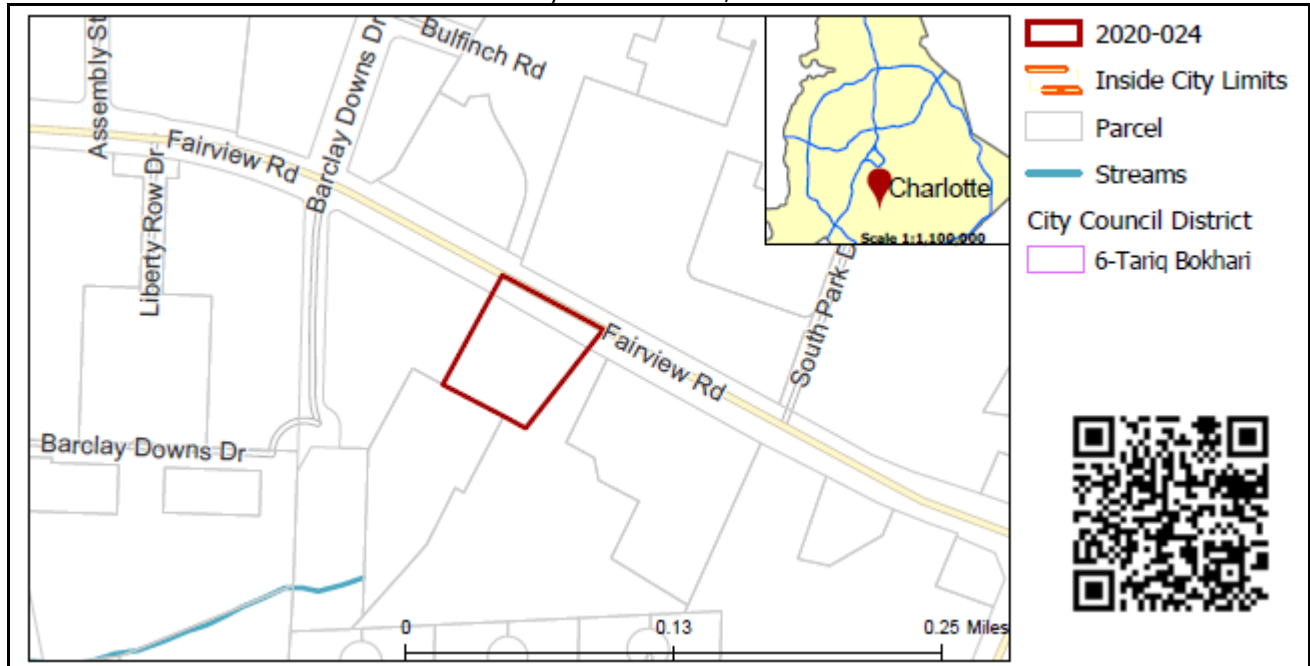


REQUEST

Current Zoning: O-1 (office)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 1.827 acres located south of Fairview Road, east of Barclay Downs Drive, and west of Sharon Road.



SUMMARY OF PETITION

The petition proposes to rezone a parcel with an existing financial institution structure and surface parking to permit redevelopment of the site with up to 325 multi-family residential dwelling units at a density of 177 dwelling units per acre (DUA) and up to 1,500 square feet of non-residential uses.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Fifth Third Bank
Michael Campbell, Dominion Realty
Bridget Grant, Moore & Van Allen

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *South Park Small Area Plan* recommendations for mixed uses for the area, however, the petition is **inconsistent** with the residential density of up to 20 DUA for the site.

Rationale for Recommendation

- The vision articulated in the *SouthPark Small Area Plan* calls for the SouthPark area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses.
- In addition, the *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed-Use Activity Center, a priority area for intensification and urban, pedestrian-oriented development.

- The proposed rezoning is consistent with the vision articulated in the area plan and in the *Centers, Corridors and Wedges Growth Framework*, and is consistent with the overall mix of uses in the area.
- The site plan for this proposal includes a vertical mix of uses and provides active uses on the ground floor oriented to the sidewalk network.
- The site is located on a bus route with a stop at the site.
- While the proposal exceeds the specific density in the area plan the site is appropriate for greater density for reasons stated above.
- The site plan also provides for variations in sidewalk placement and setbacks to preserve existing mature trees and to improve walkability along its frontage of Fairview Road.

The approval of this petition will revise the adopted future land use map as specified by the *SouthPark Small Area Plan*, from single family, multi-family and office uses for the site with a residential density up to 20 DUA to Residential/Office/Retail for the site.

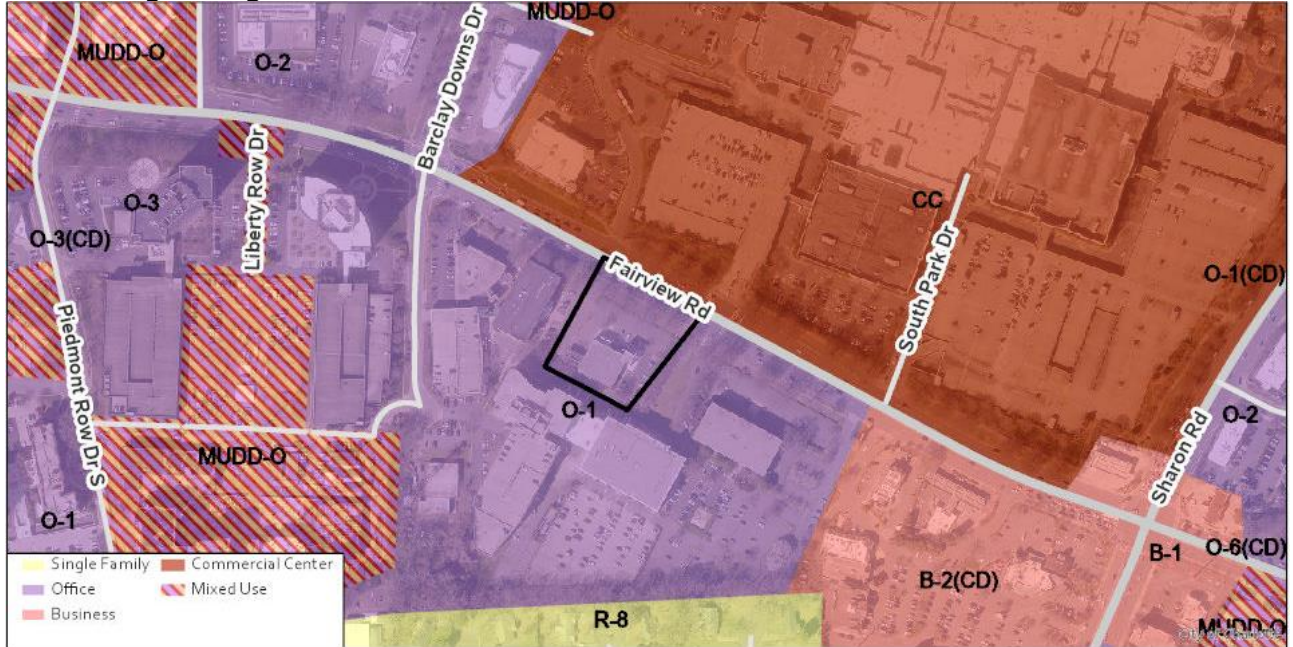
PLANNING STAFF REVIEW

- **Proposed Request Details**

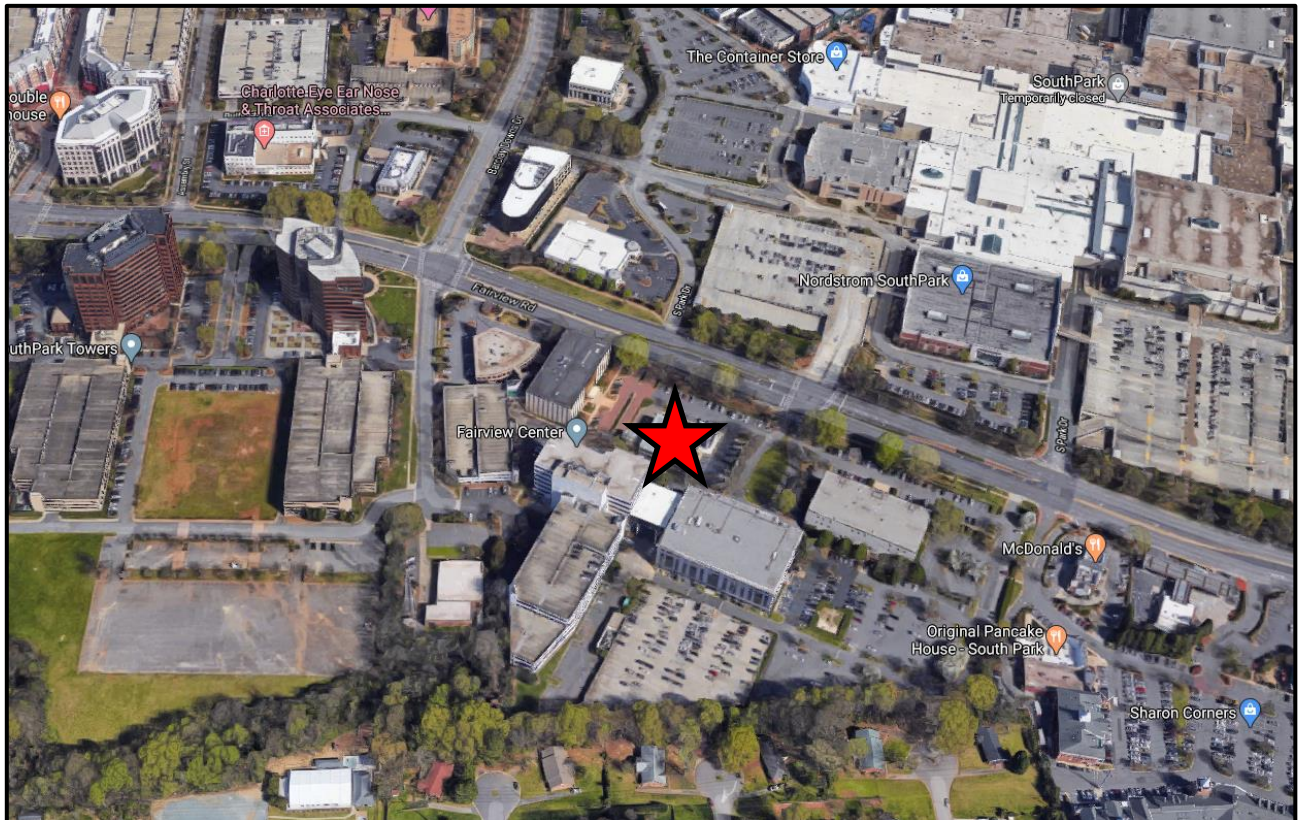
The site plan accompanying this petition contains the following provisions:

- Up to 325 multi-family dwelling units on 1.827 acres (density of 177 units per acre)
- Up to 1,500 square feet of non-residential uses on the ground floor
- Up to 185 feet in height (65 feet greater than MUDD standard of 120)
- Commits to a \$150,000 dollar contribution to the Charlotte Housing Trust Fund
- Provides a 24-foot setback, maintains the existing back of curb sidewalk and constructs a planting strip and a new 6 foot sidewalk in an effort to preserve the existing trees along Fairview Road.
- Provides up to \$150,000 to support pedestrian improvements in the area including the South Park CNIP "Loop Trail"
- Constructs a bus waiting pad and shelter on Fairview Road
- Vehicular access from existing shared driveways, some improvements such as turn lanes along the drive may be completed provided underlying property owners of the easements agree.
- Minimum 500 square foot open space feature at the corner of Fairview and the site's access to be improved with landscaping, pavers, seating, art and/or other pedestrian scale features.
- Provides architectural design standards related to screening, building length, façade articulation, building materials, storefront windows, minimum ground floor height, minimum transparency, blank walls, prominent entrances and active ground floor space depth.
- Requests optional provisions for additional building height (120 feet max up to 185 feet) and to not require recessed doors when there is at least a 12 foot clear zone.

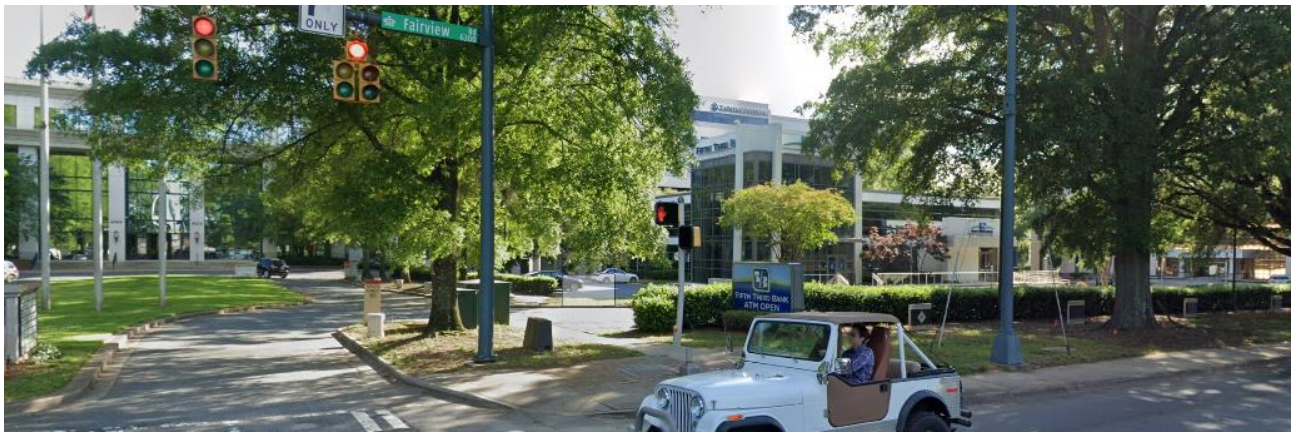
- Existing Zoning and Land Use



There is a mix of uses primarily office and commercial in a variety of zoning districts in the area. SouthPark Mall is to the north across Fairview Road.



The site, denoted by the red star, is on Fairview Road at the intersection of a shared drive with surrounding offices and an entrance to SouthPark Mall.



The site is developed with a Fifth Third Bank Branch.



North of the site, across Fairview Road, is SouthPark Mall.

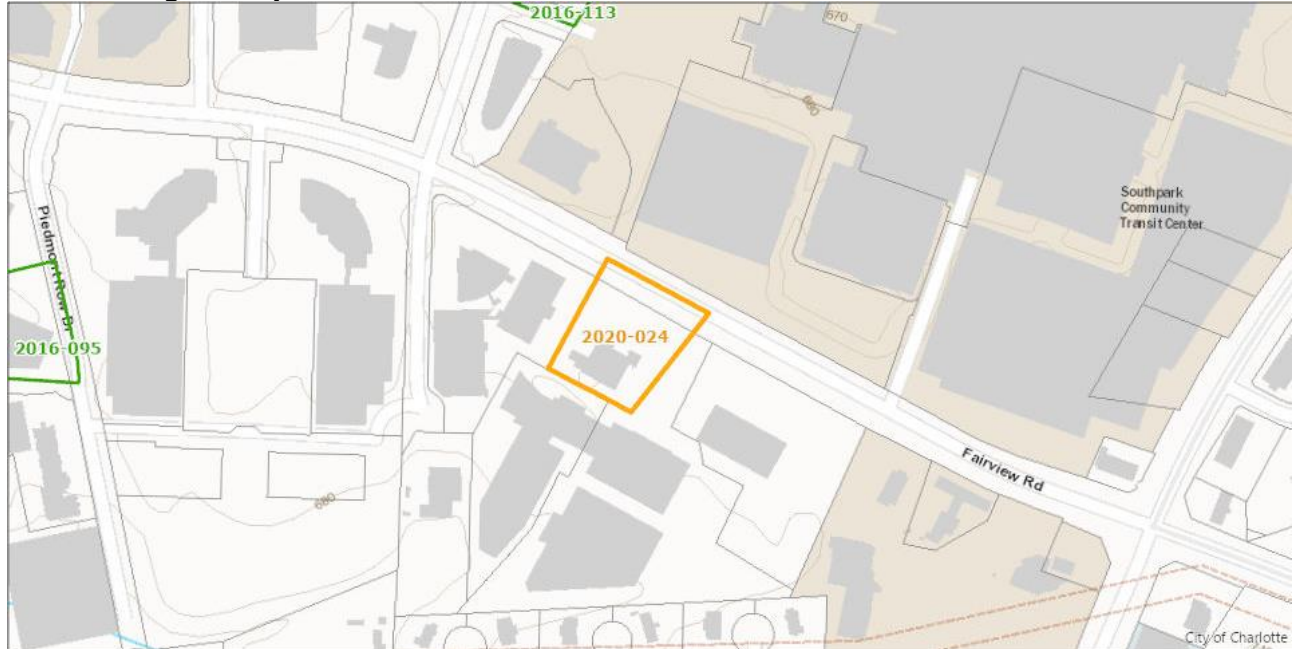


East and south of the site are offices.



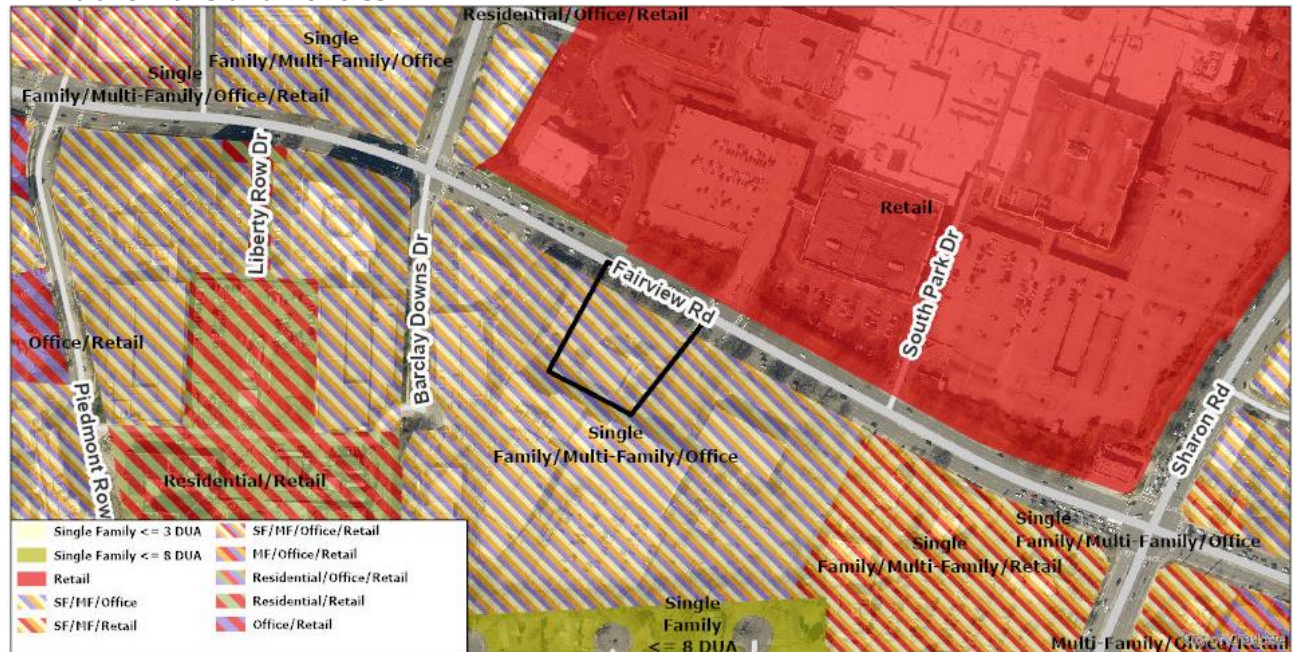
West of the site along Fairview Road are office uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-113	2.68 acres located on the east side of Barclay Downs Drive, north of the site to MUDD-O to allow mixed use including multi-family and commercial uses.	Approved
2016-095	1.621 acres located on the east side of Park South Drive, west of the site to MUDD-O to allow a hotel.	Approved

- **Public Plans and Policies**



- *The South Park Small Area Plan (2000) recommends single family, multi-family and office uses for the site with a residential density up to 20 DUA.*
- **TRANSPORTATION SUMMARY**
 - This site is located along Fairview Road, a city maintained major thoroughfare. The site is in a center outside Route 4 and is within the limits of the South Park Small Area Plan. The site is located along a major thoroughfare road. The petitioner is providing an 8-foot wide sidewalk along Fairview Road. In addition, the site plan commits to installing new pedestrian

signals for the Fairview Road and their driveway intersection. The petitioner is providing roadway improvements at their main intersection.

- **Active Projects:**
 - Southpark CNIP- Loop Trail – planning phase
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 310 trips per day (based on office).
Entitlement: 310 trips per day (based on office).
Proposed Zoning: 1850 trips per day (based on 325 apartments).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 21 students, while the development allowed under the proposed zoning may produce 65 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 44 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Sharon Elementary from 177% to 184%
 - Alexander Graham Middle from 111% to 112%
 - Myers Park High from 125% to 126%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Fairview Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 900 feet northeast of the rezoning boundary on Fairview Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org 1
 - **Urban Forestry:** 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.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311