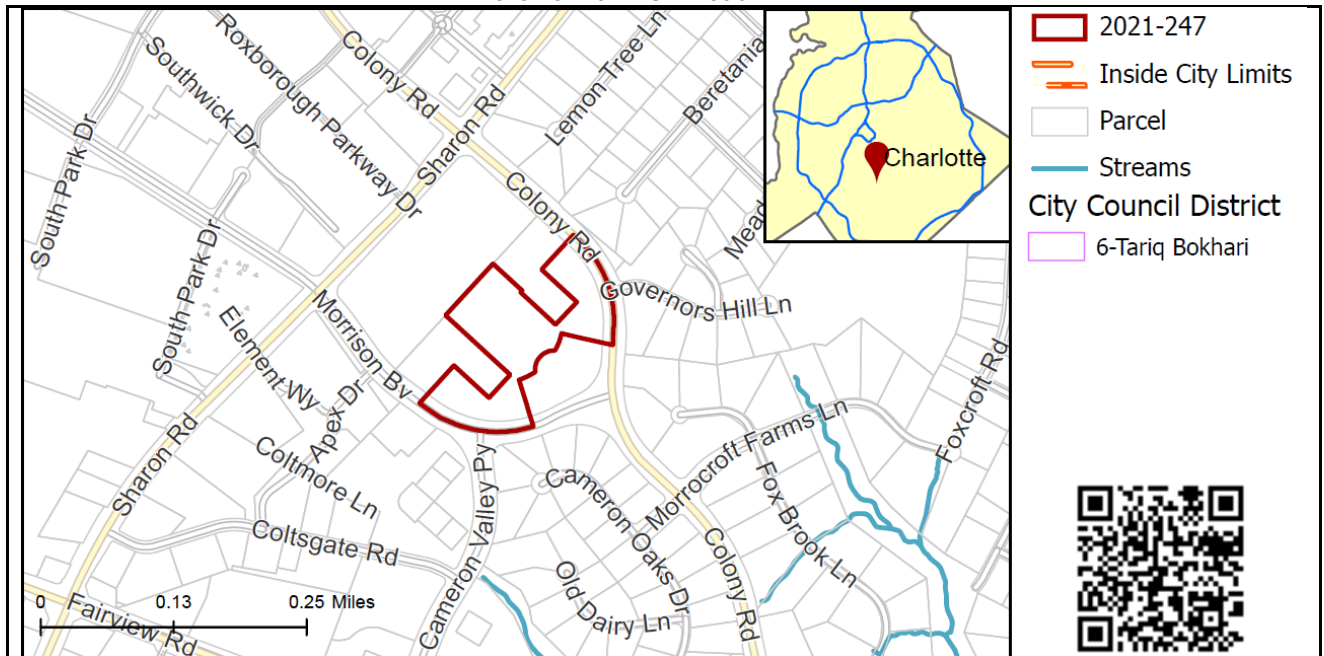


REQUEST

Current Zoning: B-1SCD (Shopping Center)
Proposed Zoning: MUDD-O (Mixed Use Development District, Optional)

LOCATION

Approximately 7.56 acres located on the east side of Colony Road and west side of Morrison Boulevard (now named Carnegie Bv.), north of Fairview Road.



SUMMARY OF PETITION

The petition proposes to allow up to 150,000 square feet of office uses, including the existing office and up to 14,000 square feet of commercial, personal service and eating/drinking/entertainment (EDEE) uses in underutilized portions of the site and in areas currently developed with surface parking.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

HRLP Morrocroft LP
HRLP Morrocroft LP
Collin Brown & Brittany Lins/ Alexander Ricks

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 16.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition proposes a mix of office and commercial and EDEE uses.
- The site located in a Regional Activity Center an area recommended for more intense uses in a walkable, pedestrian friendly form.

- There are existing office, retail and institutional uses adjacent to the site.
- The petition will add adjacent mix of uses to the area.
- The plan provides new sidewalks improving pedestrian connectivity around the through the site.
- The site plan makes use of underutilized space and redevelops existing surface parking lots on the site.

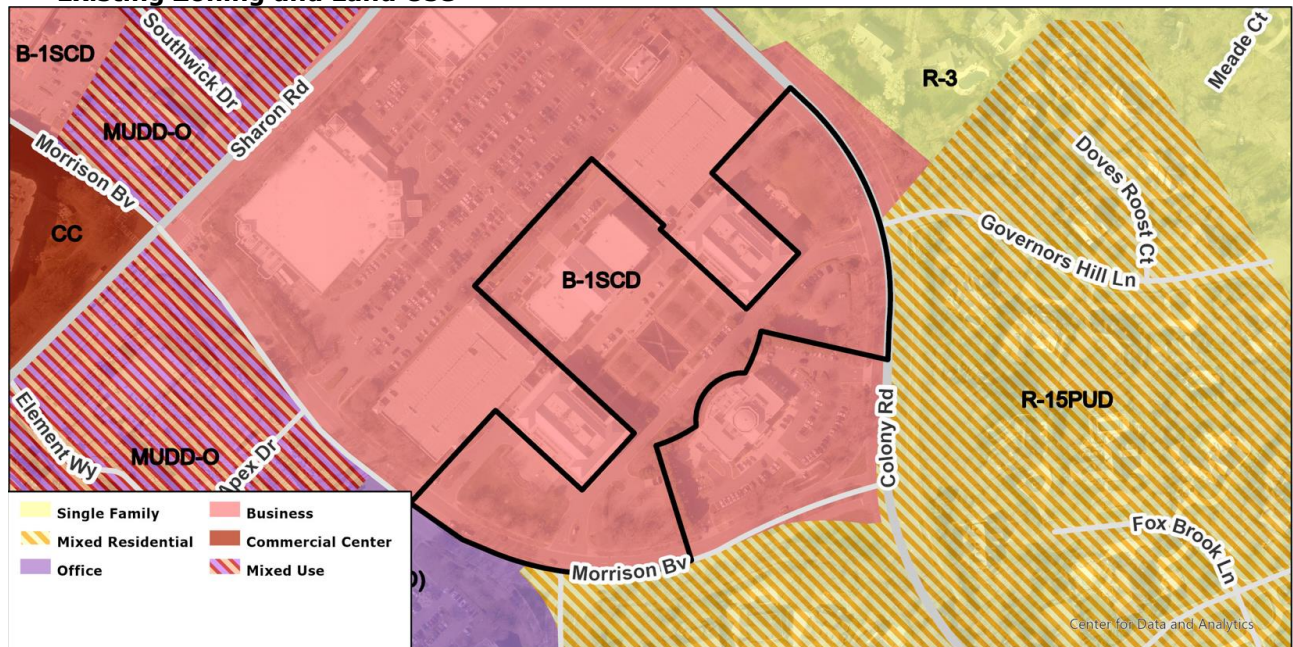
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

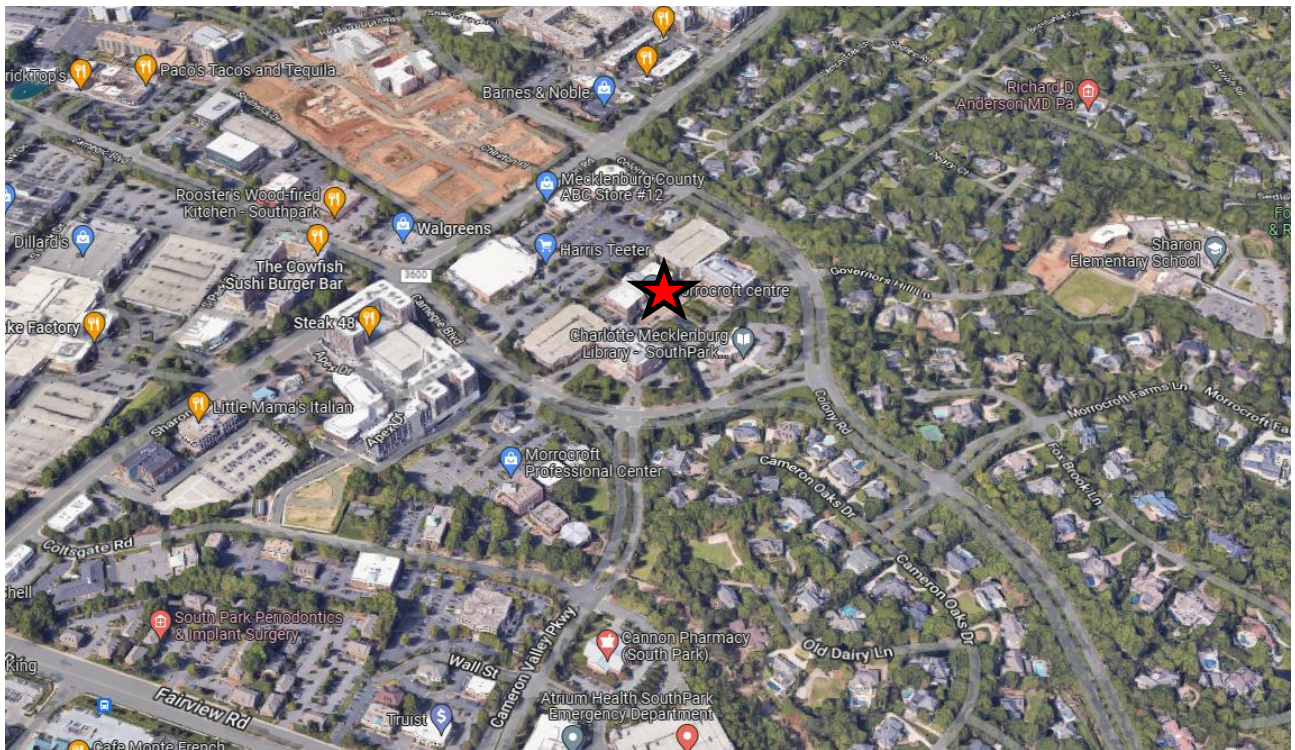
- Up to 150,000 square feet of office uses (includes the existing office building, 101,945 square feet per tax records). Thus adding 48,055 square feet of office use to the site.
- Up to 14,000 square feet of retail, EDEE, personal service, or other commercial uses.
- Maximum building height of 45 feet.
- Provides a private street connection Colony Rd and Morrison Bv (now named Carnegie Bv).
- Installs a continuous pedestrian connection along the private street.
- Proposes to close with barriers and/or delineators the southbound free-flow right turn lane from Colony Rd to Carnegie Bv. to allow for a "test" period for the proposed CNIP project adjacent to the development.
- Commits to provide a stair connection between the site and the Library to be coordinated with the County Library department with up to \$100,000 dollars contributed to construct the off-site portion of the connection. If the amount is less than \$100,000 then the remainder will be added to the contribution towards intersection modifications at Carnegie and Cameron Valley.
- Contributes \$200,000 to intersection modifications at Carnegie Bv. and Cameron Valley Py intersection to enhance pedestrian safety in coordination with CDOT.
- Commits to architectural standards related to exterior façade materials, streetscape treatments, screening, percentage of windows and operable doors for new buildings, blank walls and transparency for new buildings.
- Indicates primary facades/entrances to include prominent entrances and other pedestrian scale architectural features.
- Provides a minimum of 4,000 square feet of amenitized open space.
- Requests optional provision to allow parking between the buildings and private street.
- Requests optional provision to maintain the existing sidewalks at their current width where existing trees would be impeded by widening of such sidewalks.

• Existing Zoning and Land Use



The site was previously rezoned as part of a larger rezoning by 1989-068 to B-1SCD which amended the original village center plan to allow 36 townhomes and a library. The site is located between Colony Rd.

and Carnegie Bv in the southeast portion of the SouthPark activity center there is a mix of uses in the area.



The site, indicated by the red star above, is located in an area with a mix use uses with office and commercial uses north of the site and single family residential to the east and west. SouthPark mall is to the west.



North of the site are commercial uses in the Morrocroft Village shopping center.



East of the site across Colony Rd are single family homes along Beretania Cir and Doves Roost Ct.

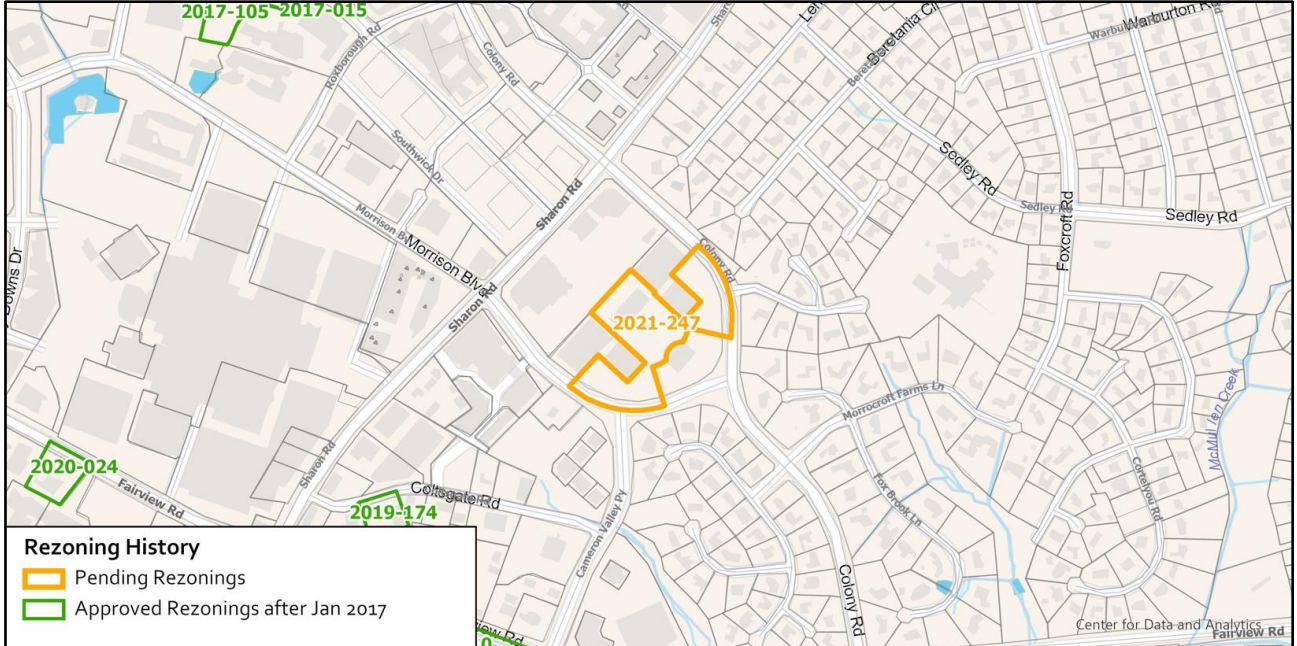


South of the site is the South Park Mecklenburg County library branch.



West of the site across Carnegie Bv are office uses in the Morrocroft Professional Center and single family homes along Cameron Oaks Dr.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-015	1.07 acres northwest of the site on Rexford Rd to MUDD(CD) to allow redevelopment of a bank branch to general office use.	Approved
2017-105	3.42 acres northwest of the site on Rexford Rd to MUDD-O to allow expansion and renovation of an existing office building and construction of a parking structure.	Approved
2019-174	1.12 acres southwest of the site on Coltsgate Rd. to MUDD-O to allow office and retail uses.	Approved

2020-024	1.827 acres west of the site on Fairview Rd. to MUDD-O to allow up to 325 multi-family dwellings and 1,500 square feet of non-residential uses.	Approved
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• **Public Plans and Policies**



- The *Charlotte Future 2040 Policy Map* (2022) recommends Regional Activity Center place type.

• **TRANSPORTATION SUMMARY**

The site is located east of Colony Road, a City-maintained Minor Thoroughfare, and west of Morrison Boulevard, City-maintained Major Collector. A Traffic Technical Memo (TTM) was required due to existing traffic congestion in the area and the site's proximity to two existing unsignalized intersections. The Petitioner commits to contribute funds toward pedestrian infrastructure and intersection modifications at the Carnegie Boulevard and Cameron Valley intersection to enhance pedestrian safety. CDOT has no outstanding comments.

• **Active Projects:**

- Cultural Loop Implementation and P3 Opportunities (SouthPark CNIP)
 - Funding set aside for public/private partnerships to construct projects within the SouthPark CNIP area. Potential projects include The Loop and Symphony Park
 - No timetable for construction

• **Transportation Considerations**

- ~~See Outstanding Issues, Notes 2-3~~ Addressed

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1085 trips per day (based on 101,945 sqft of office use).

Entitlement: 4975 trips per day (based on 75,600 sqft of retail use).

Proposed Zoning: 1685 trips per day (based on 48055 sqft of office, 8000 sqft of retail and 6,000 sqft of EDEE uses).

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:** Not applicable
- **Charlotte Water:** Has direct access to sewer. Has direct access to water. 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:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 4 [Addressed](#)

OUTSTANDING ISSUES

Site and Building Design

1. ~~Provide a commitment to Loop project. At a minimum, the petitioner will be expected to construct the loop along its frontage with Colony Road. For examples on how the language should be worded, see 2021-151's approved site plan.~~ [Addressed, the petitioner will provide a sidewalk and stairway connection between the site and library in the amount of \\$100,000. Any remaining funds will go toward the intersection improvement funding described below.](#)

Transportation

2. ~~Revise the site plan and notes to commit to construct bicycle facilities by installing a 12-ft multi-use path with an 8-ft planting strip in accordance with the City of Charlotte BIKES Policy. This continuous multiuse path will be located 8-ft behind the back of curb and within a Sidewalk Utility Easement (SUE), along Carnegie Blvd and Colony Road, connecting the site's east and west property limits.~~ [Addressed, in coordination with CDOT, Planning and Urban Forestry the petitioner has added an optional provision to allow the existing sidewalk to remain to preserve existing trees on both sides of the sidewalk.](#)
3. ~~Revise the site plan and notes commit to removing the free-flow and high-speed channelized lanes and converting them to regular right turn lanes at the Cameron Valley Parkway and Colony Road intersections. This modification will provide an ADA compliant crossing for non-motorized vehicular traffic in accordance with the Council Approved Charlotte WALKS and Charlotte BIKES plans. The Petitioner may propose to construct an alternate but permanent design at the intersections to improve the bicycle and pedestrian experience.~~ [Addressed, the petitioner will contribute \\$200,000 towards intersection improvements at Cameron Valley Py and Carnegie Bv.](#)

Environment

4. ~~Provide a survey of all trees of eight inch dbh or greater and all planted trees of two-inch caliper or greater and six feet in height that grow partially or wholly within the city right-of-way.~~ [Addressed.](#)

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 # 2021-247

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.	X

	<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>N/A</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>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>