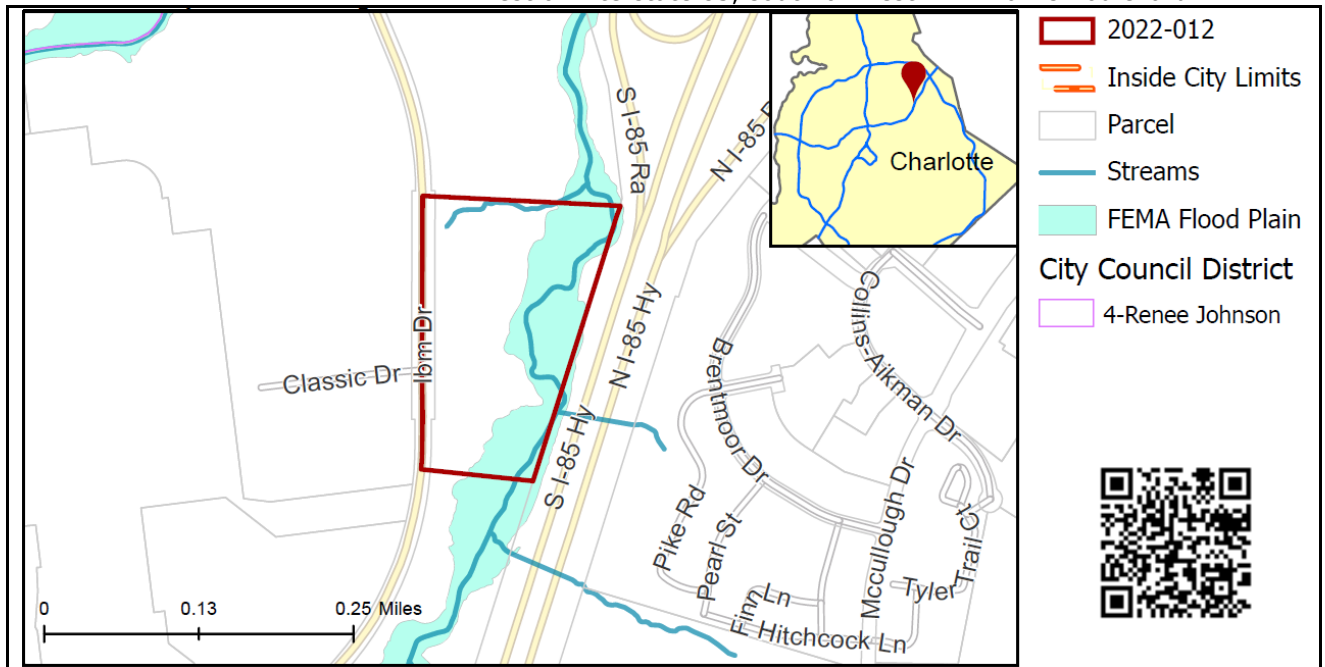


## REQUEST

Current Zoning: RE-2 (research)  
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

## LOCATION

Approximately 18.45 acres located on the east side of IBM Drive, west of Interstate 85, south of West W.T. Harris Boulevard



## SUMMARY OF PETITION

The petition proposes to develop the vacant site with up to 300 multi-family dwelling units in the University Research Park area.

## PROPERTY OWNER

CH Realty IX-Rangewater MF Charlotte University City LP

## PETITIONER

RangeWater Real Estate

## AGENT/REPRESENTATIVE

Keith MacVean/ Moore & Van Allen

## 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 greenway easement and outstanding issue and technical revisions related to transportation.

### Plan Consistency

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

### Rationale for Recommendation

- The petition provides additional housing opportunities in the University Research Park area.
- The petition supports goals 1, 5 and 6 of the *Charlotte Future 2040 Comprehensive Plan*.
- The petition's orientation towards IBM drive and commitment to a 12-foot multi-use path and an 8-foot planting strip increases the walkability of the area.

- The Petitioner commits to conveying to Mecklenburg County for the development of a greenway the portion of 100-foot SWIM buffer associated with Doby Creek. This area will be dedicated and conveyed to Mecklenburg County prior to the issuance of the first certificate of occupancy for the Site.

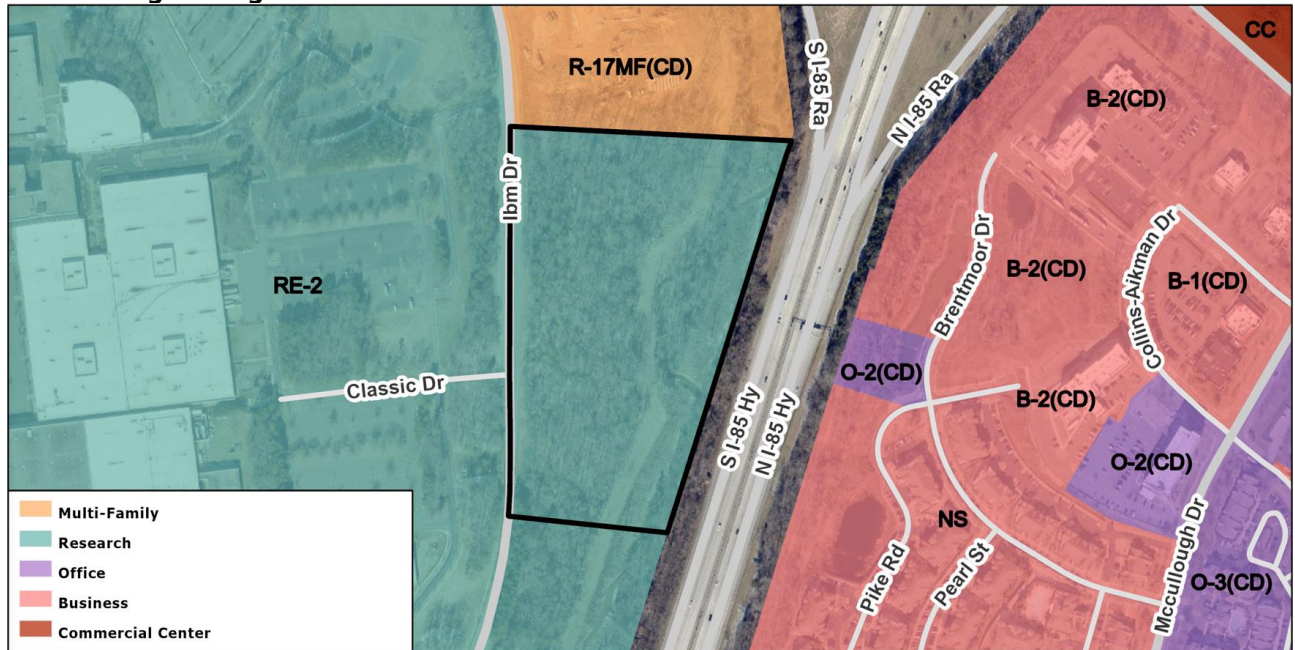
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 300 multi-family dwellings with no more than 6 buildings on the site.
- Maximum building height of 72 feet.
- Provides left turn lane into the site at one of the access points, the other access point will be limited to right in/right out.
- Constructs a multi-use path along the site frontage.
- Installs a signalized pedestrian crossing at the intersection of W.T. Harris and Ibm Dr. pending NCDOT approval.
- Conveys a portion of the of the Doby Creek floodway and 100-ft Post Construction Buffer at the rear of the site to Mecklenburg County for development of a greenway. Provides an access easement from the proposed development to the greenway to allow for a future connection.
- Provides a 30 ft setback from the Ibm Dr. right of way.
- Restricts the placement of surface parking between Ibm Dr. and proposed buildings.
- Provides architectural design standards related to exterior building materials, percentage of brick, stone or stucco, building frontage, building massing, limits on expanses of blank walls, roof design and screening.
- Commits to a minimum of 8,000 square feet of open space improved with amenities such as landscaping, seating, hardscape elements and shade structures.

### • Existing Zoning and Land Use



There is a mixture of uses in the area with research, office and institutional uses to the west and south. Multi-family uses are located to the north. Across I-85 are commercial uses.





The site (indicated by the red star above) is in an area with a mix of uses.



The site is currently vacant.



North of the site, along Ibm Dr. is a parcel of land rezoned in 2020 for up to 300 multi-family dwellings (currently under construction).



East of the site is the I-85 corridor.





South of the site is vacant land.



West of the site, across Ibm Dr. are office uses and institutional uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-055	27.97 acres north of the site on Ibm Dr. to R-17MF(CD) to allow up to 300 multi-family dwelling units.	Approved
2020-112	57.2 acres west of site on Ibm Dr. to RE-3(O) (research, optional) to allow 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
2021-053	7.06 acres east of site on University Executive Park Dr. to TOD-NC (transit oriented development, neighborhood center) to allow transit supportive development.	Approved



- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to IBM Drive, a city-maintained minor thoroughfare near Classic Drive a privately maintained street, and I-85 a state-maintained freeway. A Traffic Impact Study (TIS) was required for this petition and was approved by CDOT on 6/2/2022. The petitioner has committed to constructing an 8-ft planting strip and 12-ft multi-use path along IBM Drive, in accordance with Council-adopted Charlotte WALKS and Charlotte BIKES policies. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to revising site plan to show the required left turn lane, dimensioning the right of way from the centerline of the roadway, and providing sidewalk utility easement for maintenance. Further details are below.

- **Active Projects:**

- Future Doby Creek Greenway
  - Mecklenburg County greenway located along the east side of I-85.
  - Unfunded
- SDRMF-2021-00018; IBM Drive MF Enhanced
  - Development of 300 multi-family units within 3 buildings, plus a clubhouse building with associated parking and open space areas.
  - 8-foot planting strip with a 12-foot MUP along IBM Drive property frontage.
  - Approved 5-3-2021

- **Transportation Considerations**

- See Outstanding Issues, Note 2-3.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: Too many uses to determine trip generation (based on RE-2 zoning)

Proposed Zoning: 1,385 trips per day (based on 300 multi-family units).

**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:** See advisory comments at [www.rezoning.org](http://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 37 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 37 students.

- The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
  - Governor's Village from 94% to 95%
  - Julius L. Chambers High from 137% to 138%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along IBM Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 30-inch gravity sewer main located along the east of the parcel. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** 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:** See Outstanding Issues, Note 1.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**Site and Building Design

1. Provide a minimum of 100' wide greenway easement between the proposed greenway dedication area and the public street ROW for a future access trail for the residents of this community to access the future greenway trail. Depict this on the site plan and amend note 8. A to commit to the width of the easement.

Transportation

2. Show required 100-foot left turn lane at proposed access A on the site plan and show how the median will be modified as necessary to fit the left turn lane.
3. Callout Right of Way on the site plan and dimension Right of Way from the centerline of the roadway. Provide SUE if MUP will be installed outside of the dedicated Right of Way.

**REQUESTED TECHNICAL REVISIONS**Transportation

4. Label site Access points A and B per the development standards.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**





**Planner:** John Kinley (704) 336-8311







## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2022-012

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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
	<b>Goal 3: Housing Access for All</b> 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
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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><b>Goal 5: Safe &amp; Equitable Mobility</b></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><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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><b>Goal 7: Integrated Natural &amp; Built Environments</b></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><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>Goal 9: Retain Our Identity &amp; Charm</b></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><b>Goal 10: Fiscally Responsible</b></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>