

REQUEST

Current Zoning: O-2 (Office)
Proposed Zoning: MUDD(CD) (Mixed Use Development District, Conditional)

LOCATION

Approximately 2.8 acres located at the northeast intersection of Colwick Road and Chiswick Road, south of Greenwich Road, and east of Randolph Road



SUMMARY OF PETITION

The petition proposes to redevelop the site with up to 260 multi-family residential dwelling units and up to 30,000 square feet of office use in two separate buildings in the eastern part of the Cotswold mixed use neighborhood center.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Antrev LLC
Colwick Development LLC
Collin Brown & Brittany Lins/ Alexander Ricks

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 8.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type for Area A, and **inconsistent** with the recommendation for the Neighborhood 2 Place Type for Area B.

Rationale for Recommendation

- The site is located adjacent to the Cotswold Neighborhood Center, an area intended for higher density residential and non-residential uses.
- The petition provides a transition from the elementary school and single family homes east of the site to the commercial uses west of the site.

- The site is walkable to, shopping, dining, an elementary school and employment opportunities.
- The proposed office use replaces an existing office building.
- The petition limits the maximum building height to 60 ft for the portion of the site nearest to single family residential uses.
- Commits to a 10.5 ft wide landscaped area planted to Class C standards abutting single family zoned parcel fronting Chiswick Rd.

The approval of this petition will revise the adopted future land use as specified by the *2040 Policy Map*, from Neighborhood 2 to Neighborhood Center for the Area B portion of the site.

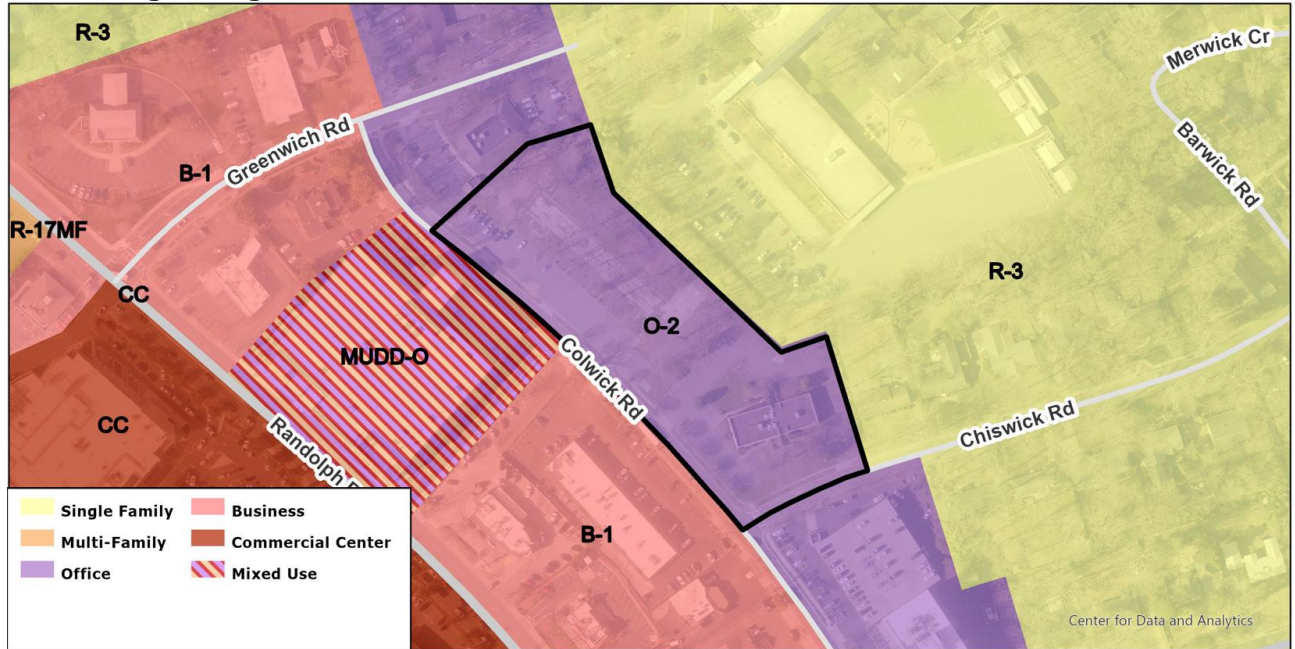
PLANNING STAFF REVIEW

• **Proposed Request Details**

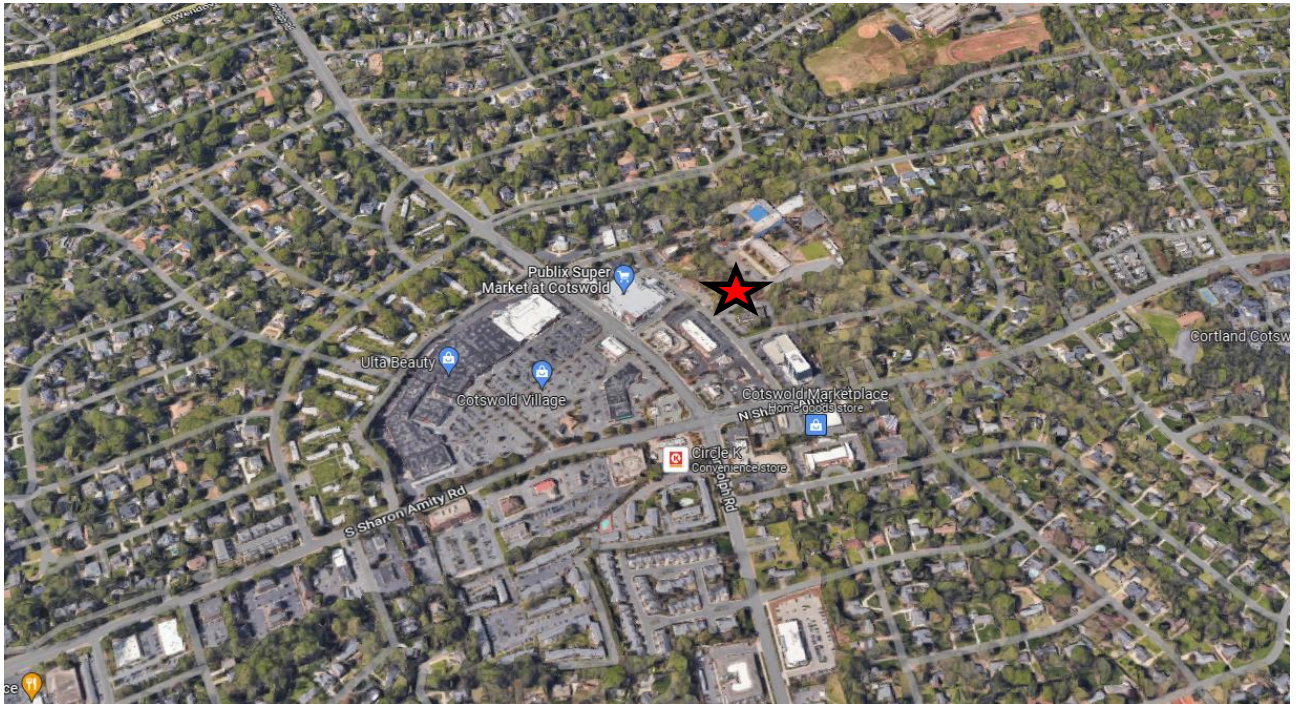
The site plan accompanying this petition contains the following provisions:

- Two development areas, Area A (northwest part of site) fronting Colwick Rd. and Area B (southeast part of site) at the corner of Colwick Rd and Chiswick Rd.
- Area A: Develops up to 260 multi-family dwelling units in with a maximum building height of 85 feet.
- Area B: Redevelops the existing office building with up to 30,000 square feet of office uses with a maximum building height of 60 feet.
- Specifically prohibits car washes, automobile service stations and eating/drinking/entertainment establishments with accessory drive through service windows.
- Vehicular access to Area A via two driveways off Colwick Rd. and access to Area B via one driveway on Colwick Rd and one on Chiswick Rd.
- Upgrades crosswalks/ramps at intersection of Randolph Rd and Greenwich Rd.
- ~~Provides paved pedestrian connection between Cotswold Elementary and Linda Lane if approved by CMS and CDOT.~~ In response to community concerns the petitioner removed improvements to Linda Lane and will instead contribute \$100,000 to CDOT for intersection improvements at the Randolph/Publix access to help relieve congestion at Randolph/ Greenwich intersection.
- Constructs and 8 ft planting strip and 8 ft sidewalk along Colwick Rd. and Chiswick Rd.
- Removes any pavement from unused existing driveways on Colwick Rd and Chiswick Rd and replaces with planting strip and sidewalk.
- Commits to buildings over 65 feet in height will be built to LEED certified NGBS Bronze or similar environmentally sensitive/efficient standard.
- Provides architectural standards related to exterior building materials, screening, prominent entrances, percentage of transparency and blank walls.
- Commits to the installation of a 10.5 ft wide landscaped area planted to a Class C buffer standard along the eastern property line adjacent to the R-3 zoned parcel fronting Chiswick Rd.
- Commits to an on-site dog run/park area within Area A to address concerns about increase dog activity on neighborhood streets.
- Commits to replace existing wood fencing on Cotswold Elementary property with new, low maintenance fence to be coordinated with CMS.

- Existing Zoning and Land Use



The site is located east of Randolph Road in the Cotswold activity center. There is a mix of uses in the area with commercial and office to the north, west and south and single family residential and institutional (elementary school) to the east.



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



The northwest portion of the site is currently vacant aside from a parking lot that served an old office building that was demolished the southeast portion of the site is developed with office use.



North of the site on Colwick Rd is an office use.



East of the site is Cotswold Elementary accessed from Greenwich Dr. and a single family home fronting Chiswick Rd.

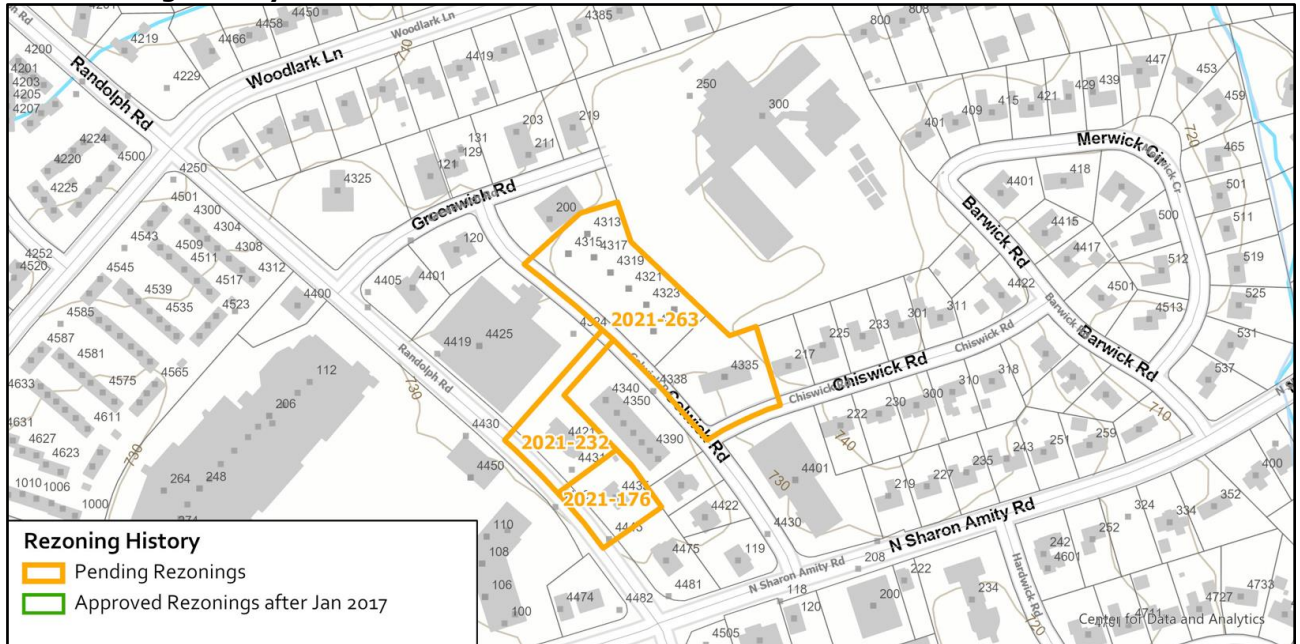


South of the site, across Chiswick Rd, is an office use.



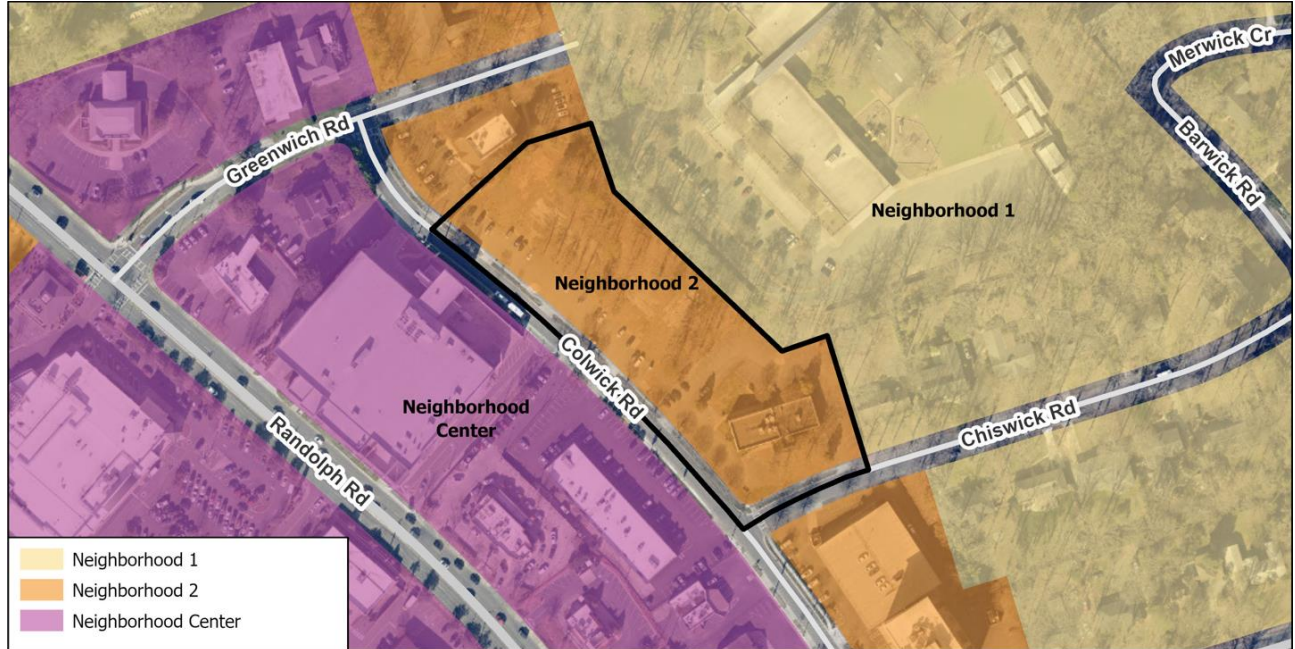
West of the site are commercial uses front Colwick Rd and Randolph Rd.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-176	This petition has been withdrawn.	Withdrawn
2021-232	.88 acres west of the site to B-2(CD) to allow redevelopment of the existing EDEE with a new layout and drive through circulation.	Pending

- **Public Plans and Policies**



- The *Charlotte Future 2040 Policy Map* (2022) recommends Neighborhood 2 use for the site.

- **TRANSPORTATION SUMMARY**

The site is located at the northeast quadrant of the intersection of two City-maintained local streets, Colwick Road and Chiswick Road. A Traffic Technical Memorandum (TTM) was required due to ingress and egress concerns that are triggered by the site's proximity to a highly congested thoroughfare on the high injury network. A Traffic study was approved on 5/25/2022. The site plan commits providing an 8 foot planting strip and 8 foot sidewalk along public road frontages and upgrading the pedestrian accommodations at the intersection of Randolph Road and Greenwich Road. Other commitments include a financial contribution to the City of Charlotte for the purpose of improving the intersection of Randolph Road at the Publix access point to relieve intersection congestion at the Randolph Rd and Greenwich Rd Intersection. Outstanding items include clarifying revisions to conditional transportation notes. Further details are listed below.

- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - ~~See Outstanding Issues, Notes 1-3~~ Addressed. ~~See new comment Note 4 below.~~ Addressed.
- **Vehicle Trip Generation:**

Current Zoning:

 - Existing Use: 125 trips per day (based on 10,648 sqft office).
 - Entitlement: 460 trips per day (based on 42,000 sqft office).

Proposed Zoning: 1,745 trips per day (based on 260 multi-family dwelling units and 30,000 square feet of office).

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:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 20 students, while the development allowed under the proposed zoning may produce 89 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 69 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Billingsville Elementary from 63% to 71%
 - Cotswold Elementary at 75%

- Alexander Graham Middle from 108% to 109%
- Myers Park High from 120% to 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Colwick Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Colwick Rd. 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:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Revise site plan and conditional notes to commit to reconstruct the curb and gutter 20.5 ft from the road centerline of Colwick Road to provide on-street parking per the Local Commercial Wide typical section and Chapter 20 of the City's ordinance. Curb and gutter comment rescinded for Chiswick Road as the offset between the driveway and intersection limits the spacings for on-street parking. The site plan shall label and dimension the proposed back-of-curb and gutter from the Colwick Road centerline.~~ **Rescinded by CDOT**
2. ~~Revise site plan and conditional notes to commit to construct an 8-foot planting strip, and 8-foot sidewalk on Chiswick Road per CLDSM U-05A. The site plan shall label and dimension both items from the back of curb and gutter and road centerline. The wider sidewalk also meets the Charlotte WALKS Policy.~~ **Addressed**
3. ~~Add a note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ **Addressed.**
4. ~~New comment: Revise Conditional Notes IV.b to remove reference to existing right-of-way and revise Conditional Note IV.c to clarify note and add "upon the approval of CDOT."~~ **Addressed.**

REQUESTED TECHNICAL REVISIONS

Site and Building Design

5. ~~Amend note VI.c. to state the minimum width of the landscaped area (10.5 ft as labeled on the site plan)~~ **Addressed.**
6. ~~Fill in the rezoning petition number at the top of the development standards.~~ **Addressed**
7. ~~New comment: dimension the rear and side yard (space between the building envelope and property line) depicted in Area A.~~ **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 # 2021-263

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>