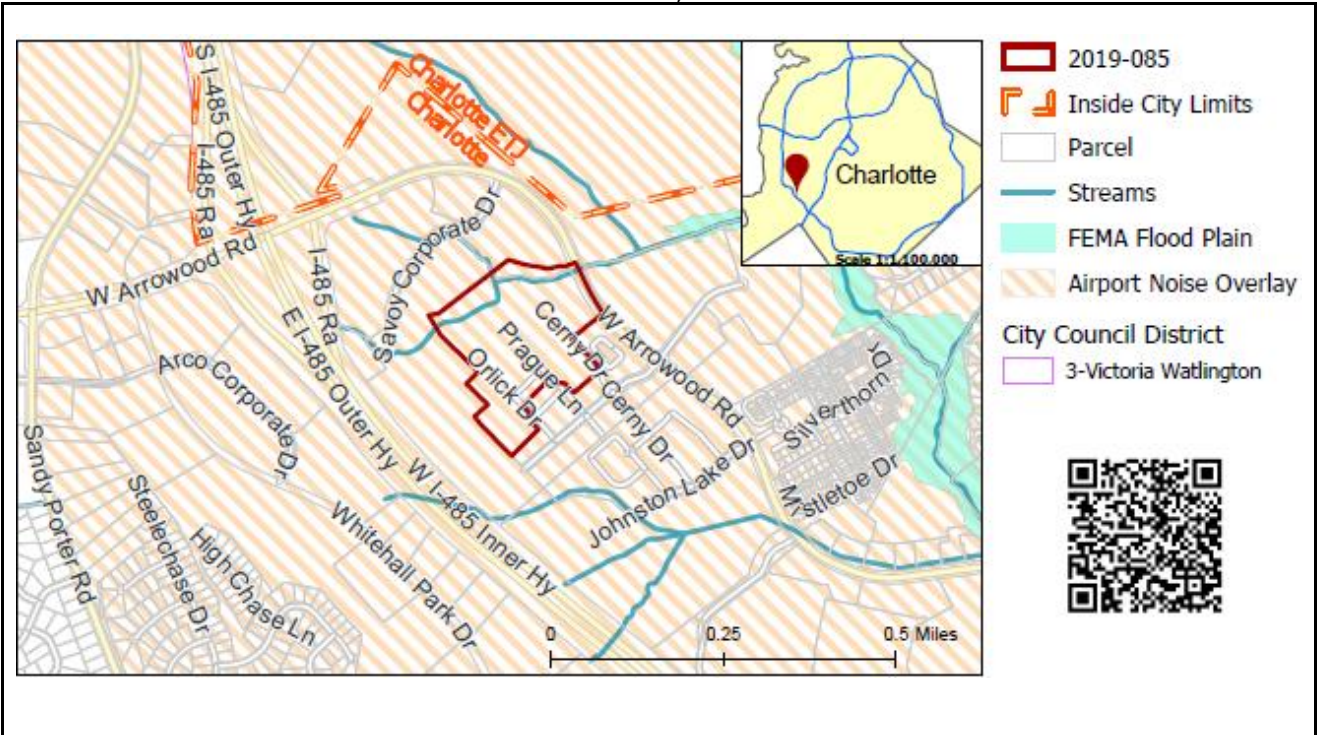


REQUEST

Current Zoning: MUDD-O (mixed-use development, optional)
Proposed Zoning: MUDD-O SPA (mixed-use development, optional, site plan amendment)

LOCATION

Approximately 23.89 acres located on the south side of W. Arrowwood Road, west of Whitehall Executive Center Drive.



SUMMARY OF PETITION

The petition proposes to develop the site with up to 352 multi-family residential units (14.7 dwelling units per acre) along with any incidental or accessory uses permitted within the MUDD zoning district.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Whitehall Corporate Center, LLC
American Asset Corporation
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 issues related to transportation and site and building design and technical revisions related to site and building design.

Plan Consistency

The petition is consistent with the **Steele Creek Area Plan** recommendation for residential/office and/or retail land uses.

Rationale for Recommendation

- The proposed site plan is consistent with the Steele Creek Area Plan recommendation for residential/office and/or retail land uses for this site and surrounding area.

- The site is within the Whitehall/Ayrsley Mixed-Use Activity Center, as per the *Centers, Corridors and Wedges Growth Framework*.
- The plan does not specify that the land use needs to be mixed, instead it allows for either residential/office and/or retail land uses to be developed in a compact pedestrian friendly form.
- Multi-family development is appropriate at this location as it already exists adjacent to the site, is near retail, and is overall well-connected from a transportation standpoint as the site is proximal to transit (bus) and interstates.

PLANNING STAFF REVIEW

- **Background**

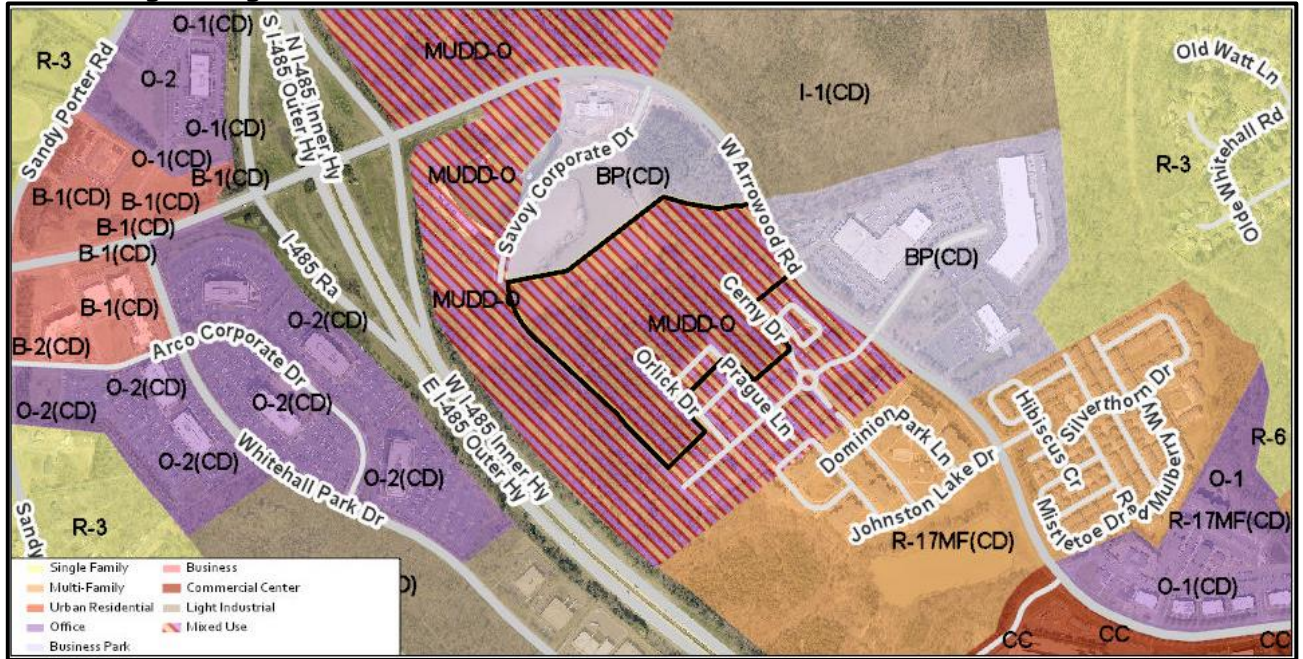
- The proposed site plan amendment will be amending a portion of the 60.3 acre approved petition 2008-053, which entitled the site to a total of 400 multi-family units/600,000 SF of total multi-family residential square footage. This portion of the rezoning petition, however, illustrated retail/hotel and office uses in addition to residential uses. That fact, paired with the site failing to develop as originally intended, are the reasons for the requested site plan amendment.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

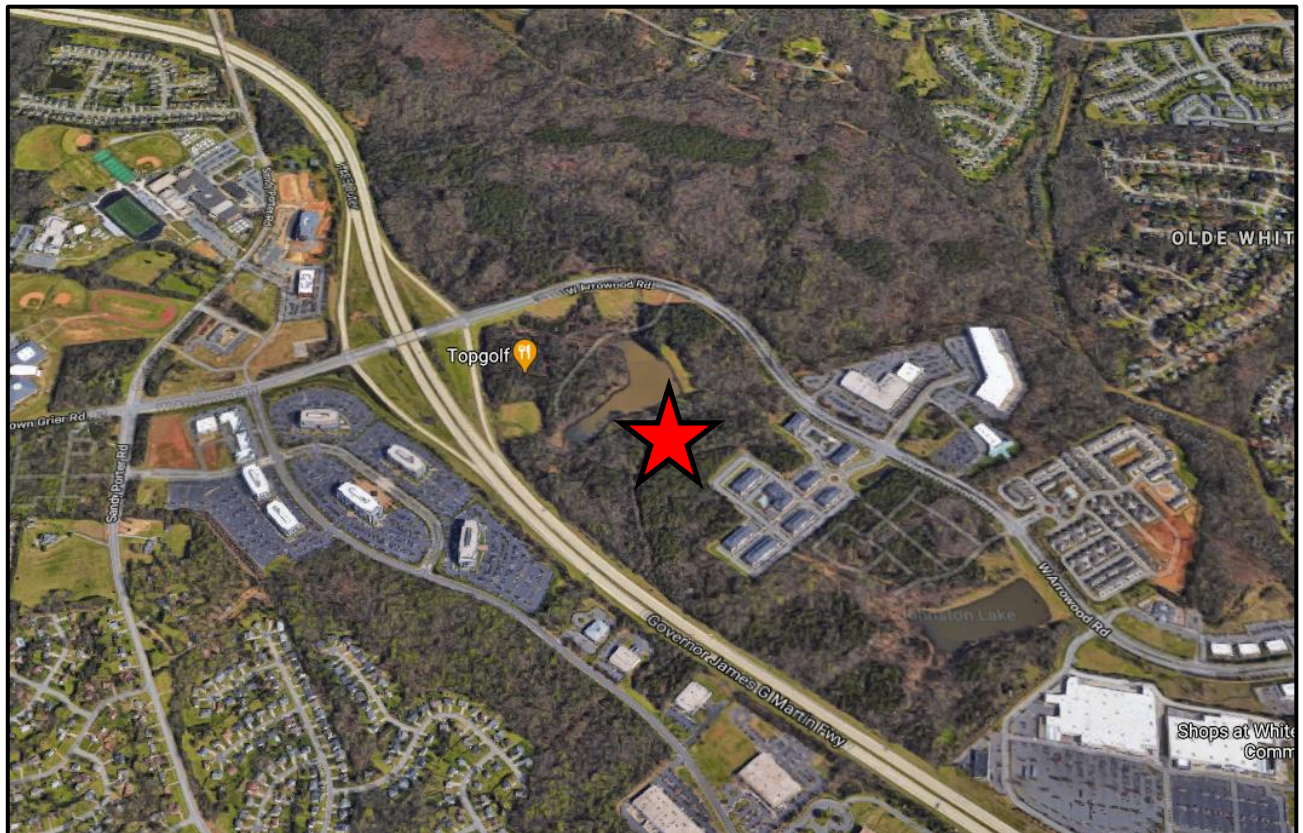
- Proposes a multi-family community with no more than 352 dwelling units while allowing any incidental or accessory uses.
- An optional provision that would permit parking, vehicular circulation and movement to be located between the buildings located on the site and the required setbacks from the adjacent public streets.
- Construction of 8-foot sidewalk and 8-foot planting strip along public street frontages within the site.
- Commits to architectural improvements including:
 - Preferred building materials while prohibiting vinyl siding and concrete masonry units not architecturally finished.
 - Buildings shall present a front or side to all network-required streets (public or private).
 - Limitation on parking lots situated between the building and public or network-required streets.
 - Elevation design including modulations in façade as well as implementing bays or articulated architectural façade features that may include offsets, projections, recesses and the like.
 - Elevations presenting a face to network streets shall not have blank wall expanses greater than 20 feet.
 - Variations in roof lines to avoid the appearance of a large monolithic roof structure.
- Commits to the construction of an amenity area including a pool and clubhouse; there will also be a trail around Moody Lake constructed by petitioner.
- Full cutoff lighting fixtures with a max. height of 21 feet.

• Existing Zoning and Land Use



As noted in the background bullet above, this site was most recently rezoned in 2008 (2008-053) which entitled the site (a total of 60.3 acres at the time) to 1.8 million square feet of office space, 40,000 square feet of standalone retail, and up to 400 multi-family dwelling units.

The surrounding uses and zoning are reflective of the uses allowed within the rezoning just described. This site is near Arrowood Road’s I-485 interchange, and the vicinity has numerous office buildings, retail uses, and multi-family developments.



General location of the site denoted by red star (above).

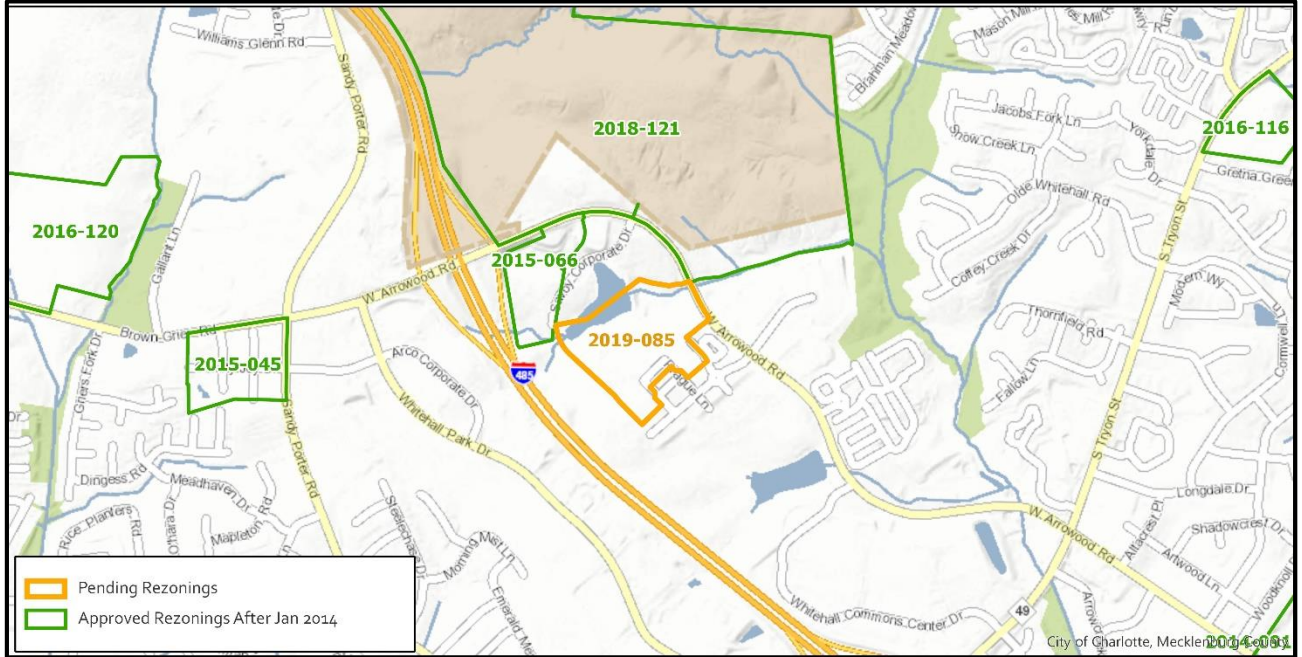


Streetview facing west along W. Arrowood Road looking toward the subject property.



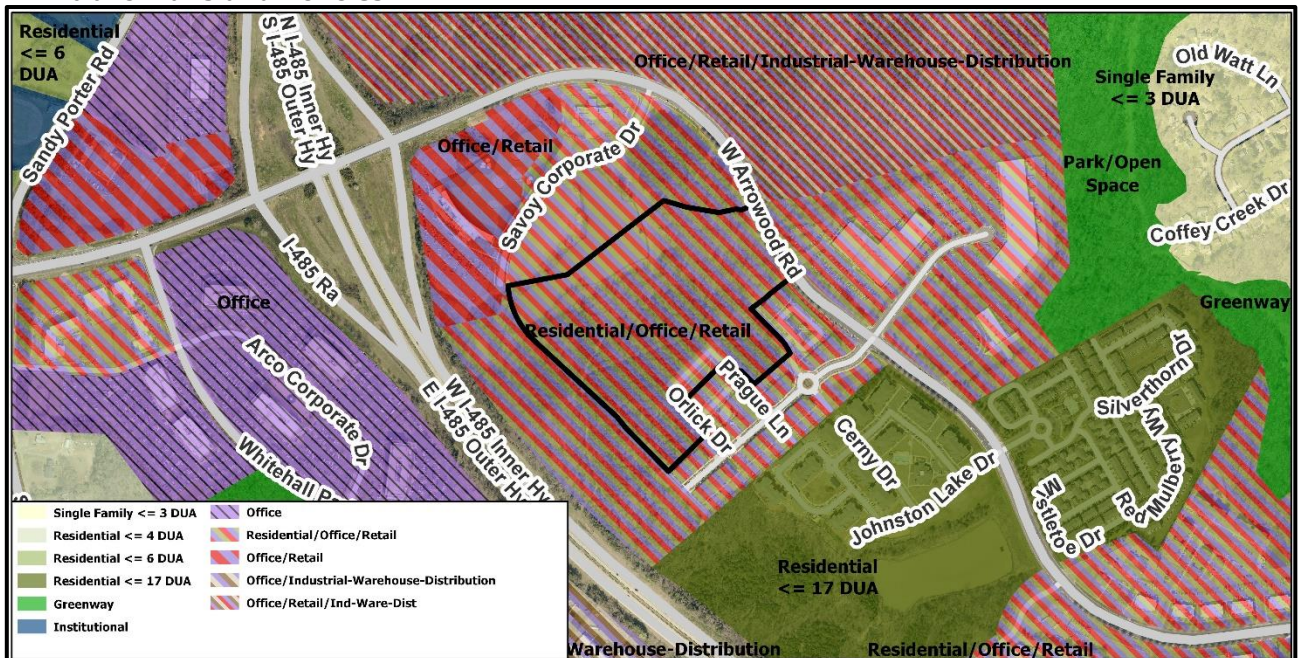
Streetview looking west down Whitehall Executive Center Drive towards the adjacent multi-family community that was constructed with rezoning petition number 2008-053.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-121	Proposal for a 246-acre multi-use development on previously undeveloped land.	Approved
2016-120	Petition to allow up to 597 multi-family and townhome units on 76 acres.	Approved
2016-116	Petition to allow up to 124 attached dwelling units.	Approved
2015-066	Petition to allow restaurant/entertainment center.	Approved
2015-045	Petition to allow up to 291 multi-family units.	Approved

Public Plans and Policies



- The *Steele Creek Area Plan* (adopted 2012) recommends residential/office and/or retail land uses for this site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is served by West Arrowood Road, a major thoroughfare, state-maintained road. A Traffic Impact Study was performed as a part of the original Rezoning Petition 2008-053. The site commits to constructing all the improvements from the previous approved TIS. In addition, the petitioner commits to install a bi-directional crossover at the intersection of West Arrowood Road and 'Future 2-Lane Avenue' and a right turn lane at the 'Future 2-Lane Avenue'. There is one outstanding issue, with conditional notes needing to be updated to meet the Multi-Use Path standards.
- See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land use).
Entitlement: too many uses to determine.
Proposed Zoning: 2,620 trips per day (based on 352 multi-family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **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 0 students, while the development allowed under the proposed zoning may produce 91 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 91 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Steele Creek Elementary from 118% to 127%
 - Kennedy Middle from 126% to 128%
 - Olympic High from 126% to 127%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along West Arrowood Road. Charlotte Water has sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main running through the center of the parcel. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **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:** See Requested Technical Revisions, Note 3.

OUTSTANDING ISSUES

Transportation

1. Update the multi-use path language to have the MUP constructed in accordance with City of Charlotte's multi-use path standards as shown in detail 10.42 of the CLDSM.

Site and Building Design

2. Provide clarity as to where the optional provision will be implemented in the site and denote on site plan.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

3. Request that the petitioner consider dedicating and conveying a minimum of 2 acres to Mecklenburg County for a future neighborhood park.

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

Planner: Joe Mangum (704) 353-1905