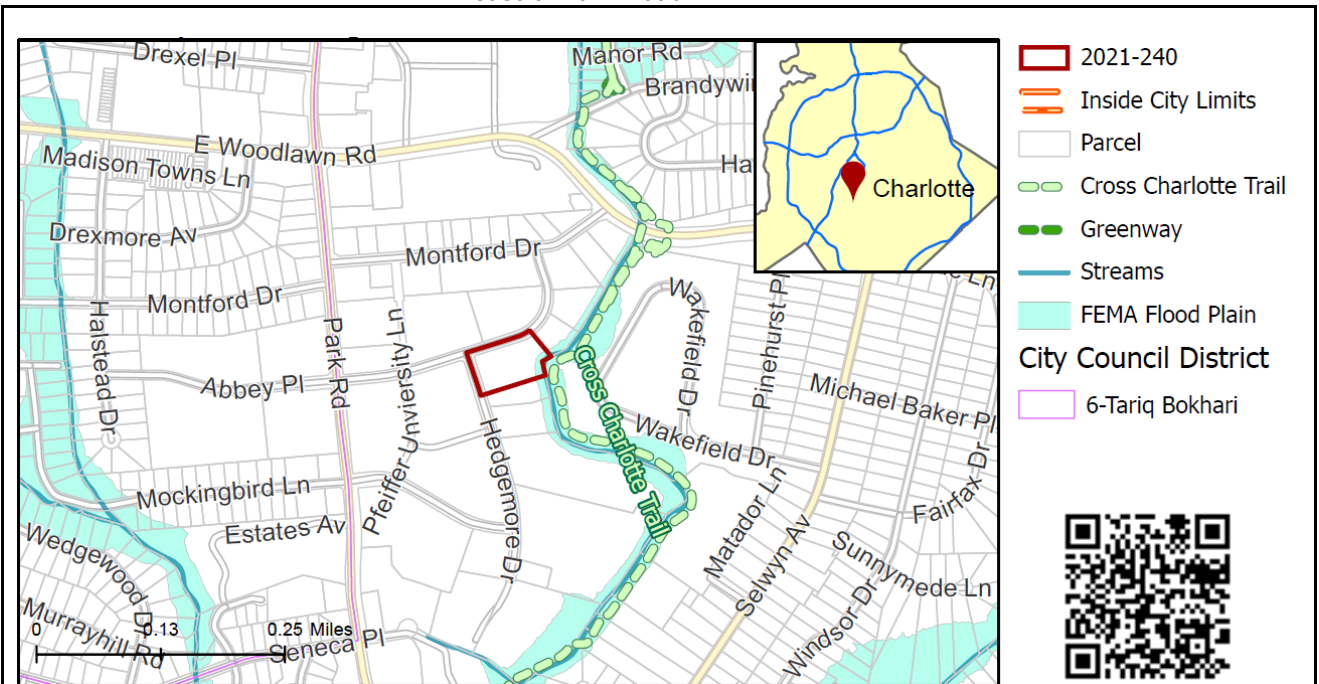


REQUEST

Current Zoning: MUDD(CD), mixed use development, conditional
Proposed Zoning: MUDD-O, mixed use development, optional

LOCATION

Approximately 1.67 acres located at the southeast intersection of Abbey Place and Hedgemore Drive, south of Montford Drive and east of Park Road.



SUMMARY OF PETITION

The petition proposes to redevelop the site with up to 252 multi-family dwelling units for a density of 150 units per acre, and up to 3,500 square feet of non-residential uses in a building with a maximum height of 95 feet in the Park/Woodlawn area, south of the Park Road Shopping Center.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Abbey Place Apartments LLC c/o Lat Purser & Associates
Ascent Real Estate Capital, LLC
Collin Brown & Brittany Lins/ Alexander Ricks

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 upon resolution of outstanding issues related to site and building design, and technical revisions related to site and building design and environment.

Plan Consistency

The petition is **consistent** with the *Park Woodlawn Area Plan* recommendation for residential/office/retail mixed use.

Rationale for Recommendation

- The site is located in the Park Road mixed use activity center per the *Centers Corridors Wedges Growth Framework*. Activity centers are appropriate for high density residential and mix of uses designed in a walkable, pedestrian friendly form.

- The petition provides space for non-residential uses at the ground floor street frontage.
- The site is located along Abbey Place within ¼ to ½ mile walk from shopping, eating, drinking and entertainment establishments along Montford Drive and in the Park Road shopping center.
- The site is also located adjacent to the Little Sugar Creek Greenway/Cross Charlotte Trail and within ¼ mile walk to the nearest access point.

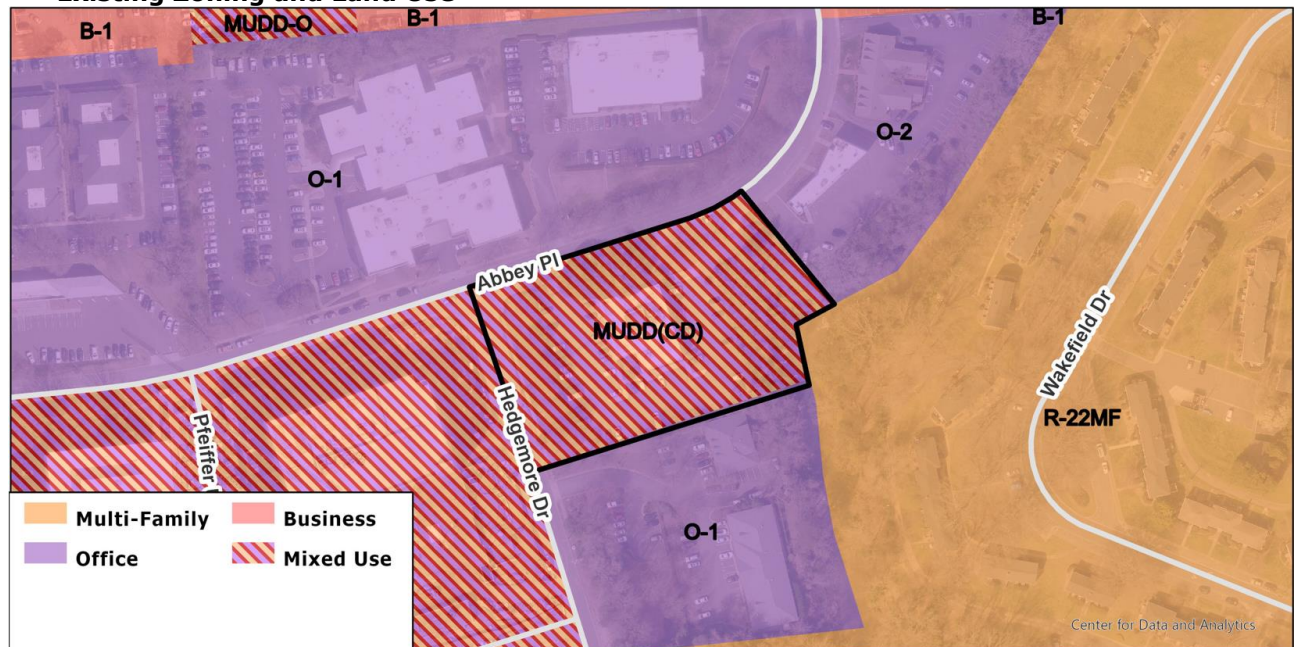
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 252 multi-family dwelling units, a density of 150 units per acre, and up to 3,500 square feet of retail sale, professional and general office uses location on the first/ground floor.
- Maximum building height of 95 feet.
- Illustrates two vehicular access points one on Abbey Place and one on Hedgemore Drive.
- Provides 50x50 site triangle at the intersection of Abbey Place and Hedgemore Drive.
- Constructs a 10 foot sidewalk and minimum 8 foot wide planting strip along the sites frontages, the sidewalk will be 12 feet where it abuts the buildings. Sidewalk may meander around large mature trees.
- Commits to architectural standards related to exterior building materials, screening of mechanical equipment, building modulation to break up massing, limits on expanses of blank walls, prominent entrance on the ground floor at the corner of Hedgemore Dr. and Abbey Pl., and commercial and/or residential amenity/leasing space on the street level façade at the corner of Abbey Place and Hedgemore Drive.
- Provides urban open space at a rate of 1 square foot for every 100 square feet of building area.
- Deeds and dedicates to Mecklenburg County Parks and Recreation approximately .39 acres on the east side of the site for greenway/recreation purposes.
- Requests optional provision to allow 1 parking space per residential unit for 90% of the units (meaning a 10% reduction of required parking for residential units). Retail uses will meet minimum parking requirements for MUDD. MUDD standards require 1 space per residential unit and 1 space per 600 gross square feet for non-residential uses.
- Commits to provide bike storage in excess of 10% of MUDD standards and will provide refrigerated space for grocery delivery services. MUDD standard requires 1 bicycle space per 20 units.

• Existing Zoning and Land Use



The site was previously rezoned by petition 2014-028 to MUDD(CD) allow up to 150 multi-family residential dwellings and 5,000 square feet of retail sales uses in a building up to 65 feet in height. The site is located in an area with a mix residential, office and retail uses.



The site (indicated by the red star) is south of the Park Road Shopping Center and Montford Drive and west of the Little Sugar Creek. The greenway (under construction) is located on the east side of the creek and is accessible from Woodlawn Road to the north and Selwyn Avenue to the south.



The site is developed with an office building.



North of the site, across Abbey Place are office uses.



East of the site are office uses and Little Sugar Creek across the creek is multi-family residential along Wakefield Drive.

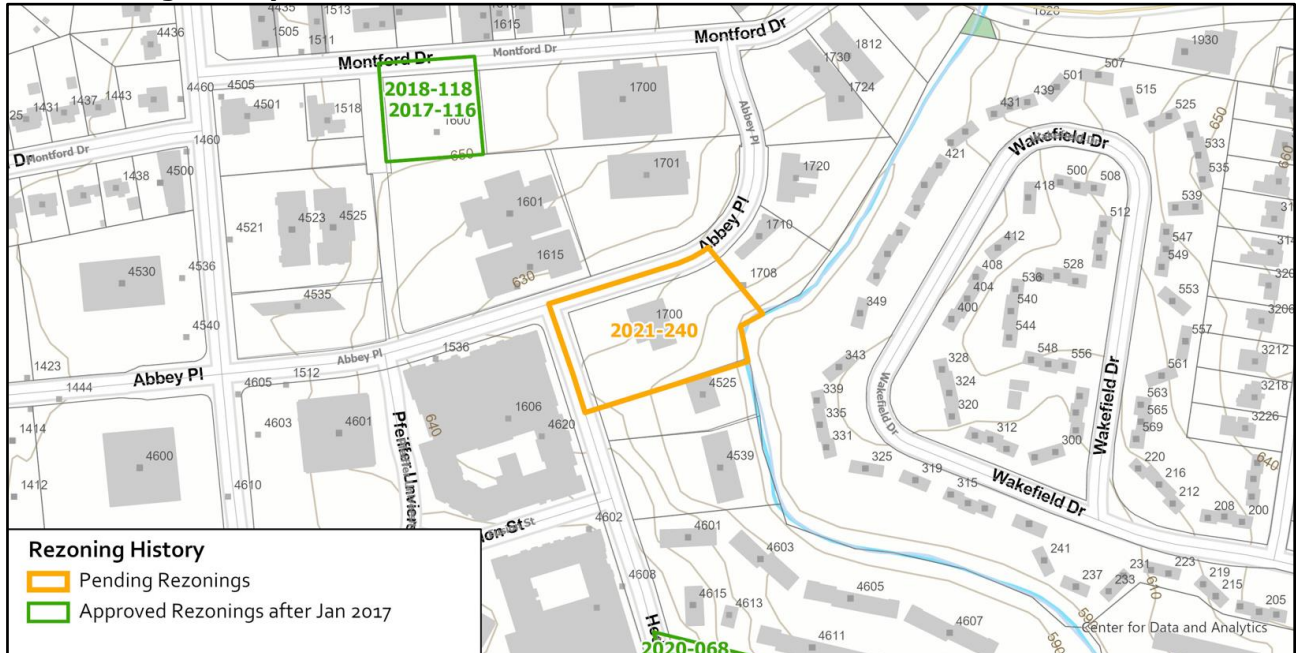


South of the site on Hedgemore Drive are office uses.



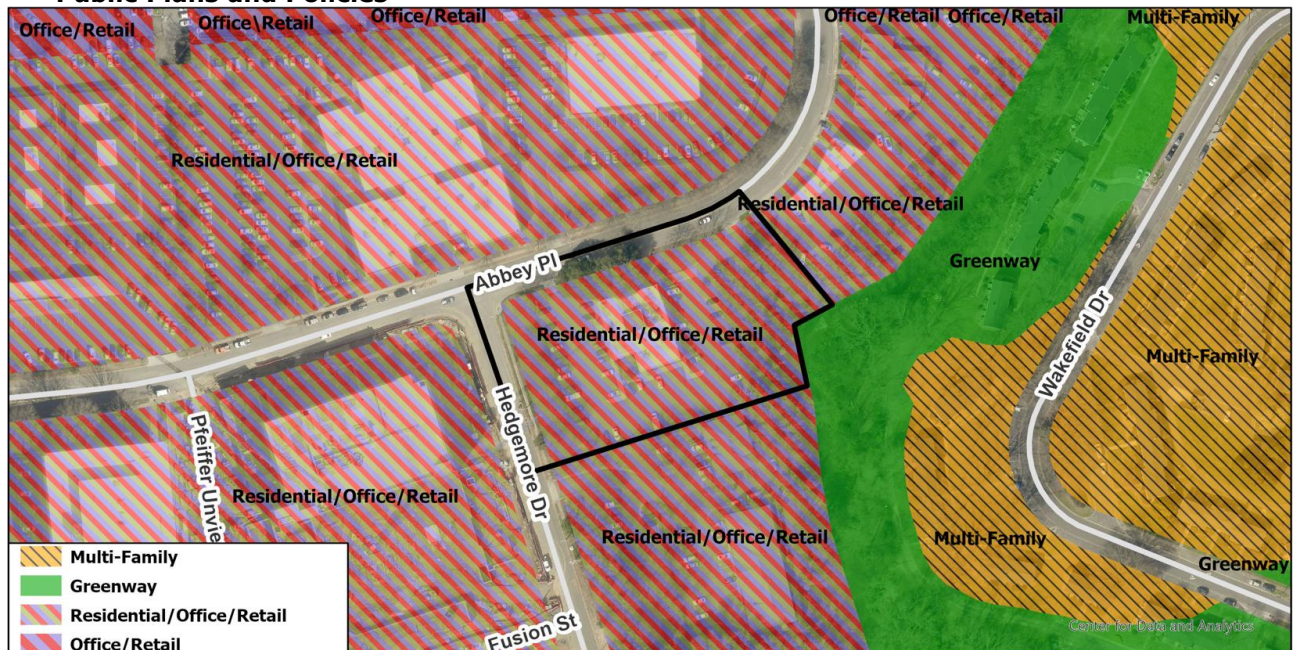
West of the site across Hedgemore Drive is multi-family residential.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-116	.82 acres north of the site on Montford Dr to MUDD-O to allow up all uses in MUDD including an EDEE up to 27,500 square feet with a maximum building height of 60 feet.	Approved
2018-118	.82 acres north of the site on Montford Dr. to MUDD-O SPA to allow all uses in MUDD with a maximum building height of 85 feet.	Approved
2020-068	8.5 acres south of the site on Hedgemore Dr. to MUDD-O to allow up to 327,000 square feet of office, 250 multi-family residential dwellings, 120 hotel rooms and up to 7,500 square feet of retail, EDEE or other commercial uses with maximum building heights for development areas ranging from 120 to 180 feet.	Approved

• Public Plans and Policies



- The Park Woodlawn Area Plan (2013) recommends residential/office/retail mixed use.

- **TRANSPORTATION SUMMARY**

- The site is located at the southeast intersection of Abbey Place, a city-maintained Major Collector, and Hedgemore Drive, a city-maintained Local Road, south of Montford Drive and east of Park Road. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. The petitioner commits to constructing a 10-foot sidewalk with an 8-foot planting strip along the site's public road frontages in accordance with Chapter 19 of the City's ordinances and the Charlotte WALKS council-adopted policy. CDOT has no outstanding comments.

- **Active Projects:**

- Cross Charlotte Trail – Brandywine Road to Tyvola Road (B2T)
 - This project will complete a segment of the Cross Charlotte Trail that will also be a part of Little Sugar Creek Greenway from its current end at Brandywine Road south to where the trail starts again on the north side of Tyvola Road.
 - Anticipated completion date late 2022
 - <https://charlottenc.gov/Projects/Pages/XCLTBrandywineTyvola.aspx>
- Montford Drive Extension (Montford/Abbey New Street Connection)
 - Project Description: Extend Montford Drive to connect to Abbey Place and provide pedestrian crossings and a traffic signal at the Montford Drive/Woodlawn Road intersection. <https://charlottenc.gov/Projects/Pages/MontfordStudy.aspx>
 - Project Status: Construction
 - Project Manager: Derrel Poole (Derrel.Poole@charlottenc.gov)

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 470 trips per day (based on 13,742 square foot medical/dental office).

Entitlement: 820 trips per day (based on 150 multi-family dwelling units).

Proposed Zoning: 1,990 trips per day (based on 252 multi-family dwelling units and 3,500 square feet of retail).

DEPARTMENT COMMENTS (see full department reports online)

- **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 comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 52 students, while the development allowed under the proposed zoning may produce 86 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 34 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Selwyn Elementary from 83 to 90%
 - Alexander Graham Middle from 108% to 109%
 - Myers Park High from 120% to 121%.
- **Charlotte Water:** The site has direct access to water. A sewer main runs across the parcel along the creek. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** See Requested Technical Revisions, Note

OUTSTANDING ISSUESSite and Building Design

1. Provide note stating the overall allowed building length (should not be greater than 500 feet)
2. Provide limits to expanses of blank walls along ground floor outside of area identified for retail/leasing space. Active ground floor uses should account for 50% of ground floor street front.
3. Add a commitment to a second prominent entrance along Abbey Place.
4. Coordinate with Urban Design staff to incorporate design guidelines as recommended from Chapter 15 (TOD section) of the Zoning Ordinance.
5. Provide a site cross section that illustrates the buildings mass/height east to west on the site from the south. See previously approved plan 2014-028 for example.

REQUESTED TECHNICAL REVISIONSSite and Building Design

6. Clarify and simplify note VI a. related to building materials (2-3 materials and specified percentage ranges).
7. Clarify note VII a. related to setback by stating a minimum setback and referencing a graphic with labels.

Environment

8. Provide a survey of trees two-inch caliper or more and 6 feet in height that grow partially or wholly within the city right-of-way.
 9. Amend note VII c. to simply state the site will comply with the Tree Ordinance.
-

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org





Planner: John Kinley (704) 336-8311









Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-240

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	X
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	X
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>