square feet of sign area.
 - Allow up to two uses with accessory drive-through windows in the MUDD (mixed use development) area, limited to one eating/drinking/entertainment establishment. This limitation does not apply to a limited service restaurant.
 - Eliminates the requirement for doorways to be recessed into the face of the building when the width of the sidewalk is at least 10 feet or to eliminate the requirement for doorways to be recessed when emergency exits. To not require operational customer doorways in development Area A to be recessed.
 - Eliminate the required surface and structured parking areas, outdoor dining areas, and loading dock area from being counted as part of the allowed gross floor area for the site.
 - Allow parking and maneuvering between the buildings located in Development Area B and Idlewild Road and Monroe Road.
 - Allow parking to the side of buildings within Development Areas A and B.
 - Allow windows and window boxes located on the building within Development Area A that faces Monroe Road and Idlewild Road to have graphic images applied to 100% of the glazing of the window or window box.
- **Existing Zoning and Land Use**
 - The subject property is zoned R-4 (single family residential), O-1 and O-2 (office), B-1(CD) (neighborhood business, conditional), and B-2 (general business). Petition 2000-140 rezoned a 1.31-acre portion of the site located on Idlewild Road to B-1(CD) (neighborhood business, conditional) to allow all uses permitted in the district, with the exception of gas stations, convenience stores, drive-in and drive through fast food restaurants, and banks with drive-up windows.
 - The subject properties are currently developed with office, and retail uses.
 - Surrounding properties fronting either side of East Independence Boulevard are zoned B-1SCD (business shopping center), B-2 (general business) and B-2(CD) (general business, conditional) and are developed with retail, eating/drinking/entertainment, and automotive sales uses.
 - Properties south of East Independence Boulevard and Monroe Road are zoned R-4 (single family residential), O-1(CD) (office, conditional), O-2 (office) and NS (neighborhood services) and developed with single family detached dwellings, an outdoor recreation use (McMullen Creek

- Greenway), an eating/drinking/entertainment use, and a religious institution.
- Properties south of Monroe Road contain single family and multi-family residential, office, hotel, and religious institution uses in R-3 (single family residential), R-17MF (multi-family residential), and O-1 (office) districts.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2011-017 rezoned 20.6 acres located on the east side of Monroe Road between Idlewild Road and Conference Drive from R-17MF (multi-family residential) to NS (neighborhood services) to allow a mixed use development consisting of up to 275 multi-family residential units and up to 15,000 square feet of office, retail and eating/drinking/entertainment uses.
 - **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends vertically integrated mixed use development, with ground floor retail with office and/or residential above, at this location. The intent was to complement the future transit oriented development at the proposed station located in the area between Idlewild Road and Conference Drive and to serve as a transition to a mixed use node along Monroe Road. However, the plan also states that if vertical integration of uses is not feasible, the area should develop with a horizontally integrated mix of office, retail and/or residential up to 12 dwelling units per acre that is interconnected so that buildings function collectively with common pedestrian connections and open space.
 - The plan recommends that building heights should not exceed 60 feet.
 - The plan also calls for the future street network to include a new street connecting Idlewild Road at the outbound Independence Boulevard ramp to Long Avenue and for Long Avenue to be extended to connect to Independence Blvd.
 - The streetscape recommended in the adopted plan shows a six-foot pedestrian zone, eight-foot planting strip, 6.5-foot bike lane, 22 feet of travel lanes in each direction, and a 12-foot intermittent median/turn lane for both Monroe Road and Idlewild Road.
 - **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the signalized intersection of major thoroughfares and is also bordered by a local street. The current site plan commits to right-of-way dedication for the City’s intersection improvement project at Monroe and Idlewild Roads and cross section improvements along the site’s Long Avenue frontage. CDOT continues to request the extension of the wide sidewalk along Development Area D to maintain a consistent facility for users of the Independence Sidewalk and Bikeway Project until they reach the signalized crossing of Idlewild Road.
 - See Outstanding Issues, Note 2 through 7.
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 4,418 trips per day (based on 38,000 sf of office; 19,960 sf retail; 9,000 sf tire store; 2,000 sf eating/drinking/entertainment establishment; 9,040 sf retail grocer; and 1,600 sf barber shop).
Entitlement: 9,750 trips per day (based on 71,820 sf office uses; 106,000 sf of retail uses in B-1(CD) and B-2 zoning; and three single family detached dwellings in R-4 zoning).
Proposed Zoning: 5,784 trips per day (based on 80,000 sf of retail uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No comments received.
- **City Arborist:** No issues.
- **Engineering and Property Management:** See Outstanding Issues, Note 1.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUES

Environment

1. Add the following note under Environmental Heading: "The location, size and type of storm water management systems depicted on the rezoning plans or referenced in the Development Standards on Sheet RZ-2 are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points."

Transportation

2. Add a note under the heading of "Transportation" as follows: "The petitioner is responsible for any incidental signal modifications that may be incurred by creating the fourth leg of the intersection (Proposed Street A)."
3. Revise Note 4I under the heading of "Transportation" to include temporary construction easements needed by the Monroe Idlewild Capital Improvement Program Project, at such time they are requested by the City. CDOT prefers right-of-way at two feet behind back of walk.
4. Revise site plan and the transportation notes to show installation of a 12-foot wide sidewalk along the entire Idlewild Road frontage. An eight-foot wide section across Development Area D is not adequate.
5. Revise Note 4C under the heading of "Transportation" to include a commitment to right-of-way dedication upon request if segment is constructed by others.
6. Revise the site plan to extend the proposed right-of-way dedication hatching along Monroe Road and Idlewild Road.
7. Revise Note 4E to remove references to "sharrows." Pavement markings, if needed, will be determined during permitting.

Site and Building Design

8. Provide clarity for the large building located internally in Development Area C pertaining to the relationship of height, setback, orientation, and landscaping to Long Avenue. Current notes do not adequately address how the Long Avenue frontage will be treated.
9. Provide a height limit of 60 feet in Development Areas A and C that are adjacent to residential zoning and uses.
10. Update the renderings and site plans as they do not match. The renderings should reflect the size of the open space and the location the building at Monroe Road and Long Avenue and should be annotated.
11. Add a note pertaining to the building in Development Area B located closest to Monroe Road that commits to bringing the building to the street and to not allowing parking and maneuvering between this building and the street, or move the building into Development Area A, which already has these commitments.
12. Add a note that seat wall screening shall be provided between Development Area A and B along Monroe Road and extending to the Idlewild Road intersection to screen parking and frame the pocket park at the corner.
13. Clarify the location of the future back of curb on all streets and show setback measured from that location.

REQUESTED TECHNICAL REVISIONSLand Use

14. Amend Site Development Data to add B-2 under existing zoning.
15. Amend Note 2H under Optional Provisions to replace "face" with "faces."
16. Delete notes indicating that zoning ordinance requirements will be met or that simply reflect zoning ordinance standards.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - City Arborist Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review

- Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327