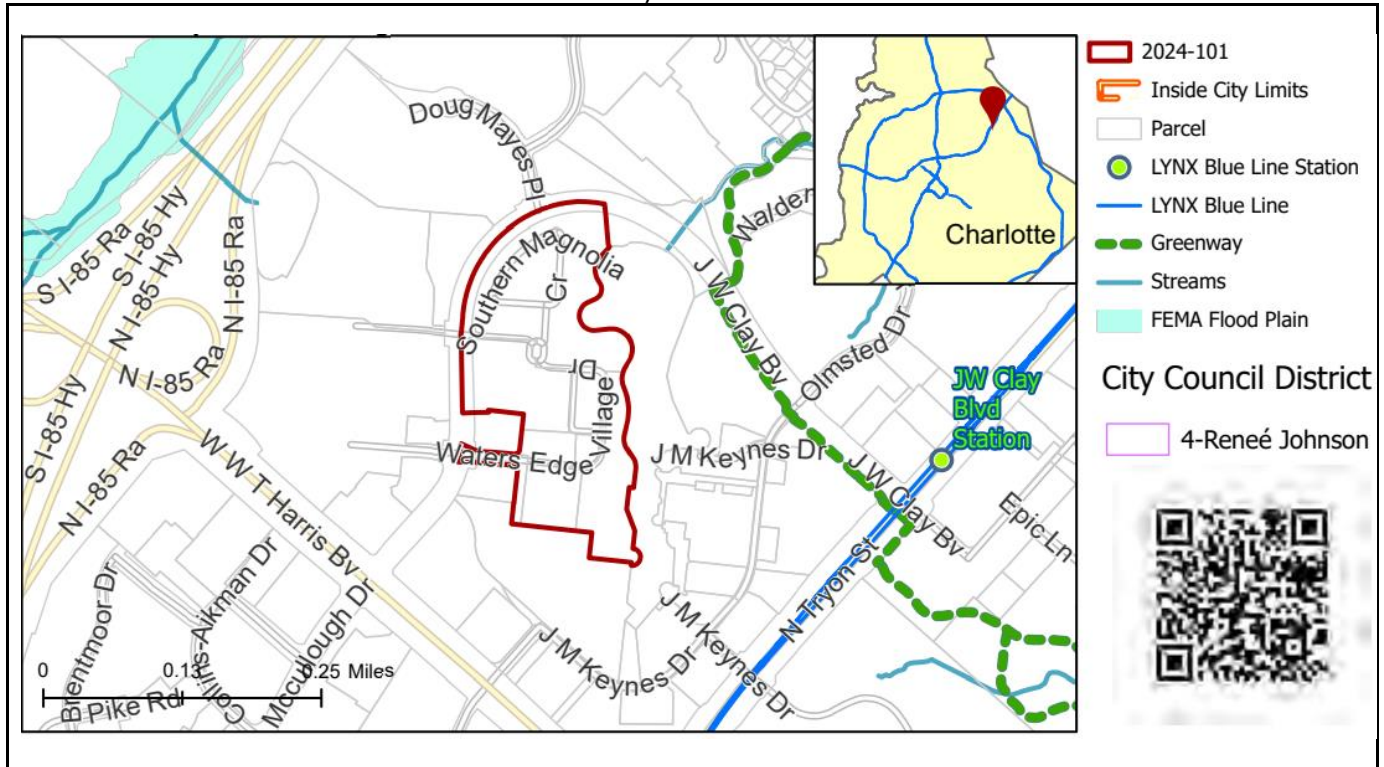


**REQUEST**

Current Zoning: MUDD-O (mixed use development, optional)  
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

**LOCATION**

Approximately 20.56 acres located along the east side of J. W. Clay Boulevard, both the north and south sides of Waters Edge Village Drive, west of J. M. Keynes Drive.



**SUMMARY OF PETITION**

The petition proposes to amend an existing approved rezoning site plan to allow up to 303 additional residential units subject to conversion provisions.

**PROPERTY OWNER**

EB Arrow Crystal Real Estate

**PETITIONER**

EB Arrow Crystal Real Estate

**AGENT/REPRESENTATIVE**

Brett Seward, PLA, LandDesign, Inc.

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The proposed development would provide the range of uses and density desired in this area of University City.
- The proposed project will help facilitate the continued transition of the University City area to a more urban, walkable community.

- The petition proposes publicly accessible multi-use and pedestrian facilities, access to pedestrian plaza and open space, and connectivity within the larger RAC site.
- The proposed site is within ½ mile of a LYNX transit stop and multiple CATS bus stops.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development

**PLANNING STAFF REVIEW**

• **Background**

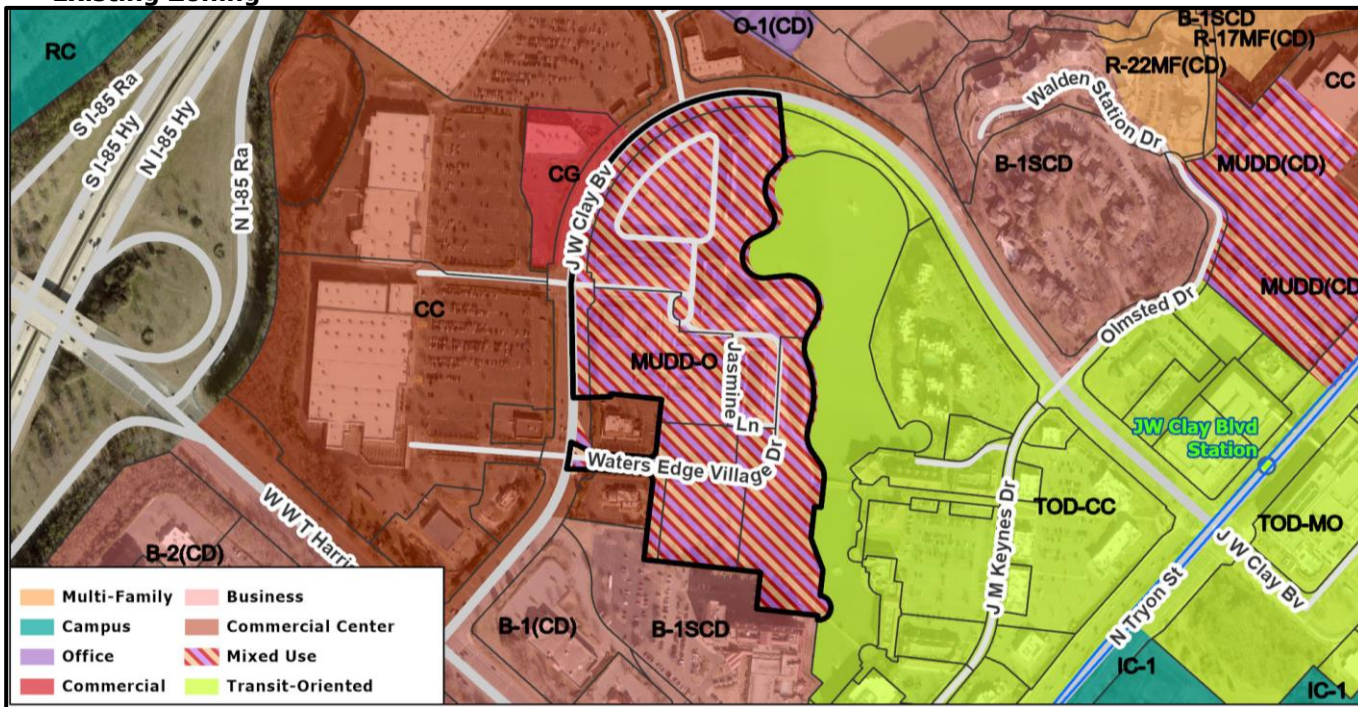
- The site was rezoned in 2019 (RZP 2018-151) to allow a maximum development up to 260,000 square feet of Commercial, 40,000 square feet of Civic (library), 600 residential units.

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Allow up to 303 additional residential units subject to conversion provisions.
- Unused commercial/office square footage may be converted to residential units at a rate of 760 square feet of commercial/office use per 1 residential unit up to a maximum conversion of 303 residential units.
- The total number of residential units including conversions shall not exceed 903 total units.

• **Existing Zoning**



- The site is zoned MUDD-O. The property is surrounded by TOD-CC, B-1(CD), B-1SCD CG, and CC zoning and commercial and multi-family uses.



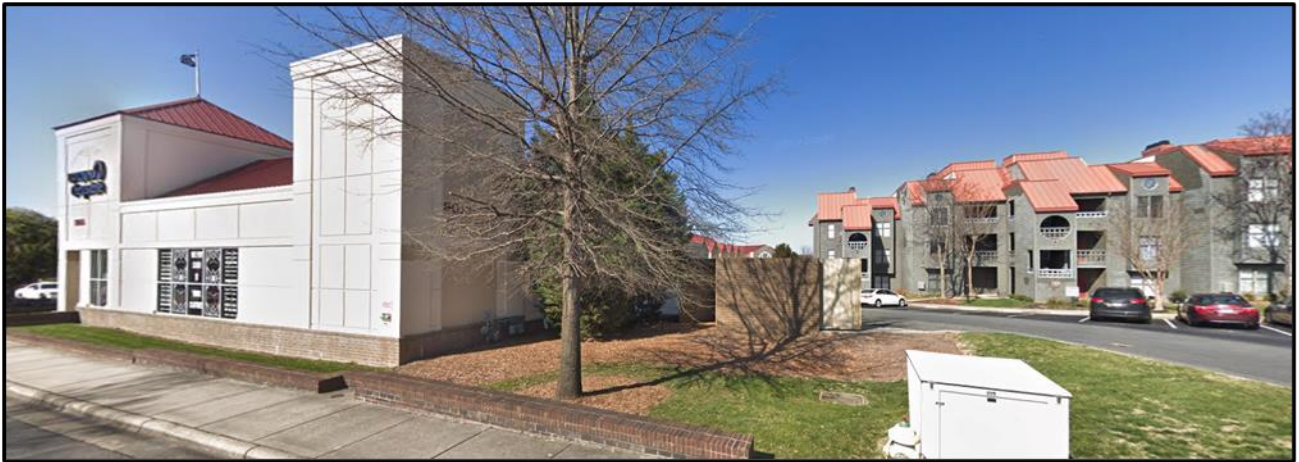
The subject property is denoted by a red star. It is a portion of the Shoppes at University Place and developed with a mix of retail and commercial uses.



The properties to the north along JW Clay Boulevard are a mix of office and retail uses.



The properties to the south along JM Keynes Drive are developed with a hotel and a mix of retail and commercial uses.

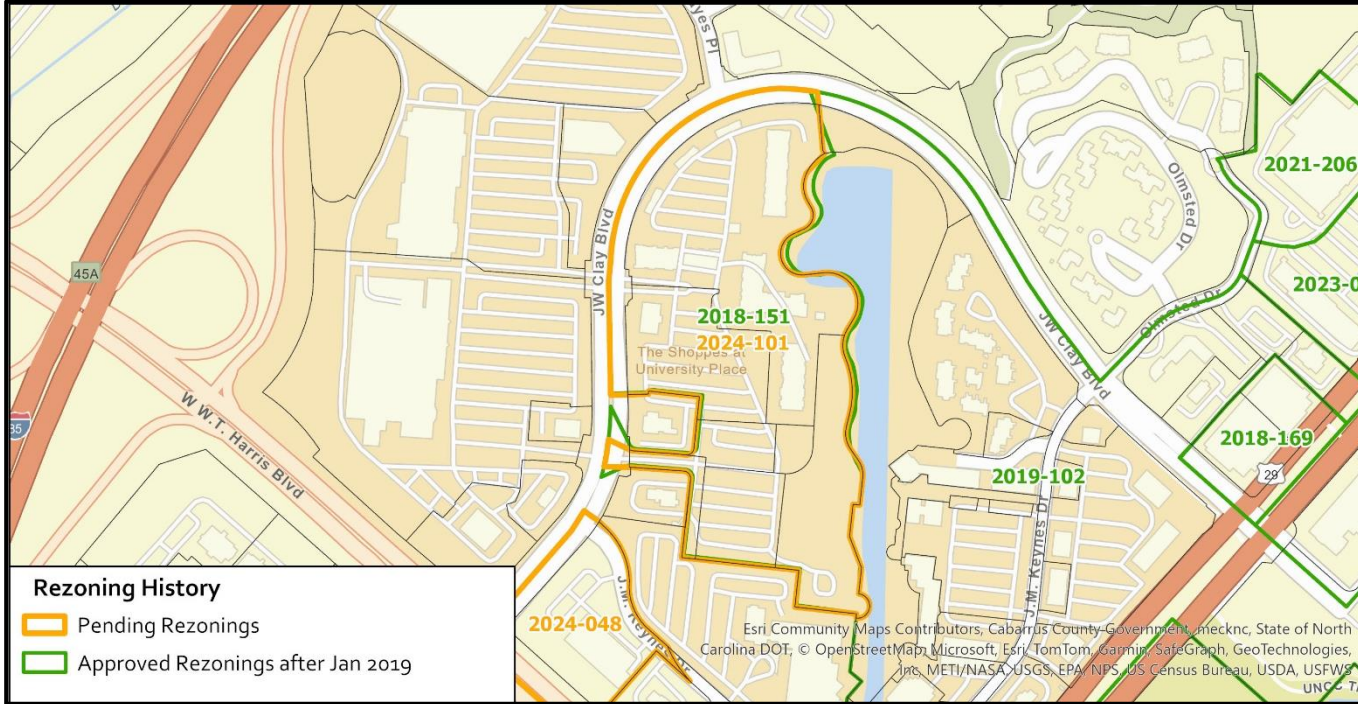


The properties to the east along JM Keynes drive are developed with multi-family residential and retail uses.



The properties to the west along JW Clay Boulevard are developed with a mix of retail uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-151	Rezoned 20.5 acres from CC to MUDD-O to allow up to 260,000 square feet of Commercial, 40,000 square feet of Civic (library), 600 residential units.	Approved
2018-169	Amendment to the Zoning Ordinance to replace three existing transit oriented development districts with four new transit oriented development districts and regulations.	Approved
2019-102	Realignment rezoning of parcel along the LYNX corridor to TOD districts.	Approved
2021-206	Rezoned 4.5 acres from CC to MUDD(CD) to redevelop an existing retail space with up to 305 multi-family units with structured and surface parking and up to 5,100 square-feet of retail space.	Approved
2023-034	Rezoned 4.9 acres from CC to MUDD(CD) to redevelop a portion of the existing shopping center with a mixed-use development containing up to 400 multi-family dwelling units and 91,500 square-feet of retail	Approved
2024-048	Proposes to rezone 3.68 acres from B-1(CD) to B-1(CD) SPA to allow development of multiple buildings.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends a Regional Activity Center.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to JW Clay Boulevard, a City-maintained minor arterial, north of WT Harris Boulevard, a State-maintained expressway. A Technical Traffic Memorandum (TTM) update is not required due to the decrease in density. All outstanding CDOT comments have been addressed.

• **Active Projects:**

- JW Clay Blvd Streetscape
  - Between WT Harris Boulevard and North Tryon Street, construction sidewalk and bike lanes with widening certain areas of the road.
  - Anticipated completion in early 2027

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 18,070 trips per day (based on 260,000 SF retail, 40,000 SF library, 600 Multi-family dwelling units).

Proposed Zoning: 19,209 trips per day (based on 260,000 SF of retail, 40,000 SF library, 903 multi-family dwelling units).

**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 Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 111 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - University Meadows Elementary from 123% to 131%.
    - James Martin Middle from 65% to 68%.
    - Julius Chambers High from 137% to 139%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along JW Clay Boulevard. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along JW Clay Boulevard. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** No outstanding issues.

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