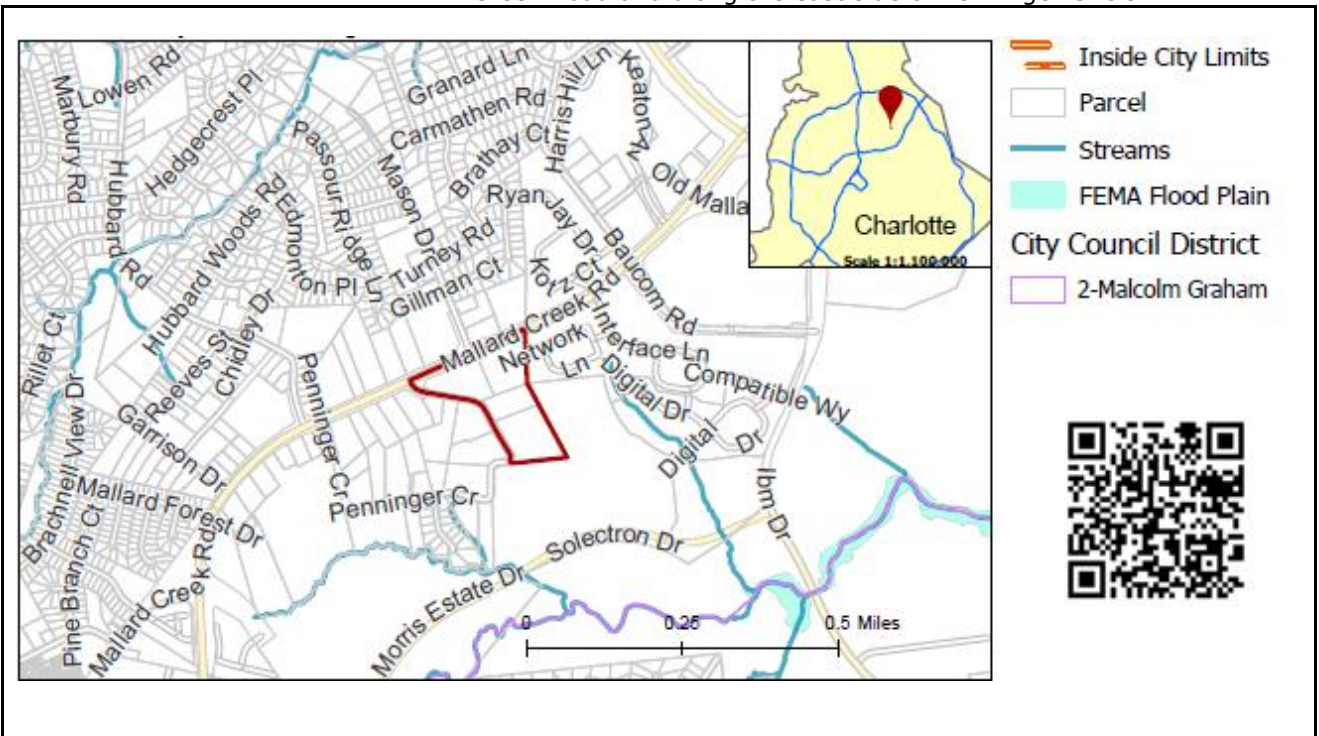


REQUEST

Current Zoning: RE-1(CD) (research, conditional) and INST(CD) (institutional, conditional)
Proposed Zoning: RE-1(CD) (research, conditional) and RE-1(CD) SPA (research, conditional, site plan amendment)

LOCATION

Approximately 12.40 acres located along the south side of Mallard Creek Road and along the east side of Penninger Circle.



SUMMARY OF PETITION

The petition proposes up to 50,000 square feet of facilities to accommodate uses including medical health clinics, offices, financial institutions, laboratories, and research uses on land that is developed with single family homes.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

6800 Solelectron Owner, LP
6800 Solelectron Owner, LP
John Carmichael, Robinson, Bradshaw & Hinson

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.

Plan Consistency

The petition is **consistent** with the *Northeast District Plan* (1996) recommendation of institutional and office uses for this site.

Rationale for Recommendation

- This site proposes up to 50,000 square feet of facilities to accommodate uses including health clinics, offices, financial institutions, and laboratories.

- These uses are in accordance with the *Northeast District Plan* (1996) goal of providing a variety of job types to retain a strong employment base in this area.
- This proposal will increase access to health care access for surrounding residents.
- The proposal commits to pedestrian access and connectivity by proposing a 12-foot multi-use path on Mallard Creek Road and a minimum 6-foot sidewalk along Penninger Circle.

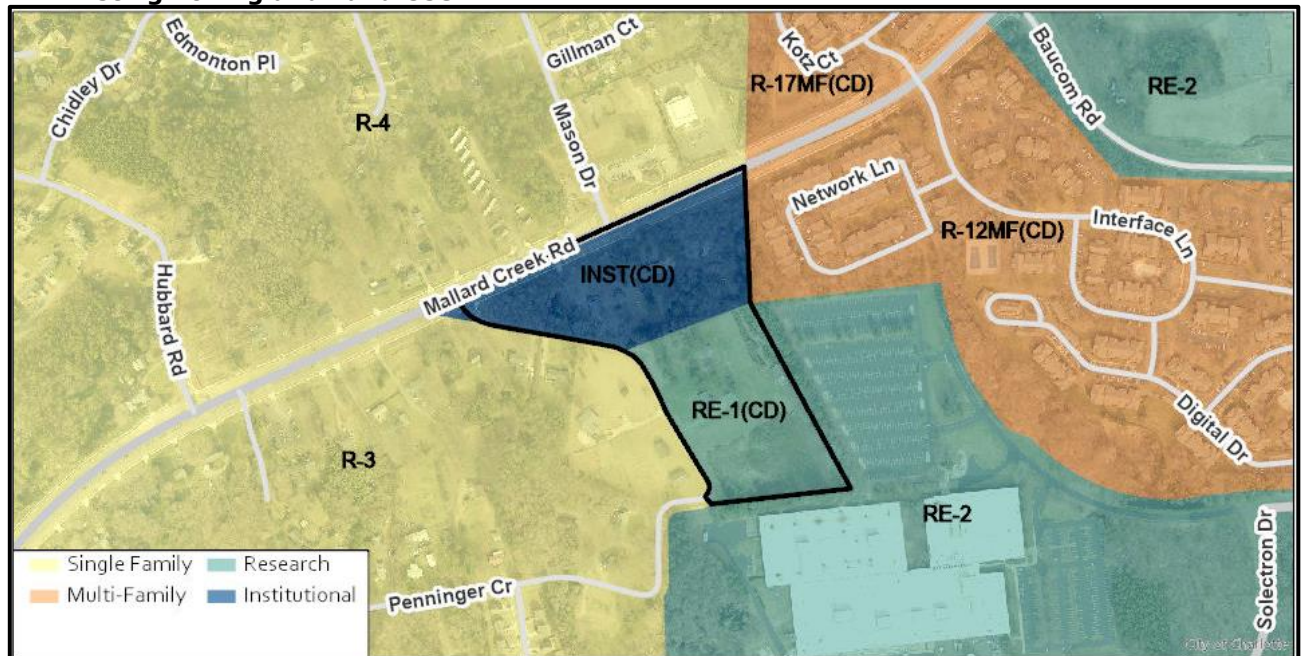
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 50,000 gross square-feet to accommodate uses including medical health clinics, offices, financial institutions, laboratories, and research uses.
- Limits principle buildings to two.
- Commits to installing left-over and right-turn lanes at the proposed site access to Mallard Creek Road.
- Commits to an 8-foot planting strip and a 12-foot multi-use path along the frontage of Mallard Creek Road.
- Provides an 8-foot planting strip and 6-foot sidewalk along the Penninger Circle frontage.
- Commits to an ADA bus waiting pad along Mallard Creek Road.
- Provides a 75-foot Class B buffer along the Penninger Circle frontage.
- Provides a 75-foot Class B buffer along the abutting multi-family district to the east of the property.
- Architectural standards that include:
 - Buildings oriented to present a front or side façade to Mallard Creek Road.
 - Building materials to include masonry materials along the 1st floor of buildings.
 - Elevations will not have expanses of blank walls greater than 20-feet
 - Massing designed to break up long, monolithic building forms through modulations/articulations of facades.
 - Pedestrian connections provided from buildings to adjacent streets.
- Full capped freestanding light fixtures not to exceed 30-feet in height.

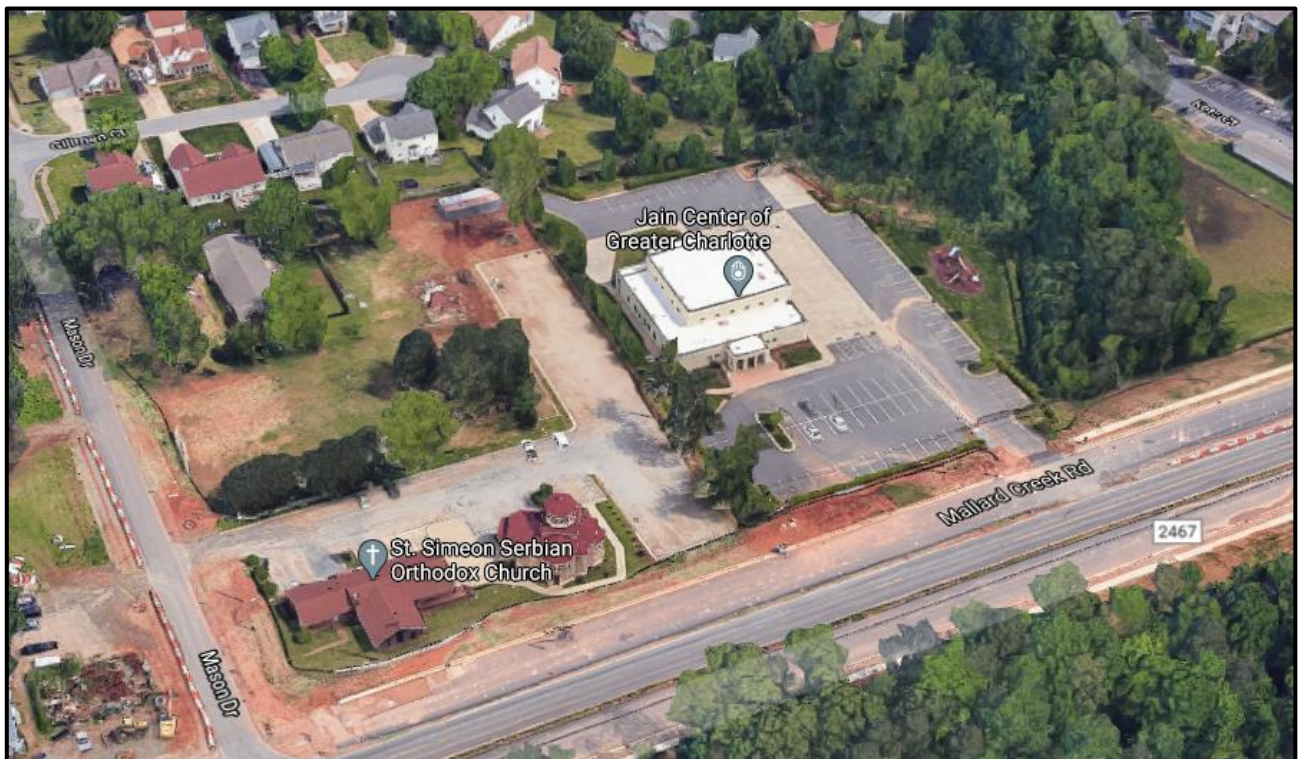
• Existing Zoning and Land Use



The southern half of the property was rezoned in 2018 (2018-013) to allow a surface parking lot to serve as accessory parking for an adjacent office building in the Research Park. The northern half of the property was rezoned in 2010 (2010-069) to allow a 236-unit nursing home. Neither was built. The surrounding land uses include single-family homes, multi-family apartments and research uses.



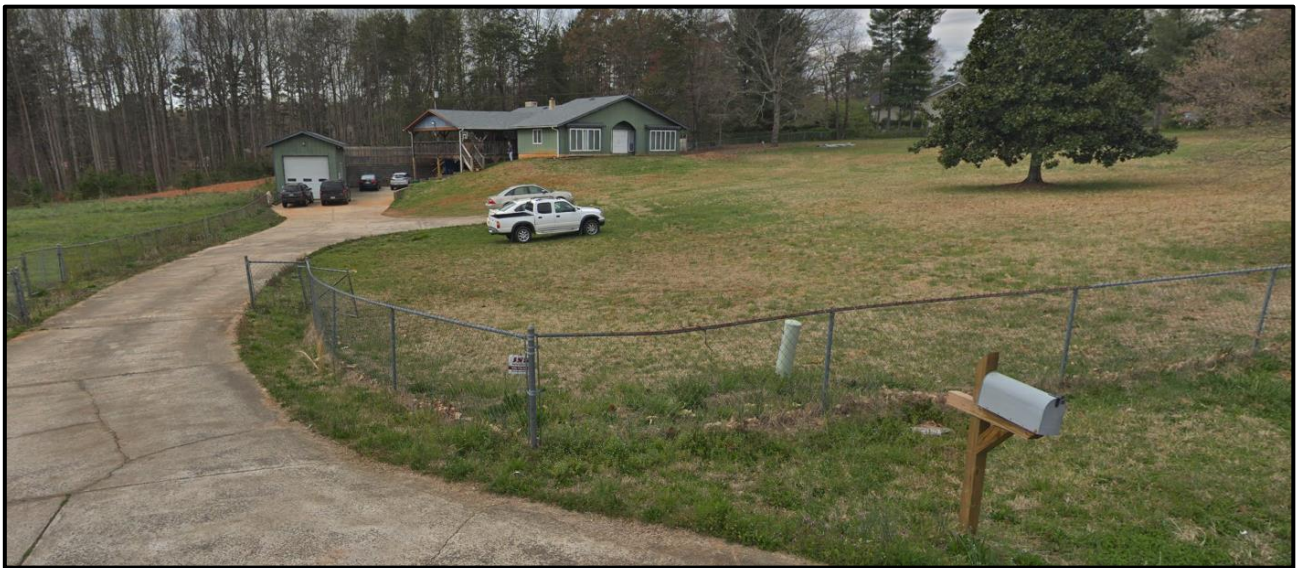
The subject property (denoted by red star) is developed with single family homes.



The property to the north across Mallard Creek Road is developed with religious institutions and single-family homes.



The property to the south along Morris Estate Drive is developed with a security training/office facility. Red star denotes subject property.



The property to the west along Penninger Circle is developed with large lot single family homes.



The property to the east is developed with a surface parking lot and multi-family apartments. Red star denotes subject property.

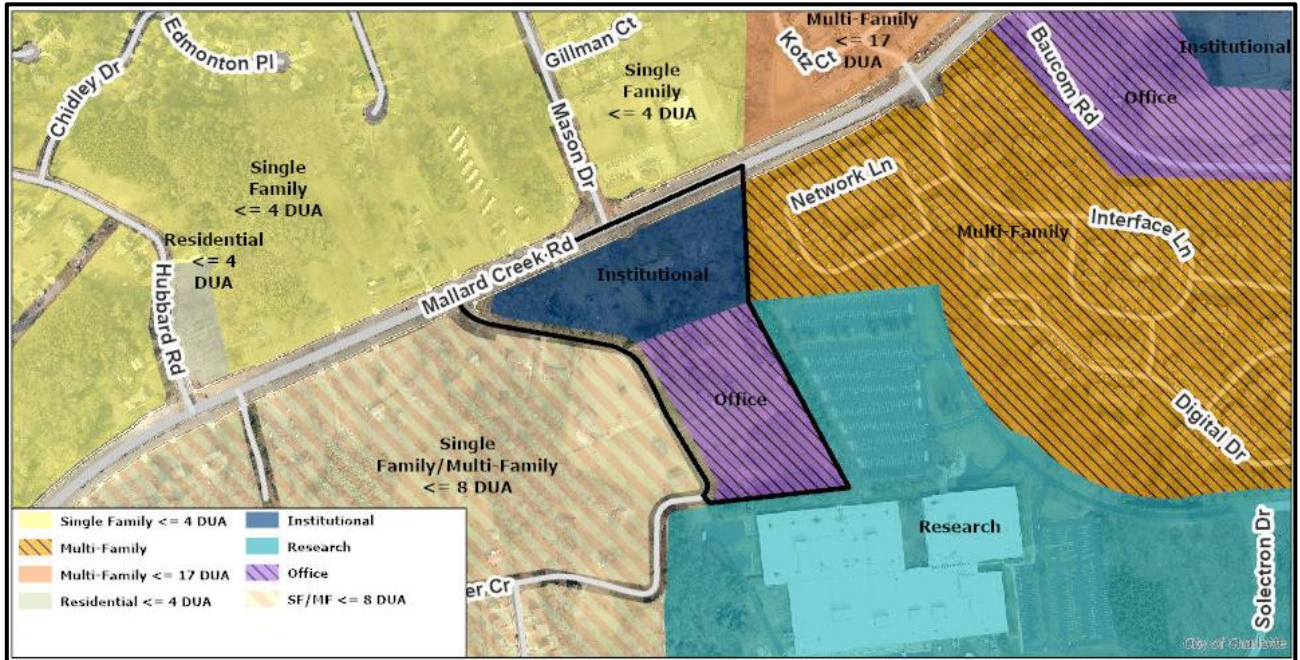
- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-013	Rezoned 6.27 acres to allow a surface parking lot to serve as accessory parking for an adjacent office building in the Research Park.	Approved
2018-116	Rezoned 1.34 acres to allow all uses permitted in the R-4 zoning district.	Approved

2020-035	Proposes to rezone 49 acres to allow up to 250 townhomes and 50 multi-family dwelling units.	Pending
2020-099	Proposes to rezone 20.88 acres to allow up to 130 multi-family dwelling units.	Pending

• **Public Plans and Policies**



- The *Northeast District Plan (1996)* calls for Institutional (parcels 04733104, 04733105) and Office (parcels 04733106, 04733107) for this site.
- **TRANSPORTATION SUMMARY**
 - The site is located on a major thoroughfare road. There is an active TIS related to the existing Sollectron building on PID 04711203. If the development levels in the TIS are exceeded due to additional development levels constructed by this rezoning petitioner, the petitioner has committed to revising the TIS, to determine if additional off-site transportation improvements are warranted. CDOT is continuing to coordinate with the petitioner to confirm the location of the proposed curb line and pavement widening along the site's frontage of existing Penninger Circle. The petitioner has also committed to installing left-over and right-turn lanes at the proposed site access to Mallard Creek Road, in collaboration with CDOT and NCDOT. Finally, a 12-foot multi-use path will be implemented by the petitioner along the frontage of Mallard Creek Road, in accordance with Charlotte BIKES.
- **Active Projects:**
 - NCDOT STIP (#U-2507A) – Mallard Creek Road Widening and Extension. The project will widen Mallard Creek Road to a 4-lane divided roadway section. Status: under construction
- **Transportation Considerations**
 - See Outstanding Issues, Note 1
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 40 trips per day (based on 4 single family homes).
 - Entitlement: Too many uses to determine
 - Proposed Zoning: 545 trips per day (based on 50,000 square-feet of office uses).

DEPARTMENT COMMENTS (see full department reports online)

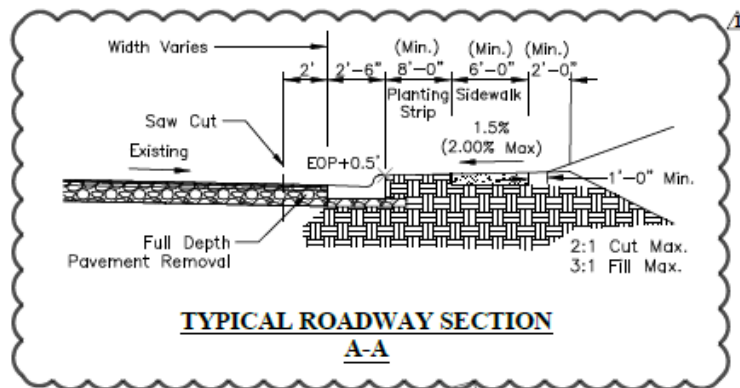
- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Mallard Creek Road and an 8-inch water distribution main along Penninger Circle. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Mallard Creek 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:** No outstanding issues.
 - **Urban Forestry:** See Outstanding Issues, Note 2
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. The petitioner should revise the site plan and conditional note(s) to commit to construct curb and gutter along Penninger Circle per Chapter 19 of the City Ordinance. Please refer to the CLDSM USDG cross sections to determine the appropriate cross section for the curb line location. If only passenger vehicles will be using Penninger Circle, please refer to the Residential Wide cross section. The site plan should label and dimension both items from the back-of-curb and gutter and road centerline.
 - a. Technical Clarification (site plan dated September 14, 2020): CDOT clarifies this request to revise proposed cross section A-A, to widen the existing roadway to the cross section provided for either USDG – U-03A – Local Residential Wide (if on-street parking is desired), or at a minimum, U-02 – Local Residential Medium from the existing Penninger Circle Road centerline. This widening would improve the existing condition to properly handle two-way directional traffic, with the consideration to added traffic volume for this subject rezoning site. If larger design vehicles are planned to be routed to Penninger Circle, CDOT advises the petitioner to implement the USDG – U-05A – Local Office/Commercial Wide cross section.



Environment

2. Add note; Trees in right-of-way must be preserved. Will require tree survey of trees in right-of-way at time of plan review. Certain areas marked as tree save do not have adequate existing tree canopy to count as tree save.

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

Planner: Michael Russell (704) 353-0225