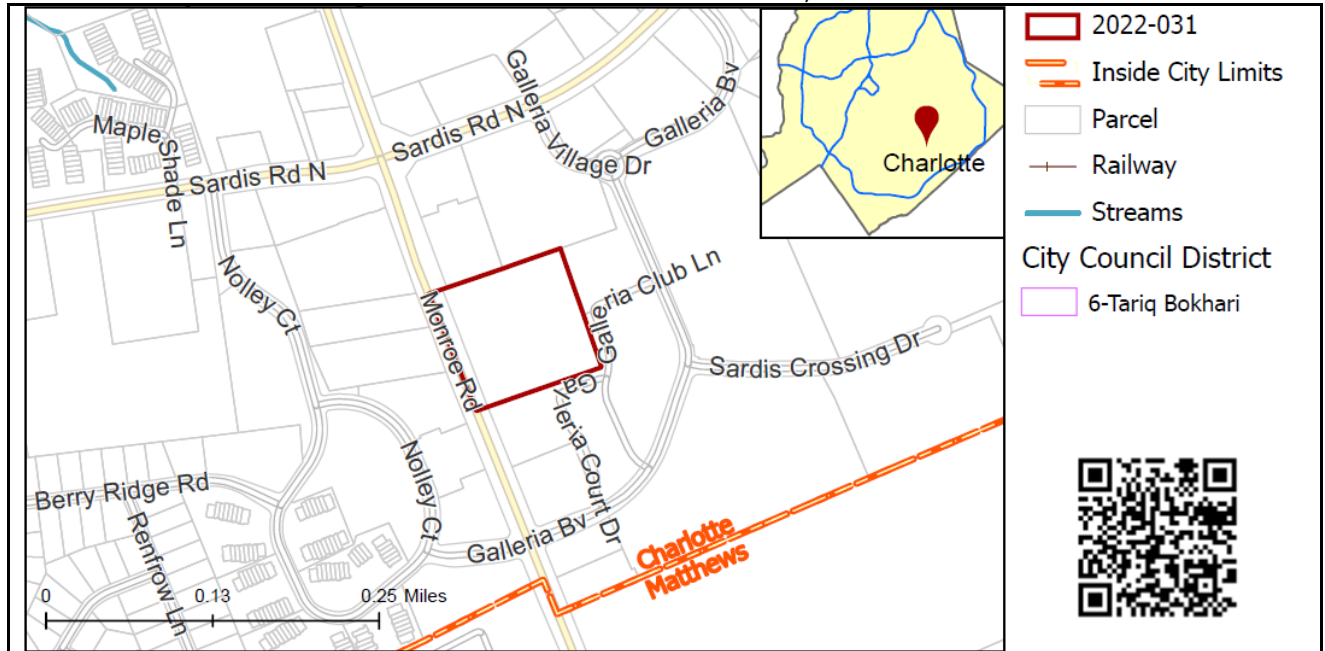


**REQUEST**

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

**LOCATION**

Approximately 5.69 acres located on the east side of Monroe Road, north of Galleria Boulevard, and 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.

Plan Consistency

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

Rationale for Recommendation

- The petition could facilitate Goals 1: 10-Mintue Neighborhood, 5: Safe & Equitable Mobility, 6: Healthy, Safe & Active Communities and 9: Retain Our Identity & Charm of the 2040 Comprehensive Plan.
- 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.

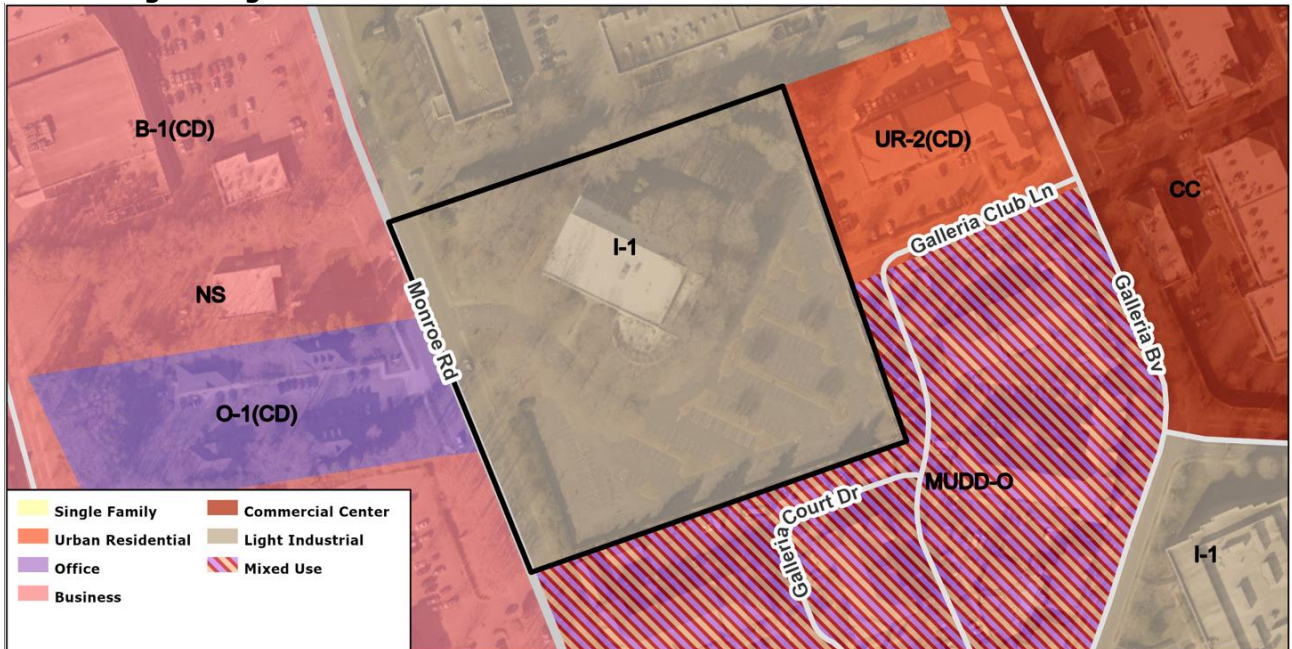
#### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

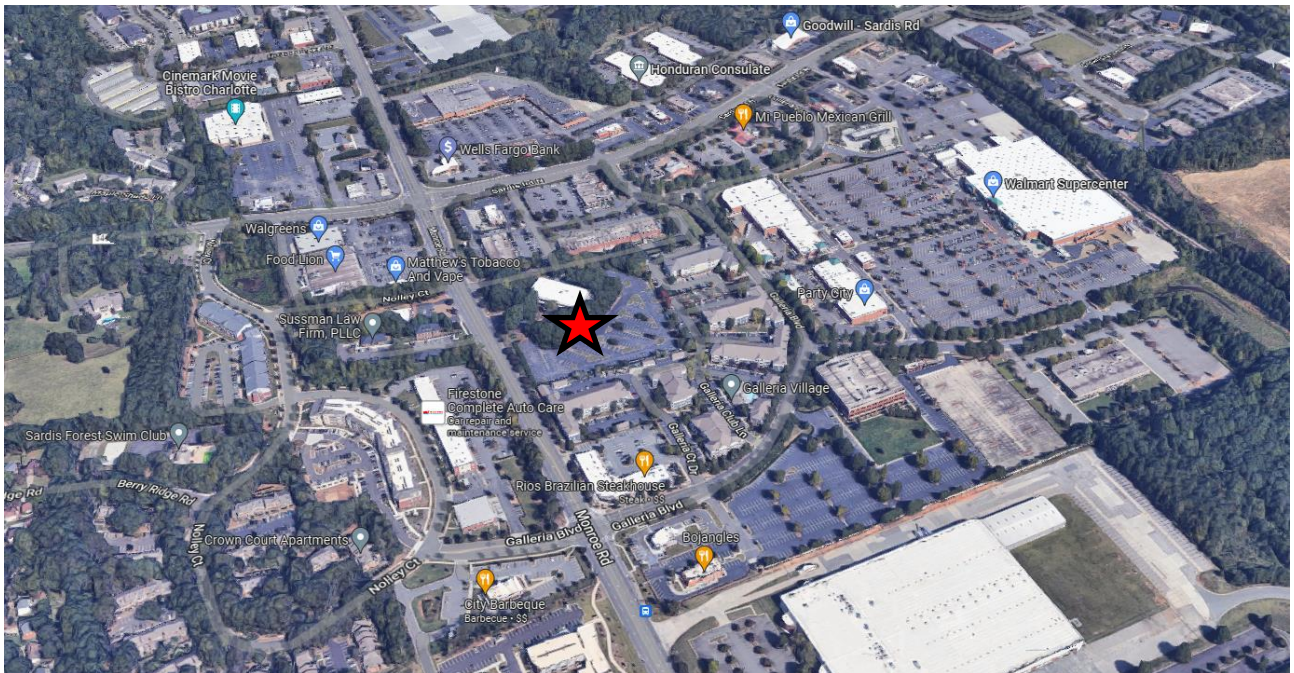
- Up to 275 multi-family dwelling units.
- Maximum building height of 65 ft.
- Vehicular access from a full movement driveway access on Monroe Rd and a cross access connection at Galleria Club Ln.
- Constructs an 8 ft planting strip and 12 ft multi-use path along Monroe Rd.
- Commits to architectural 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.

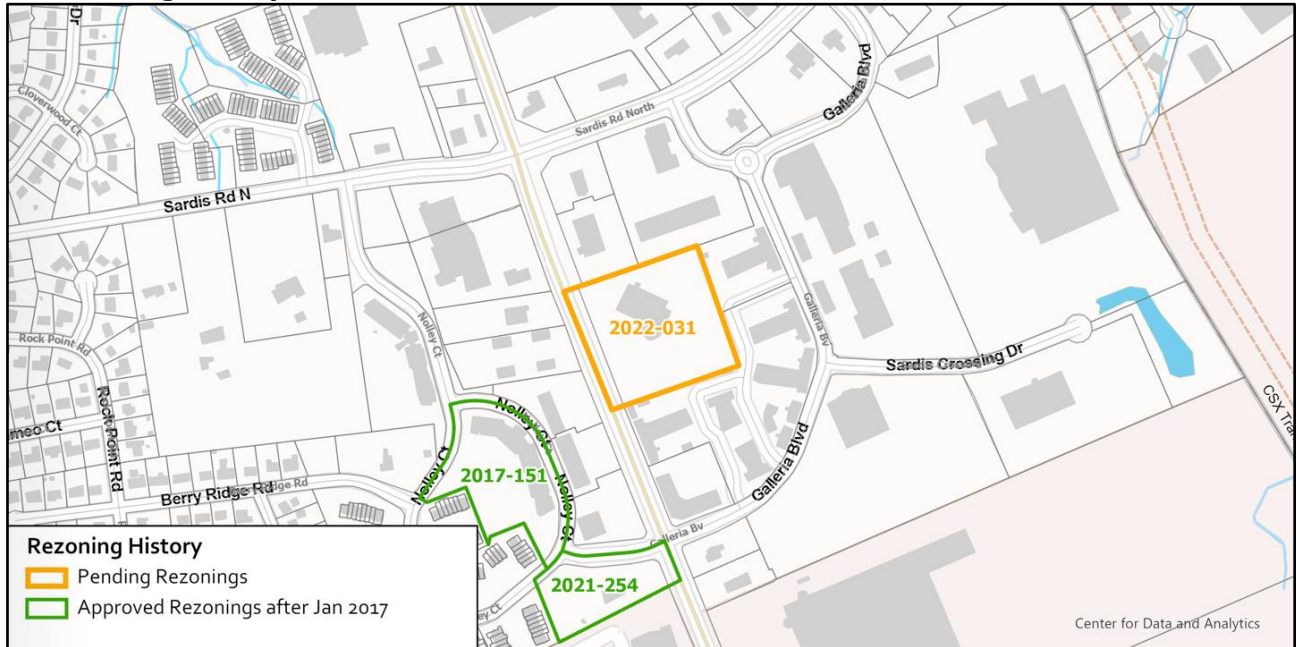


South of the site are apartments and commercial uses.



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.~~  
Addressed

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

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