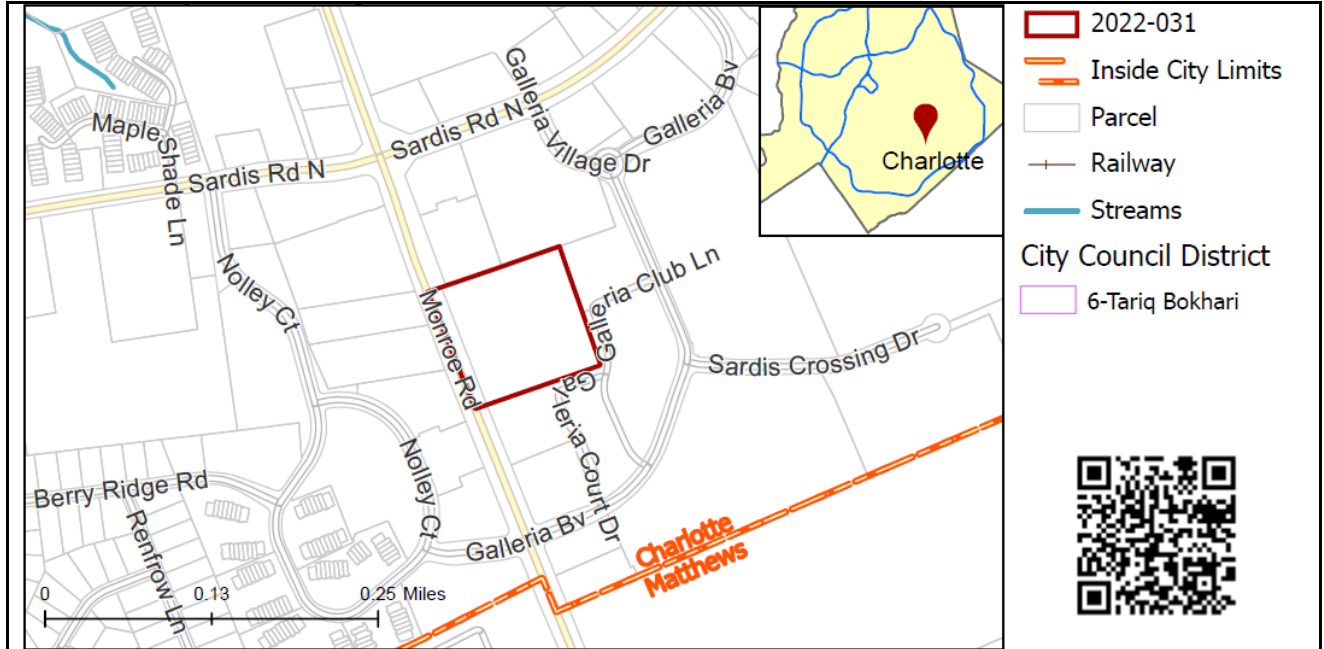


**REQUEST**

Current Zoning: I-1 (light industrial)  
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

**LOCATION**

Approximately 2.18 acres located at the southwest intersection of Galleria Boulevard and Monroe Road, south of Sardis Road North.



**SUMMARY OF PETITION**

The petition proposes redevelopment of the existing office building with a multi-family residential development with up to 275 units.

**PROPERTY OWNER**

10005 Monroe Road LLC

**PETITIONER**

Kairoi Residential

**AGENT/REPRESENTATIVE**

John Carmichael / Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issue related to site and building design.

Plan Consistency

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

Rationale for Recommendation

- The existing I-1 zoning is not consistent with the uses and zoning in the area. Industrial zoning does not support the recommended place type.
- The site is located in an activity center which are areas intended for a mix of uses.
- There is commercial, office, and multi-family residential uses in the area. The propose multi-family development is compatible with the uses in the area.
- The proposal provides additional housing within walking distance to shopping, services, dining and employment opportunities.

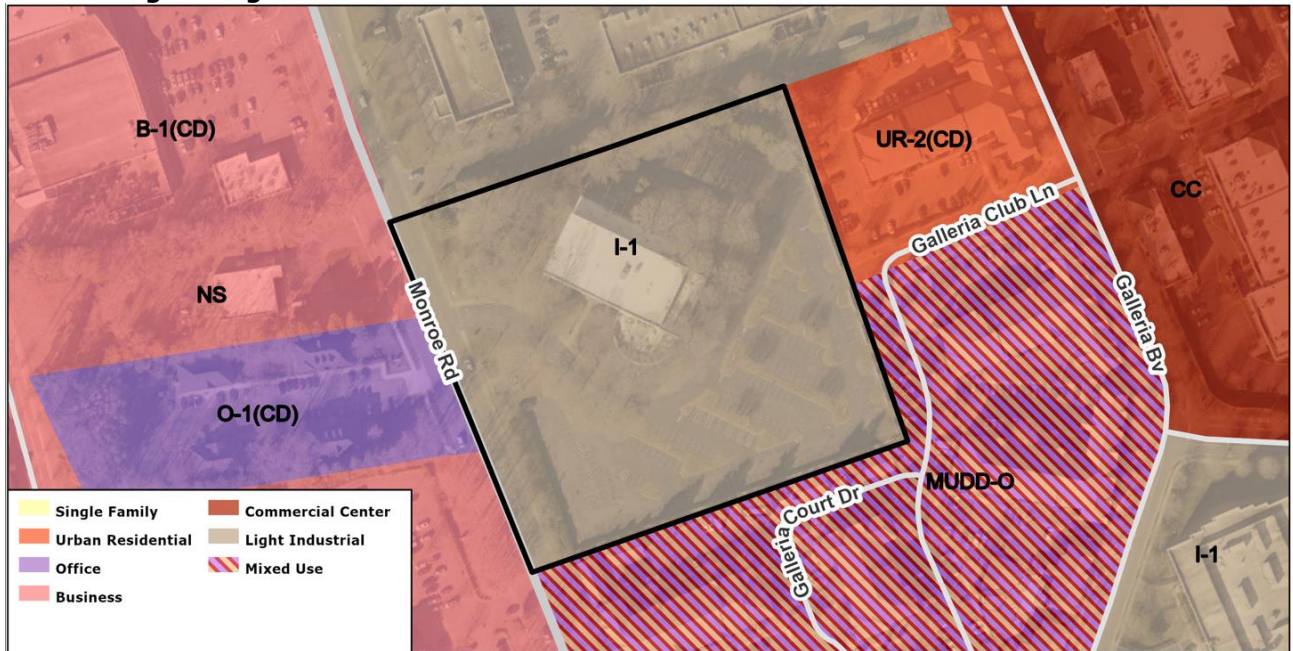
## PLANNING STAFF REVIEW

### • Proposed Request Details

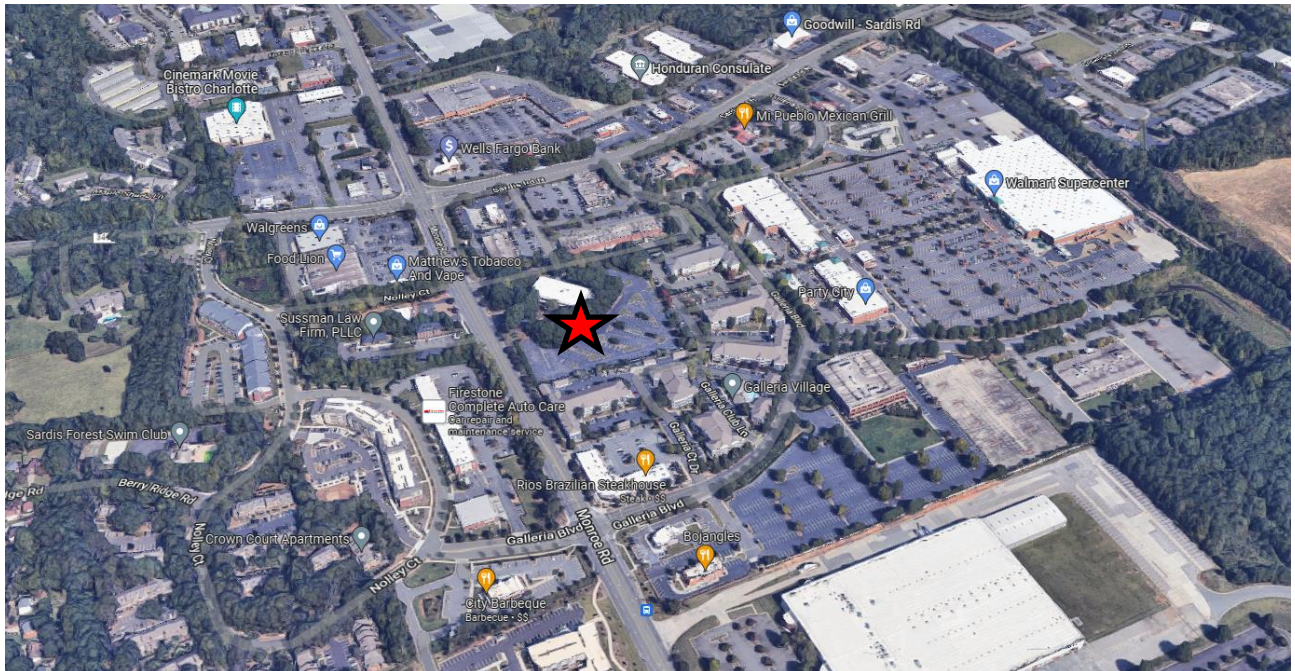
The site plan accompanying this petition contains the following provisions:

- Up to 275 multi-family dwelling units.
- Maximum building height of 65 ft.
- Vehicular access from a full movement driveway access on Monroe Rd and a cross access connection at Galleria Club Ln.
- Constructs an 8 ft planting strip and 12 ft multi-use path along Monroe Rd.
- Commits to architectural design standards related to exterior building materials, building placement, blank walls, building articulation, roof design, and screening.
- Commits to a minimum of 2 amenity areas with one a minimum size of 2,200 sqft and the other a minimum size of 1,600 sqft.

### • Existing Zoning and Land Use



The site is located between Monroe Road and the Galleria shopping center in an area with a mix of uses including.



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



The site is developed with a vacant office building and supporting surface parking.



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



East of the site along Galleria Club Lane are apartments.

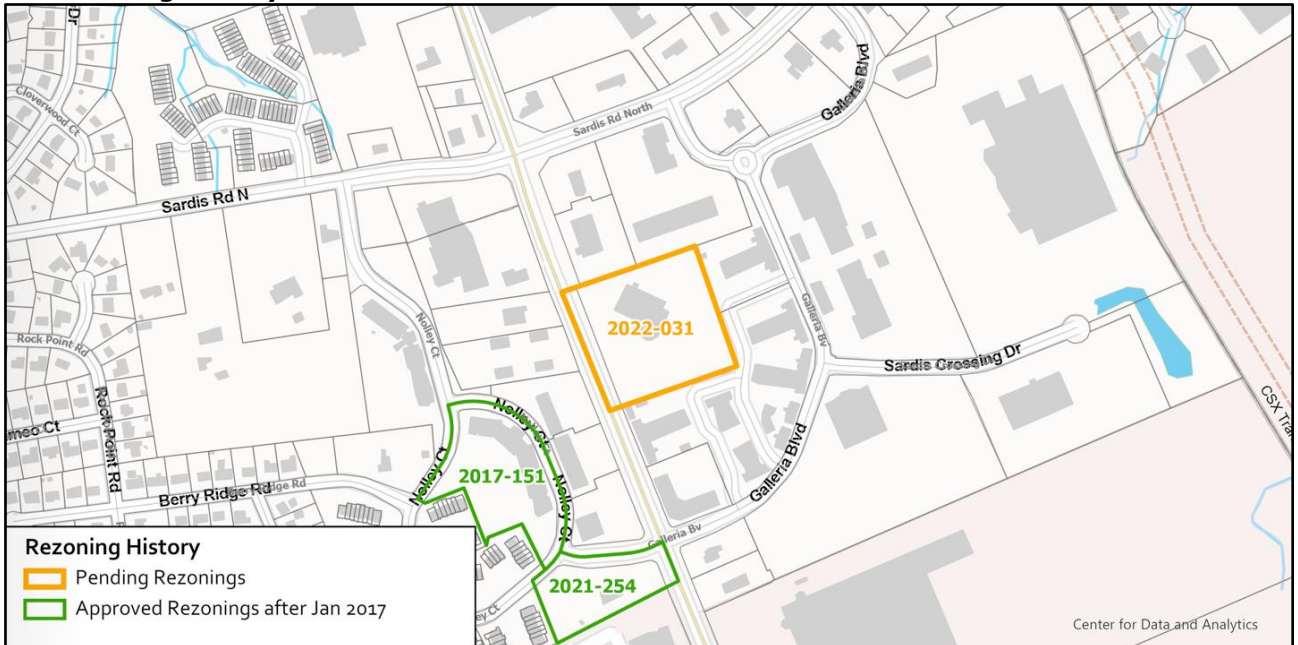


South of the site are apartments and commercial uses.



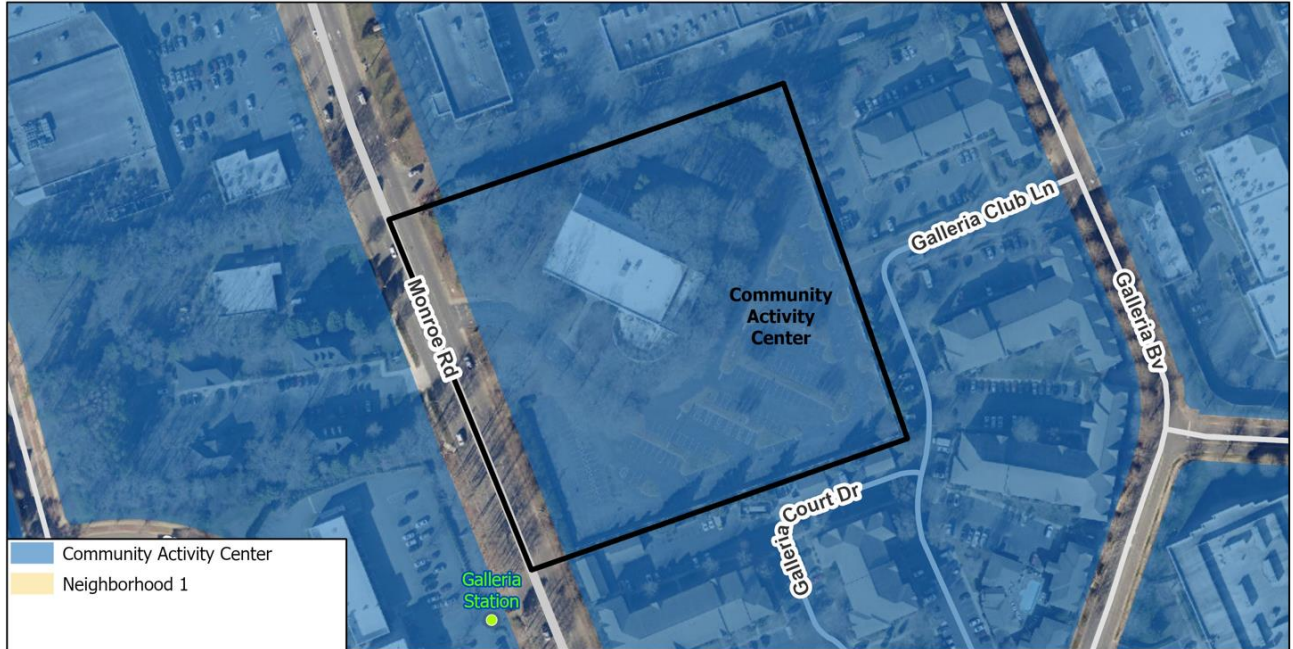
West of the site, across Monroe Road, are commercial uses automotive service/repair, office and childcare uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-151	3.69 acres west of the site, along Nolley Ct. to MUDD-O (mixed use development, optional) for 103 multi-family, primarily age restricted units.	Approved
2021-254	2.18 acres south of the site, across Monroe Rd at Galleria Bv. to NS SPA (neighborhood service, site plan amendment) to allow a drive through service window to be added to an existing eating/drinking/entertainment establishment.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Community Activity Center for the site and area.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Monroe Road, a state-maintained major thoroughfare, and south of Sardis Road, a city-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. The petitioner commits to constructing a 12-ft multiuse path along Monroe Road, in accordance with the Council Approved Charlotte BIKES and Charlotte WALKS plan. The site plan also commits to providing a right turn lane into the site off Monroe Road per NCDOT requirements. CDOT has no outstanding comments
- **Active Projects:**
  - LYNX Silver Line
    - The LYNX Silver Line is a planned 29-mile, 31 station light rail alignment from the City of Belmont in Gaston County, through Center City Charlotte and the Town of Matthews, into Union County.
    - Project is in design phase.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 665 trips per day (based on 52,328 sqft office use).
    - Entitlement: 130 trips per day (based on 56,900 sqft industrial use).
    - Proposed Zoning: 1,270 trips per day (based on 275 dwelling 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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 94 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 94 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Matthews Elementary from 111% to 119%
    - Crestdale Middle from 100% to 101%
    - David Butler High from 105% to 106%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 20-inch water distribution main located along Monroe Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Monroe Rd. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **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:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**Site and Building Design

1. Add a note specifying access through the site will be publicly accessible and not be gated.
- 





**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 Petition 2022-031

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 (February 2022) and when the **Policy Map** is adopted (anticipated March 28, 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.	X
	<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.	N/A
	<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><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><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>