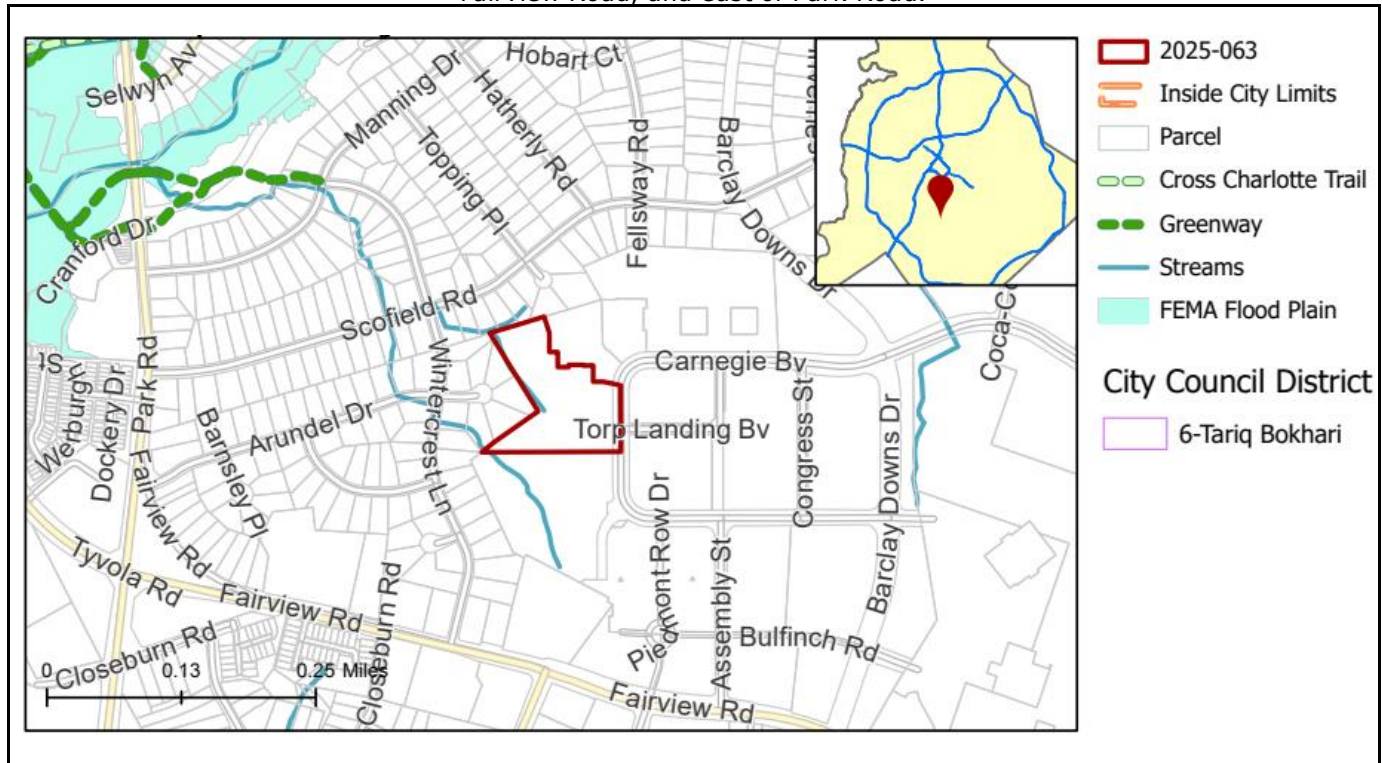


REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: RAC(CD) (Regional Activity Center, Conditional)

LOCATION

Approximately 5.50 acres located west of Carnegie Boulevard, north of Fairview Road, and east of Park Road.



SUMMARY OF PETITION

The petition proposes a new multi-family development with up to 360 multi-family stacked and/or multi-family attached residential units. The petition also includes conversion rights to allow up to 8,000 square-feet of retail uses. The site is currently an office building.

PROPERTY OWNER

BSN-JOBST Inc.

PETITIONER

Northwood Ravin

AGENT/REPRESENTATIVE

Colin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 26

**STAFF
RECOMMENDATION**

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

Plan Consistency

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

Rationale for Recommendation

- The petition would align the zoning district with the adopted activity center place type.
- This petition proposes new multi-family development within an area that has a variety of existing land uses. The site is within a short walk, bike, or bus ride of dining, shopping, and groceries within the surrounding

Regional Activity Center including Piedmont Town Center and Southpark Mall. Having residential development close to existing essential goods and services promotes access and furthers the goals of creating a mixed-use environment withing a Regional Activity center.

- The petition also includes conversion rights to allow up to 8,000 square feet of retail uses.
- The UDO prescribes height limitations along edges adjacent to Neighborhood 1 zoning districts to ensure a gradual transition in scale, providing appropriate sensitivity to nearby single-family neighborhoods. Areas closest to the Neighborhood 1 development along the site's western edge will be limited to 50-feet in building height, increasing up to 65-feet in building height where the site is within 200-feet of the Neighborhood 1 Place Type.
- The site is adjacent to the proposed route of the SouthPark Loop trail.
- The site is a short walk to the number 57 and 19 CATS local bus routes as well as being in an adopted micro transit zone, enhancing its overall accessibility and connectivity.
- The site is also located within walking distance of the SouthPark Community Transportation Center providing service to the 19, 28, 30, 57 CATS buses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

PLANNING STAFF REVIEW

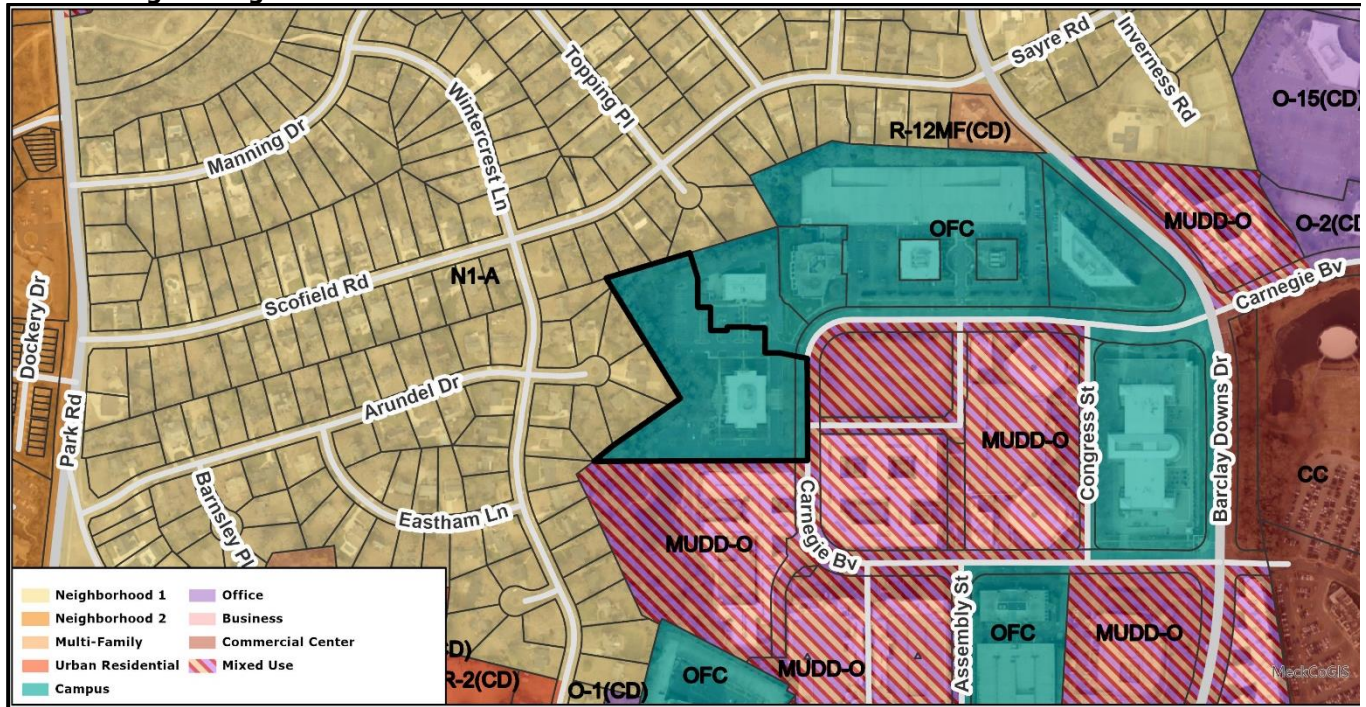
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 360 multi-family stacked and/or multi-family attached residential units.
- Multi-family stacked uses will only be allowed in Development Area A. Multi-family attached (townhomes) units will be permitted in Development areas A, B, and C. The more intense uses are [located](#) at the front of the site along Carnegie Boulevard [and further away from Neighborhood 1 place type.](#)
- Development Area D will only be reserved for amenitized open space.
- Provides for conversion rates. Residential units may be converted to retail square footage at a rate of 1 residential unit to 1,000 square-feet of retail not to exceed 8,000 total square-feet.
- Provides an 8-foot-wide planting strip and an 8-foot-wide sidewalk along Carnegie Boulevard frontage.
- Dedicates 43-foot right-of-way the road centerline along the site's frontage.
- Commits to a 25-foot-wide Class B landscape yard adjacent to Neighborhood 1-A zoning district.
- Amenitized open space areas will, at a minimum, contain one of the following: shading elements such as shade structures or additional trees in a manner to provide consistent shade in the space, public art in the form of a sculpture with a minimum height of 4 feet, or decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements.
- Open space area shall have a minimum dimension of 50-feet or more measured in all directions.
- Architectural Details:
 - Multi-family attached buildings:
 - Vinyl siding may not be used as an exterior building material.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - Garage doors will minimize the visual impact by providing additional treatments such as translucent windows or projecting elements over the garage door opening.
 - Usable front porches shall be covered and be at least 6-feet deep. Stoops and entry level porches may be covered but shall not be enclosed and will be a minimum of 3-feet deep.
 - All buildings shall contain a maximum of 6 units per building. There shall be a maximum of 2 buildings on the site that are 6-unit buildings.
 - Multi-family stacked:
 - Building sides greater than 120-feet in length shall include modulations of the building massing/façade plane. Modulations shall be a minimum of 10-feet-wide and shall project or recess a minimum of 6-feet extending through the building.
 - Building elevations shall be designed with vertical bays or articulated architectural façade features.

- Building elevations facing network streets shall not have expanses of blank walls greater than 20-feet in all directions and architectural features such as banding, medallions or other design features to avoid unarticulated blank treatment of walls.
- Long pitched or flat roof lines shall avoid continuous expanses without variation.

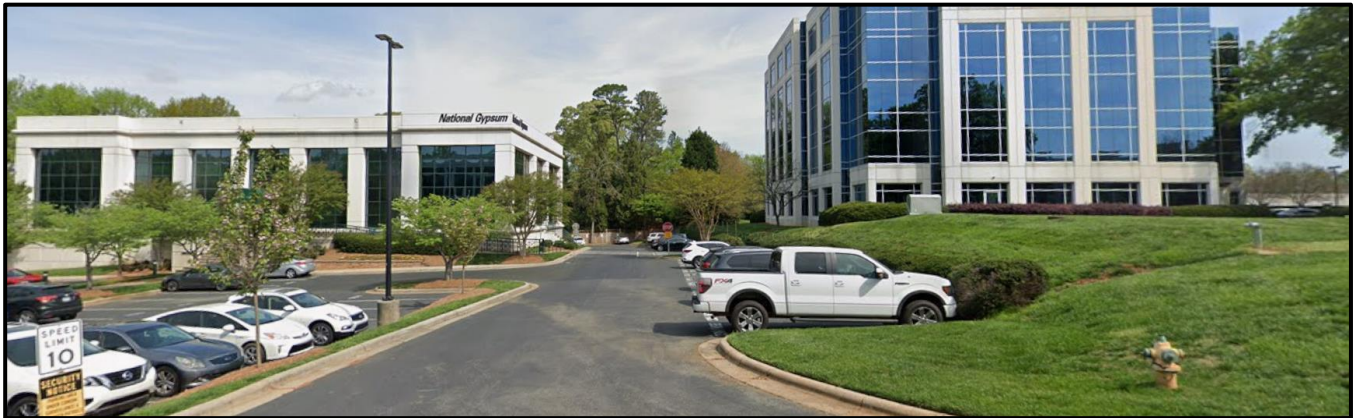
• **Existing Zoning**



- The site is zoned Office Flex Campus. The area has a variety of zoning districts including MUDD-O (Mixed-Use Development District), OFC (Office Flex Campus), N1-A (Neighborhood 1-A), R-12MF(CD) (Multi-Family, Conditional), and CC (General Commercial).



The site (denoted by red star) is located west of Carnegie Boulevard, north of Fairview Road, and east of Park Road in the greater Southpark area. It is currently occupied by an office building.



The property to the north along Carnegie Boulevard is developed with office buildings.



The site to the south along Carnegie boulevard is developed with multi-stacked dwelling units.

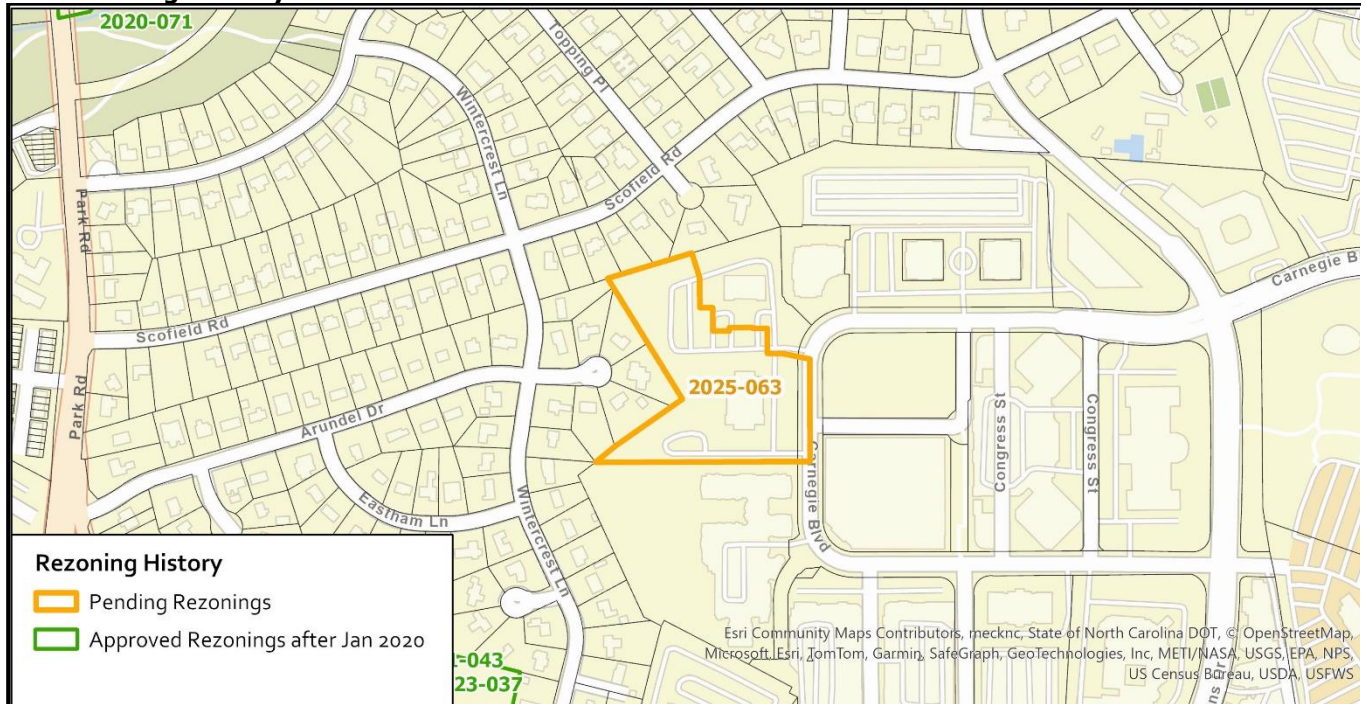


The property to the west along Arundel Drive is developed with single family homes.



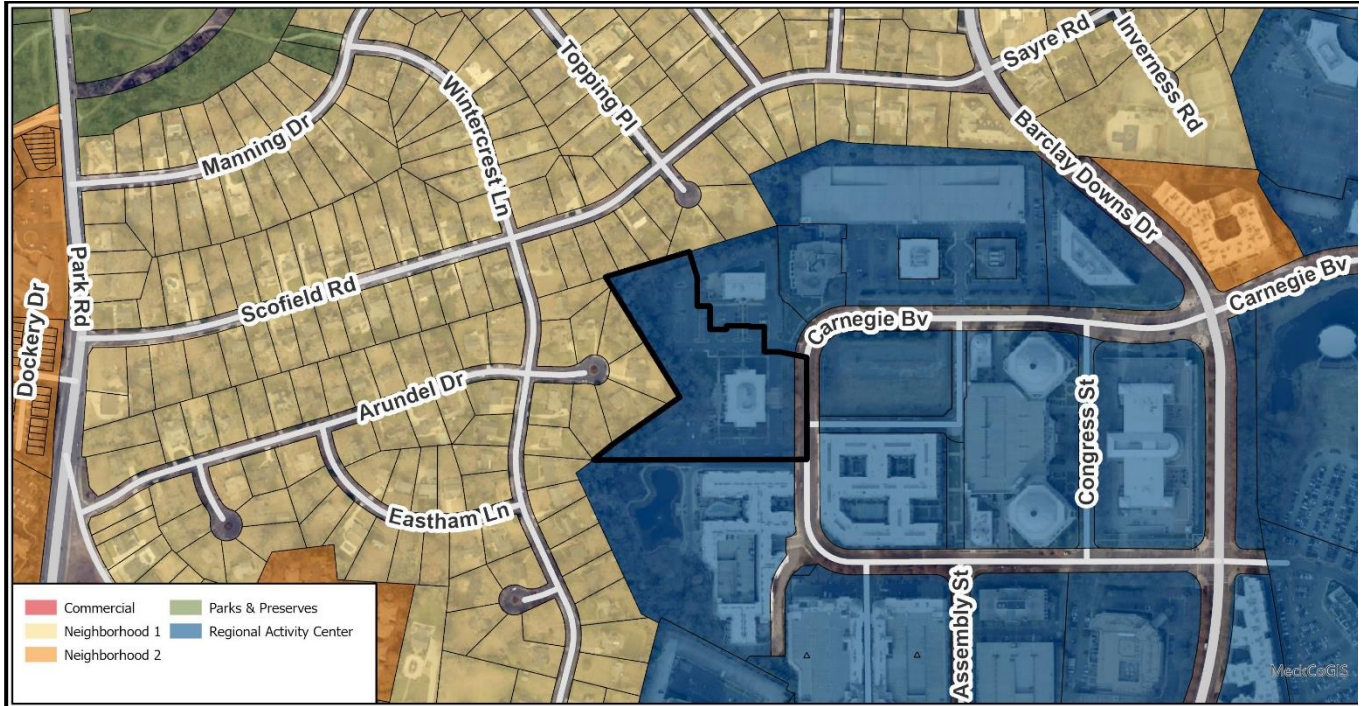
The property to the east along Carnegie Boulevard is developed with multi-family stacked units.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-037	Rezoned 1.2 acres from N1-A (Neighborhood 1-A) to UR-2(CD) (Urban Residential, Conditional) to allow up to 14 townhome units.	Approved
2021-043	Rezoned 1.2 acres from UR-C (Urban Residential-Commercial) to R-3 (Single family Residential) to allow all uses in the R-3 zoning district.	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Carnegie Avenue, a City-maintained major collector, north of Fairview Road, a City-maintained expressway. More information is needed on the intended use of the site to evaluate trip generation and potential CTR triggers. A conditional note for CTR must be added. Further details are listed below.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 1

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 929 trips per day (based on 77,458 square feet of office uses).

Entitlement: 929 trips per day (based on 77,458 square feet of office uses).

Proposed Zoning: 1,671 trips per day (based on 360 multi-family dwelling units).

567 trips per day (Based on 8,000 square feet of retail uses).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 124 students to the schools in this area.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Selwyn Elementary from 72% to 102%.
 - Alexander Graham Middle from 96% to 98%.
 - Myers Park High from 108% to 109%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Carnegie Boulevard. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Carnegie Boulevard. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.

- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. Site will trigger Tier 3 multimodal and TDM. Add conditional note that says, "Site will comply with CTR requirements to be finalized in permitting."

Site and Building Design

2. Please provide additional setback or increased landscape yards with a fence to adjacent to single-family.
3. Provide square footage of amenity area D.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225