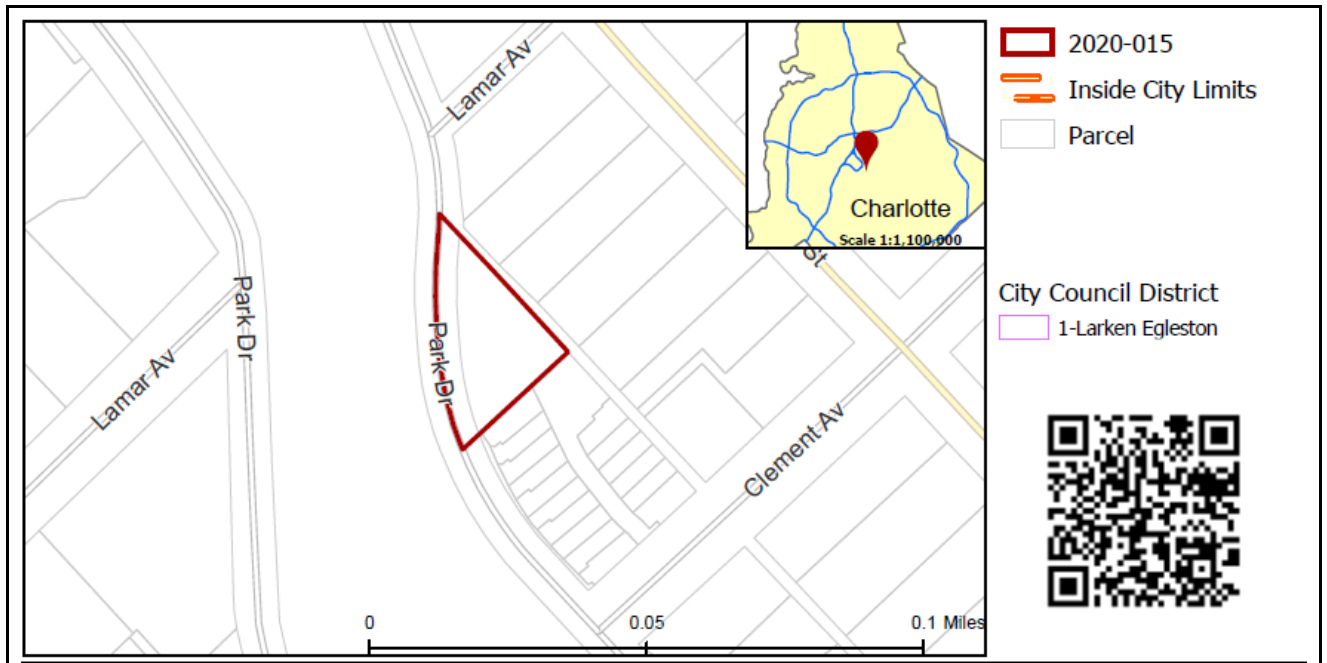


**REQUEST**

Current Zoning: R-43MF (multifamily residential)  
Proposed Zoning: MUDD-O (mixed use development, optional)

**LOCATION**

Approximately 0.23 acres located on the eastern side of Park Drive, southeast of the intersection of Lamar Avenue and 7<sup>th</sup> Street.



**SUMMARY OF PETITION**

The petition proposes to allow an office building with a residential unit above on a parcel currently developed with an office constructed in 1920. The parcel is located across the street from Independence Park.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

McShane Partners LLC  
McShane Partners LLC  
Jeff Cangro

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Elizabeth Area Plan*, which recommends office/residential land uses.

Rationale for Recommendation

- The request supports the land use recommendation for office and residential uses.
- The proposed building will be oriented towards Independence Park with the design features utilized to enhance the ground floor and pedestrian entrances.
- The design incorporates the use of the existing alley to access proposed parking and refuse collection.
- The proposed building height will be consistent with the existing residential development to the south.

- The subject property is along Park Drive and is adjacent to MUDD (mixed use development) zoned properties along Park Drive.
- The MUDD (mixed use development) standards will encourage high quality design and mixed use development, and also support walkability.
- MUDD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing walls, entrances, and screening.

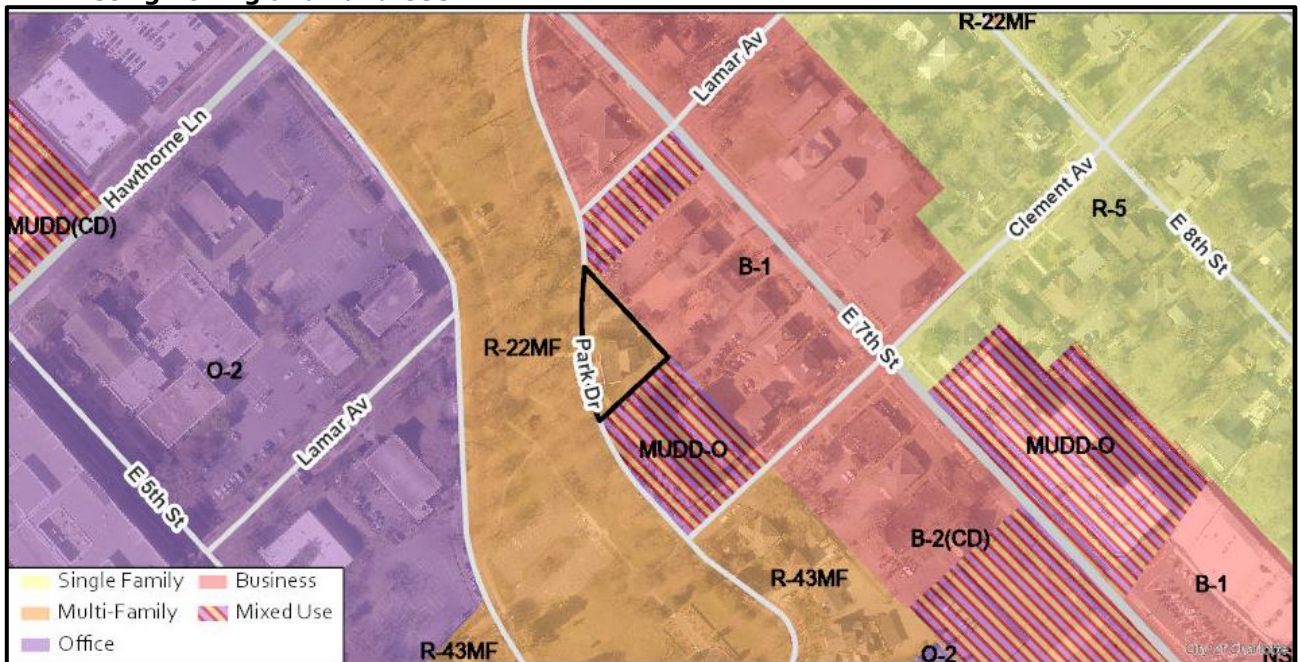
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a 6,600 square foot office building with residential dwelling unit over office.
- Proposes to provide parking via 2 spaces on site, 6 recessed spaces on Park Drive, and 4 leased spaces within 400’ of the building. Two bicycle parking spaces are also provided on site.
- Limits building height to ~~50’-4”~~ 55’.
- Allows office and residential uses.
- Prohibits eating drinking entertainment establishments (EDEE) as a permitted use. ~~A note in Section 4a indicates that any other use permitted in the MUDD district are allowed.~~
- Proposes ingress/egress off Park Drive and adjacent existing alleyway.
- Proposes a new 6-foot sidewalk and 8-foot planting strip along the site’s frontage.
- Proposes the following optional provisions:
  - Allow parking between the building and the setback.
  - Allow sidewalk to meander around existing trees.
- Includes elevations and color rendering of proposed building.
- Designs building to present a front or side façade to all streets.
- Notes facades fronting streets will include windows and/or operable doors or as a combination of the foregoing for a minimum of 50% of the length of the first floor street frontage.
- Notes facades on the first/ground floor of the building along streets will incorporate a minimum of 40% brick.
- Illustrates a 10-foot Class C buffer along the south property line.

• **Existing Zoning and Land Use**



- The site is currently developed with an office building constructed in 1920 and is surrounded by a mix of institutional, office, recreation, residential, retail uses in a variety of zoning districts.



- The rezoning site (identified by the red star) is just across the street from Independence Park and is surrounded by a mix of residential and non-residential uses.



The site is developed with an office building constructed in 1920.



Directly south are townhomes/condominiums. Across Park Drive is Independence Park.



Along East 7<sup>th</sup> Street is a mix of businesses and residential uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-029	MUDD-O SPA for 1.68 acres to amend the previously approved site plan to allow office and retail uses on the site and associated structured parking.	Approved
2016-015	Rezoned 1.68 acres from NS to MUDD-O to allow the redevelopment of a site in the Elizabeth neighborhood with a mixed use development to include residential, retail, eating/drinking/entertainment establishments (EDEEs), and office uses.	Approved
2014-084	Rezoned 1.50 acres from B-1 to MUDD-O to allow the development of up to 95 multi-family residential dwelling units, at a density of 63 units per acre, with related amenities and accessory uses.	Approved

• **Public Plans and Policies**



- The *Elizabeth Area Revitalization Plan* (2011) recommends residential/office uses for the subject site.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a local road near a major thoroughfare road. The site plan commits to the required streetscape of an 8-foot planting strip and 6-foot sidewalk along Park Drive. In addition, the petitioner is removing a vehicular access on Park Drive and upgrading the alley as their main access.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 60 trips per day (based on 5,060 square foot office).
      - Entitlement: 70 trips per day (based on 90 multi-family residential units).
    - Proposed Zoning: MUDD-Too many uses to determine.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte Fire Department:** Fire hydrant shall be located within 750' to the most remote point of building as vehicle travel.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Park Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Park Drive.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding air quality and ground water services.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**

Land Use

- ~~1. Modify language in site plan to allow only the office and residential uses as permitted uses and as shown.~~ Addressed.

Transportation

- ~~2. Park Drive: The future location of curb and gutter is in its existing location. The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.~~ Addressed.

Site and Building Design

- ~~3. Reference "residential dwelling unit" on site plan.~~ Addressed.
- ~~4. Limit building height to 55 feet. Ensure all language on site plan and elevations are consistent.~~ Addressed.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782