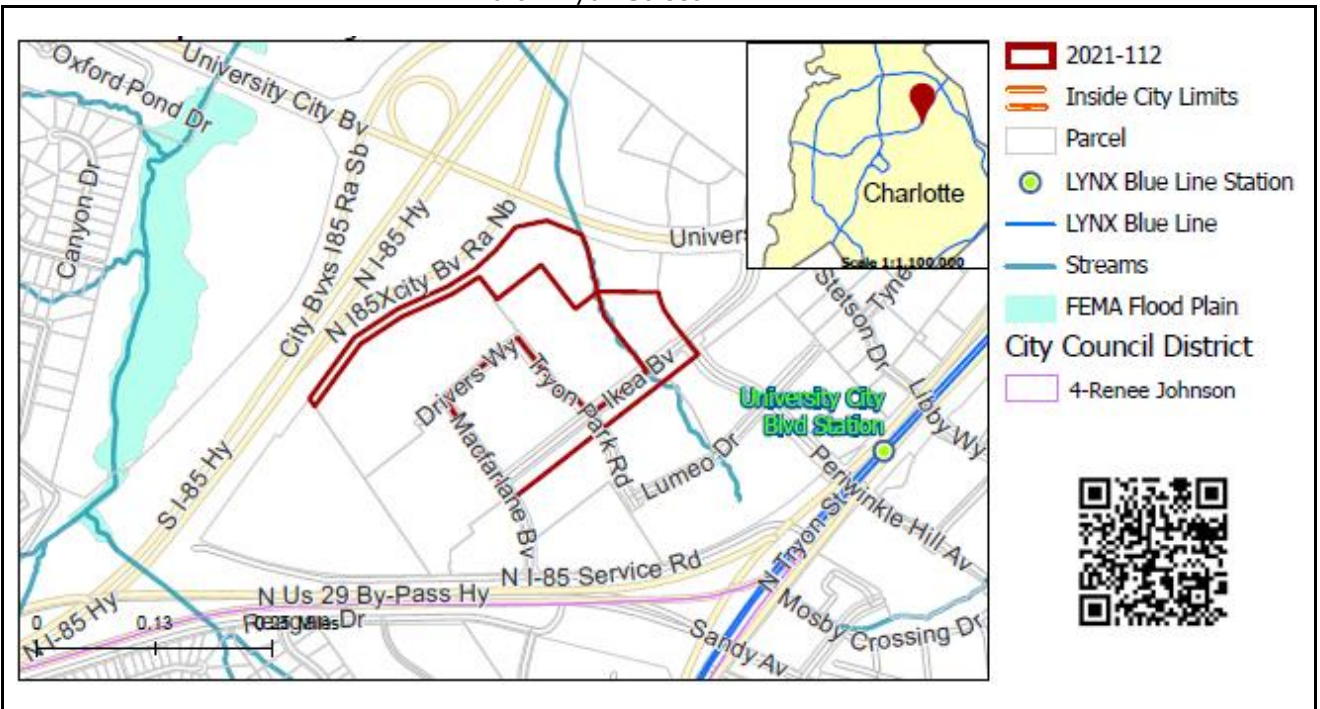


REQUEST

Current Zoning: B-2(CD) (general business, conditional)
Proposed Zoning: MUDD-O (mixed use development, optional), MUDD(CD) (mixed use development, conditional), B-2(CD) (general business, conditional) ~~with 5-year vested rights.~~

LOCATION

Approximately 15.54 acres located on the east and west side of Ikea Boulevard, south of University City Boulevard, and west of North Tryon Street.



SUMMARY OF PETITION

The petition proposes a mixed-use development with up to 350 multi-family units, a structured parking deck, up to 20,000 square-feet of auto dealership related business, a project identification sign, and an amenity area.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

UCED-1, LLC and UCAM-1, LLC
Cambridge Properties, Inc.
Jay Priester

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.

Plan Consistency

The petition is **consistent** with the *Blue Line Extension - University City Area Plan* recommendation of residential and office land uses at this site but is **inconsistent** with the recommended retail uses at this site.

Rationale for Recommendation

- The petition fulfills the area plan's overall goals of providing "a balanced mixture of uses to create safe, dynamic, urban places" by proposing a mixture of residential and office uses at this site.
- While the petition does not include a retail component for the site, the proposed uses help to balance the surrounding majority retail uses in this area.
- The petition fulfills the area plan's policy recommendation of intensifying the area over time with additional moderate density residential of up to 22 DUA and/or office uses.
- The petition proposes a vehicle dealership with vehicle servicing, which aligns with the plan's policies to allow automobile sales and service uses in this area.
- The site is just above a ¼ mile walking distance from the University City Blvd transit station, which will provide appropriate transportation service for the project.
- The petition proposes amenities such as a linear park, dog park, walking trails, sport court, community garden, outdoor fitness areas, urban open space and/or sculpture display will improve enhance the overall user experience.
- The petition commits to enhancing the pedestrian environment through various site design elements including internal sidewalks and streetscape improvements.

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Extension - University City Area Plan*, from residential and office land uses to residential, office, and retail land uses for the site.

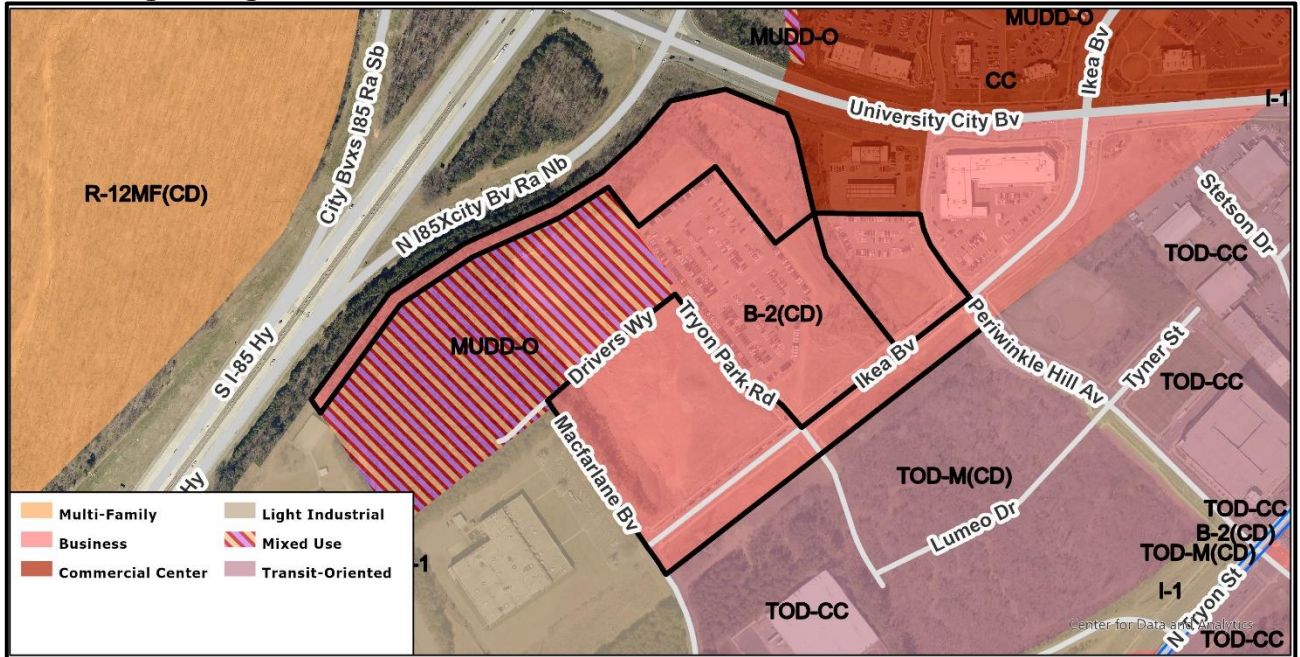
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 350 multi-family units on parcel A.
- Allows up to 20,000 square feet of automobile dealership including vehicle servicing, office space, retail, and vehicle sales with a maximum building height of 48-feet on parcel B.
- Allows surface and/or structured parking on parcel B. The structured parking is limited to 60-feet in height.
- Allows for a master project identification sign area on parcel C.
- Allows a sports court, linear park, walking trail, dog park, community garden, open space, outdoor fitness area on parcels D and E.
- Commits to an 8-foot planting strip and a 6-foot sidewalk along Drivers Way and Tryon Park Road.
- Optional Provision:
 - Allows a master project identification sign of up to 35-feet in height with a sign face of up to 360 square feet.
- Architectural details:
 - Buildings shall be placed to present a front or side façade to all network required streets.
 - Building facades exceeding 120-feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, balconies, and architectural details). Modulations shall be a minimum of 10-feet wide and shall project or recess a minimum of 2 feet extending from the primary façade of the building.
 - Building elevations facing Ikea Boulevard, Drivers Way, McFarlane Boulevard, and Tryon Park Road shall not have expanses of blank walls greater than 30-feet in all directions and architectural features such as but to limited to banding, medallions, or design features.
 - Exposed multi-level parking decks shall provide screening so that interior lighting and cars are not visible from public streets.
 - The parking structure shall be constructed with at least 5% EV-ready parking spaces.
 - For the main pitched roofs, the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
 - Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view.

- Existing Zoning and Land Use



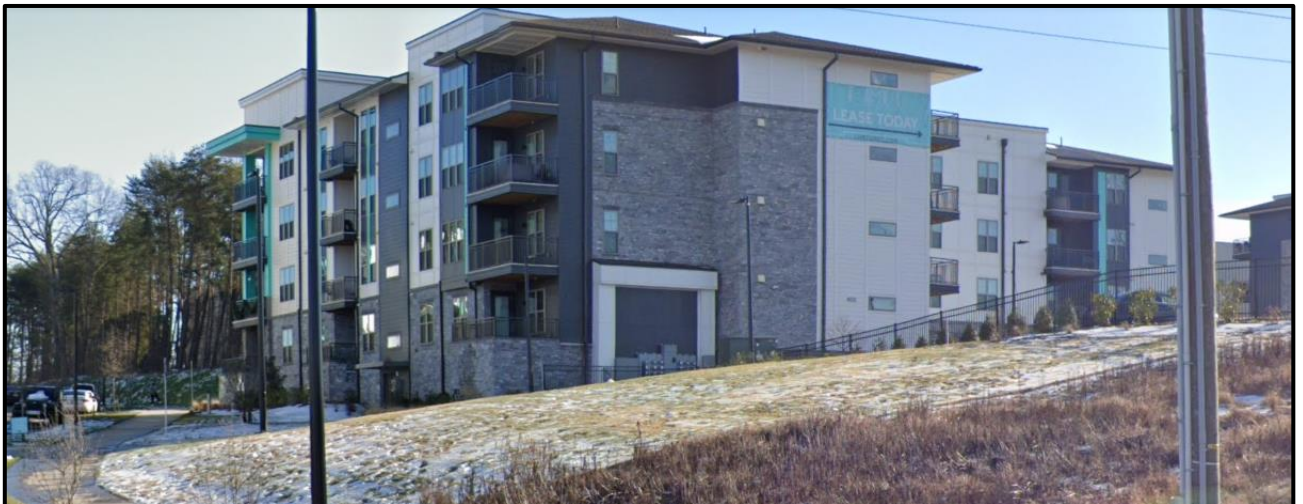
This petition has parcels that were included in previous rezoning petitions 2013-052 and 2015-047. The surrounding land uses include the Top Golf entertainment complex, auto dealership, multi-family apartments, retail, office, and commercial uses.



The subject property is denoted with a red star.



The Top Golf facility is located to the west of the site on Tryon Park Road.



The property to the south along Ikea Boulevard is developed with multi-family apartments.

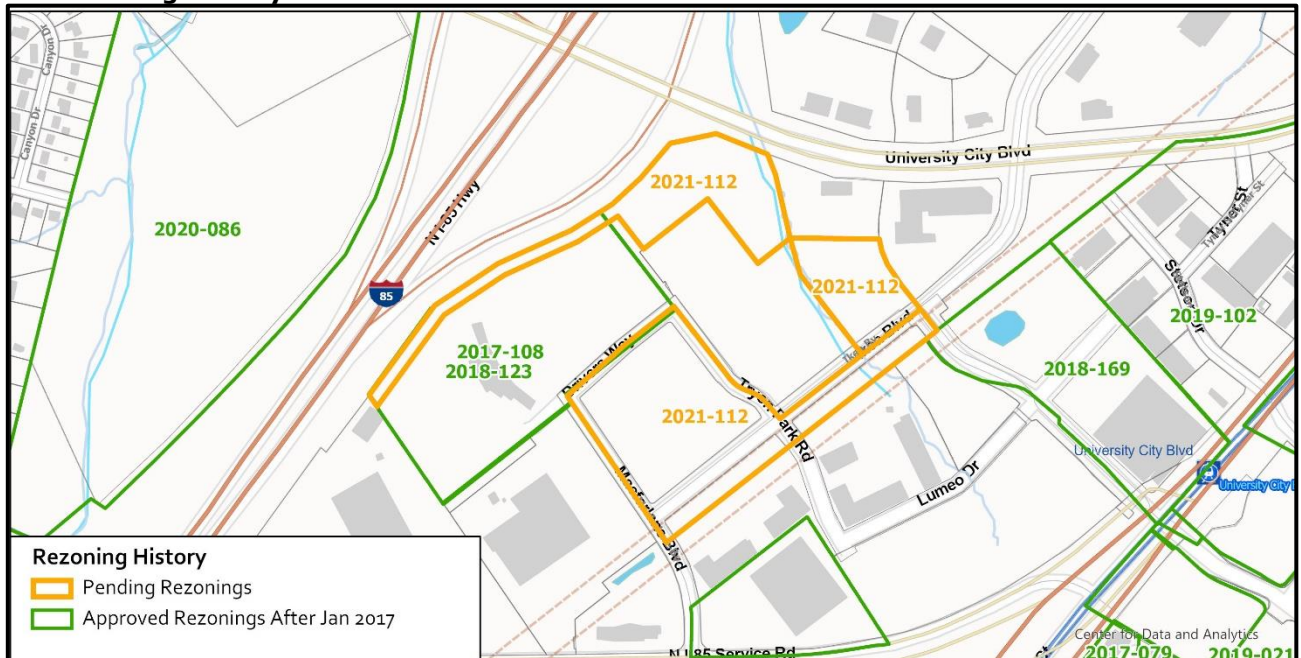


The property to the east along University City Boulevard is developed with a Circle K store.



The property to the east along Ikea Boulevard is developed with an automobile dealership.

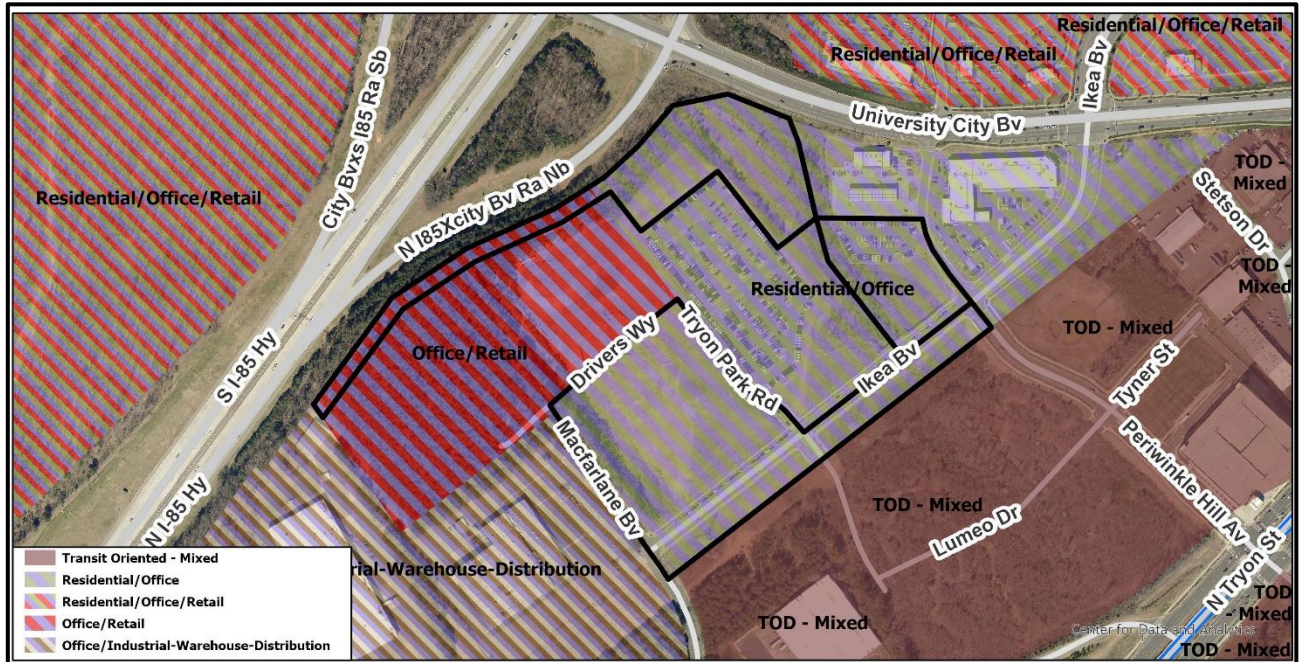
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-074	Rezoned 15 acres to allow all uses in the TOD-M (transit oriented development – mixed-use) zoning district.	Approved
2017-108	Rezoned 14.2 acres to allow an 80,000 square foot eating/drinking/entertainment establishment with golf-related outdoor entertainment or other uses.	Approved
2018-123	Site plan amendment to allow two additional ground mounted signs not exceeding a total of 3,000 square feet in area and 30 feet in height, associated with an approved eating/drinking/entertainment establishment (EDEE), while retaining the existing development entitlements.	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
2019-021	Rezoned 23.2 acres to allow all uses in the TOD-M (transit oriented development – mixed-use) zoning district	Approved

2019-102	Rezoned parcels under a range of zoning districts to one of four transit-oriented development (TOD) districts.	Approved
2020-086	Rezoned 71.94 acres to allow up to 715 multi-family units and 26 townhome units.	Approved

• **Public Plans and Policies**



The *Blue Line Extension - University City Area Plan* recommends residential and office land uses at this site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Ikea Boulevard, a City-maintained major collector, University City Boulevard, a State-maintained major thoroughfare, and North I-85 Highway, a State-maintained freeway. The University City Entertainment District has parcels that were included in previous rezoning petitions 2013-052 and 2015-047. Both rezoning petitions included a comprehensive street network of transportation improvements. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issues, Notes 1 & 2 - Addressed

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on parking lot).

Entitlement: 7,445 trips per day (based on 275,000 square feet of automobile sales).

Proposed Zoning: 2,450 trips per day (based on 350 apartments and 20,000 square feet of used automobile sales).

DEPARTMENT COMMENTS (see full department reports online)

- **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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 43 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 43 students.
 - Choose an item.
 - University Meadows Elementary from 119% to 122%.

- James Martin Middle from 65% to 67%.
- Julius L. Chambers High from 126% to 127%.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at www.rezoning.org
- **City Arborist:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Revise site plan and conditional notes to commit to installing 8-foot planting strip and 8-foot sidewalk along all public road frontages with no existing sidewalk or along road frontages where the sidewalk is substandard per Chapter 1c9 ordinance. The existing sidewalk on Periwinkle Hill fronting Parcel B is substandard and needs to be replaced with an 8-foot planting strip and 8-foot sidewalk.~~ Addressed
2. ~~A site plan note(s) specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued as needed. CDOT requests rights of way set at 2' behind back of sidewalk where feasible.~~ Addressed

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





Planner: Michael Russell (704) 353-0225








Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-112

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.	N/A
	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.	✓

	<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>