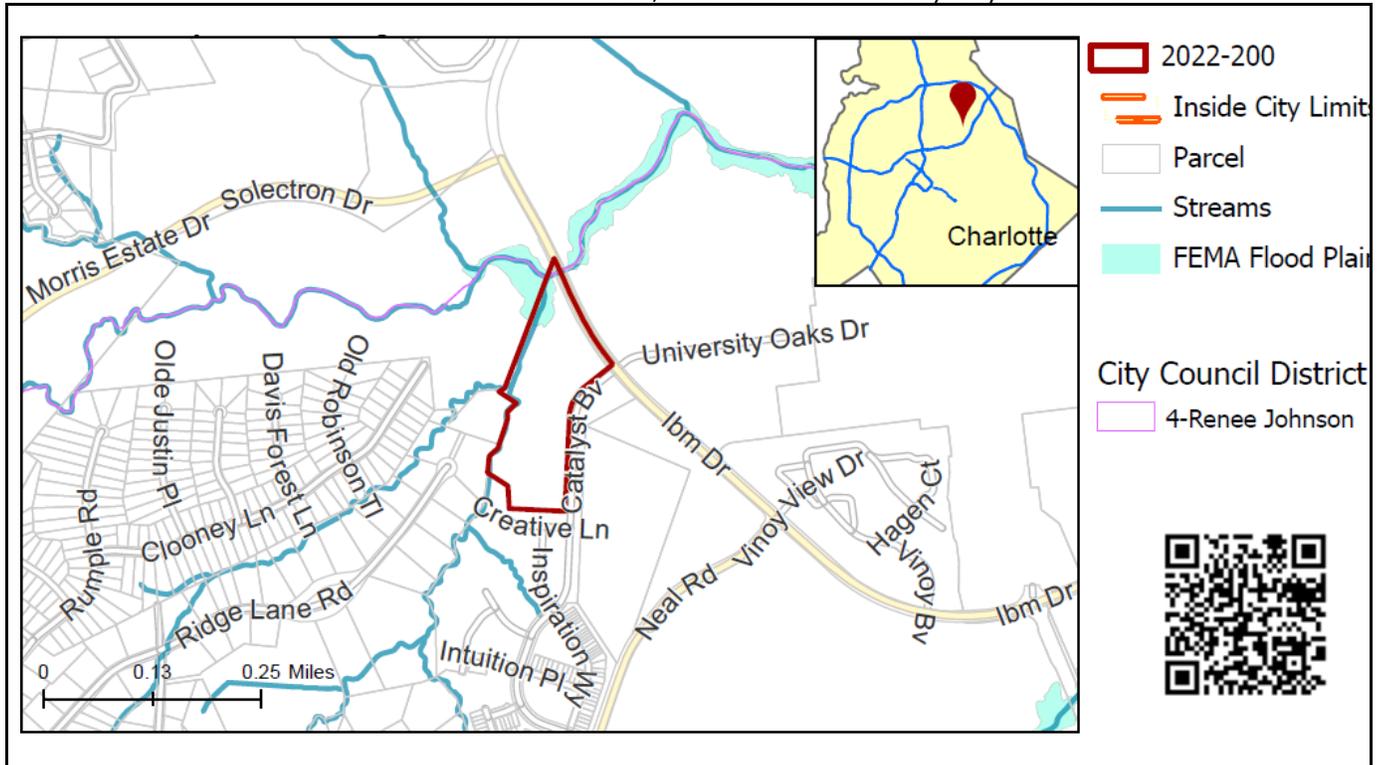


**REQUEST**

Current Zoning: R-8MF(CD) (multifamily residential, conditional)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 12.403 acres located on the west side of IBM Drive, south of Baucom Road, and north of University City Boulevard.



**SUMMARY OF PETITION**

The petition proposes a residential community containing a maximum of 200 multi-family dwelling units and any incidental and accessory uses that are allowed in the UR-2 zoning district.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

IP P2 CCP, LLC  
IP P2 CCP, LLC  
Collin Brown, Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0

**STAFF**  
**RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1.

Rationale for Recommendation

- The petition proposes to add to the variety of housing options in the area.
- This location is well served by the Community Activity Centers and Campus place types in the area as the site is located directly across from the research park on IBM Drive.

- This site will also be served by the future public greenspace at the IBM Drive Park site adjacent to this location.
- The petition proposes to include a minimum of 30,000 square feet of outdoor amenity areas located throughout the site.
- The petitioner proposes streetscape improvements including an 8-foot planting strip and 12-foot multi-use path along IBM Drive and an 8-foot planting strip and 8-foot sidewalk along Catalyst Boulevard.
- This location is well served by bus transit along IBM Drive.
- The petitioner proposes to support transit access by installing a CATS bus waiting pad on the site's frontage along IBM Drive.
- The petition proposes to provide a vegetated landscape area to serve as a buffer to approved townhome entitlements adjacent to their site.
- 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

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

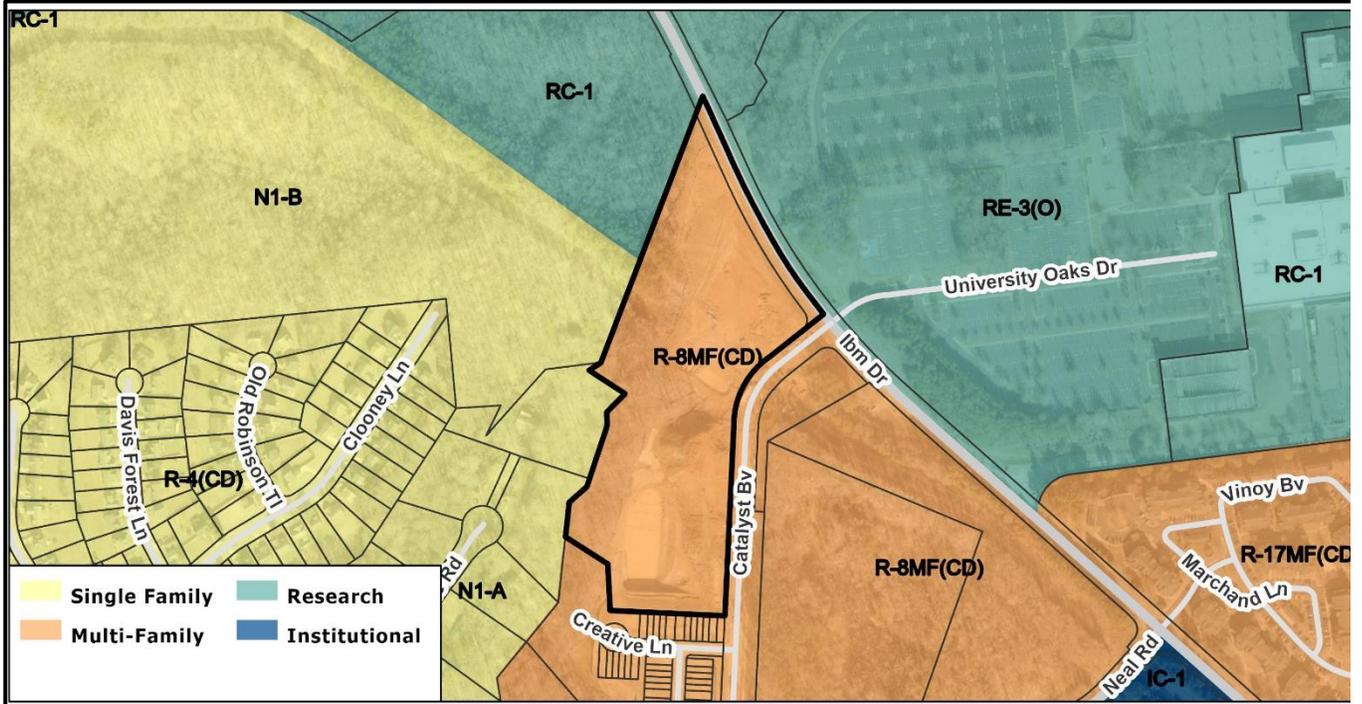
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 200 multi-family dwelling units in two buildings.
- Limits building height to 65-feet.
- Commits to an 8-foot planting strip and 12-foot multi-use path along IBM Drive and an 8-foot planting strip and 8-foot sidewalk along Catalyst Boulevard.
- Commits to installing a CATS bus waiting pad on the site's frontage along IBM Drive.
- Provides a minimum of 30,000 square feet of outdoor amenity areas located throughout the site.
- Provides an enhanced vegetated landscape area with a minimum width of 10-feet along the eastern property edge.
- Provides a minimum 20-foot-wide easement between the Catalyst Boulevard multi-use path and Mecklenburg County Property for future trail.
- Provides architectural standards including building materials.

• Existing Zoning



- The land uses include single family homes, multi family, office, schools, retail, and future park. It was originally part of rezoning 2020-035.



Red star denotes subject property.



The area to the north and east of the site along IBM Drive is developed with office and multi-family apartments at Innovation Park.

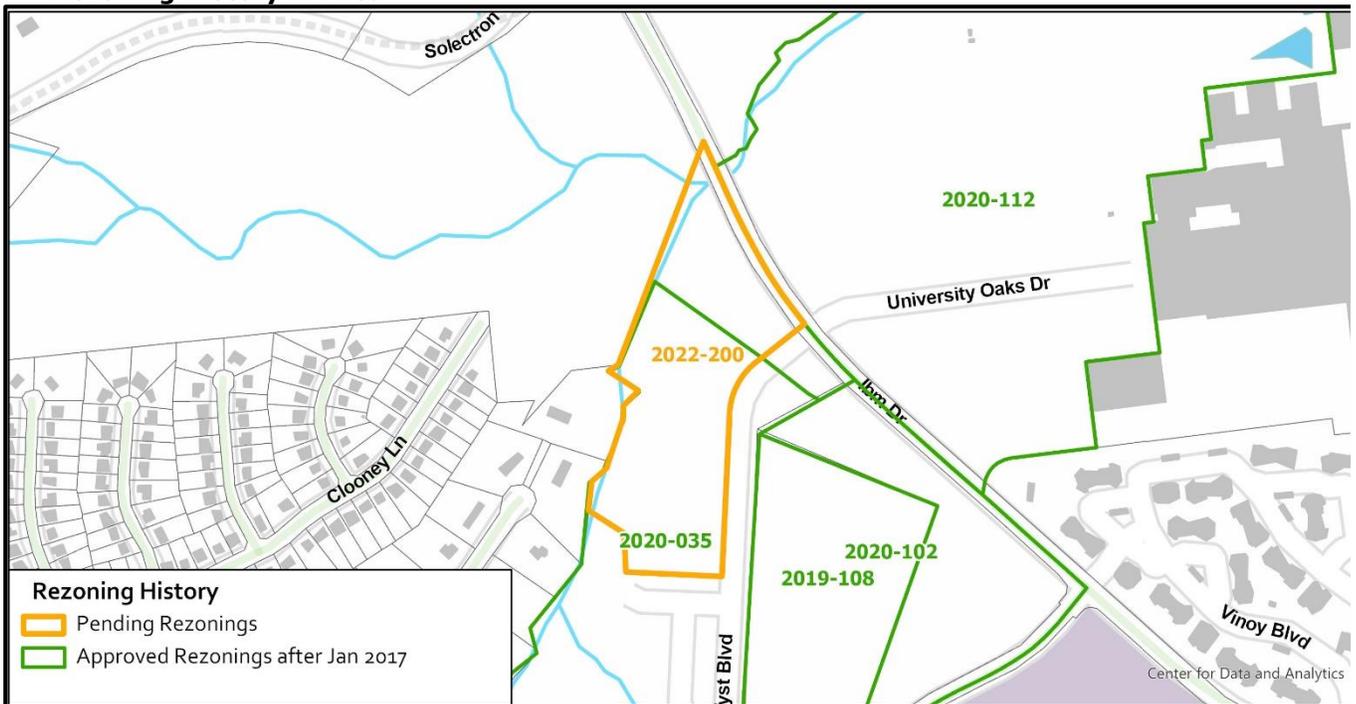


The area to the west of the site along Clooney Lane is developed with single family homes.



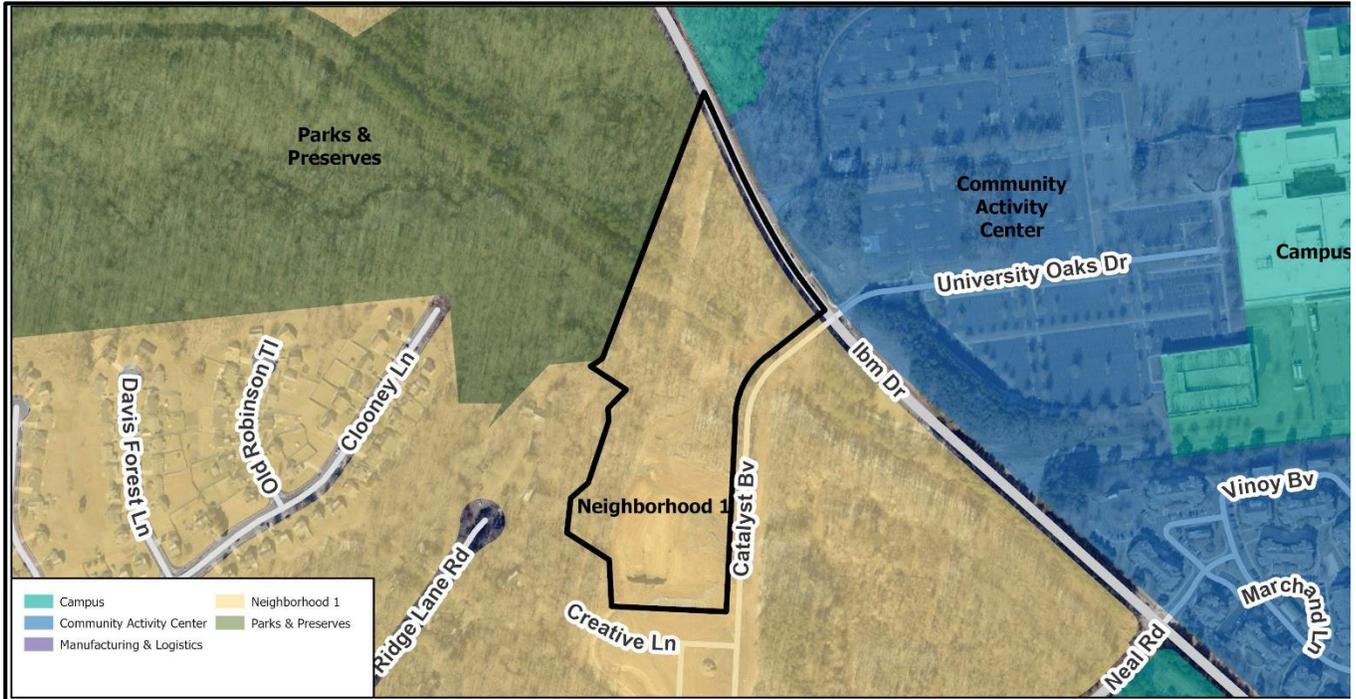
The area to the south is currently under construction with multifamily apartments.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-108	Rezoned 13.21 acres to allow up to 92 duplexes, triplexes and/or single-family attached dwelling units. (never built)	Approved
2020-035	Rezoned 49 acres up to 300 residential units, broken out into 250 single family attached units and 50 multi-family units.	Approved
2020-102	Rezoned 23.36 acres to allow up to 157 duplexes, triplexes and/or single-family attached dwelling units.	Approved
2020-112	Rezoned 57.2 acres to allow a redevelopment of a portion of the Innovation Park Site into a multi-use development containing 575 multi-family dwelling units, 660,000 square-feet of non-residential uses of which a maximum 30,000 square-feet could be devoted to retail, personal services, and restaurant uses.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located at the corner of IBM Drive, a City-maintained minor throughfare, and Catalyst Boulevard, a privately maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Site plan and/or conditional note revisions are needed to commit to site access relocation. Further details are listed below.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issues, Note 1.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 430 trips per day (based on 99 multi-family dwelling units).

Proposed Zoning: 910 trips per day (based on 200 multi-family dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 12 students, while development allowed with the proposed zoning may produce 24 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 12 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Governor’s Village STEM Academy K-8 remains at 94%.
    - Julius L. Chambers High remains at 137%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located on IBM Drive. The proposed rezoning is in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Wayford at Innovation Park. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.

- **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:** See Outstanding Issues, Note 2.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 3.

#### **OUTSTANDING ISSUES**

##### Transportation

1. Revise site plan and conditional note(s) to commit to revising southern access location to align with the adjacent development access or remove from plan.

##### Environment

2. Plans currently show that the developer will build a 10-foot trail and provide a 20-foot easement between the Catalyst Boulevard multi-use path and Mecklenburg County Property. Mecklenburg County's preference is for the developer to provide a 60-foot easement along this corridor for Mecklenburg County to construct the trail in the future. If the developer still wants to construct the trail and dedicate the trail to Mecklenburg County, the trail should be constructed to County standards at 12-foot width with a minimum permanent easement of 22-foot along the constructed trail.
3. Show tree save area on plans.

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