

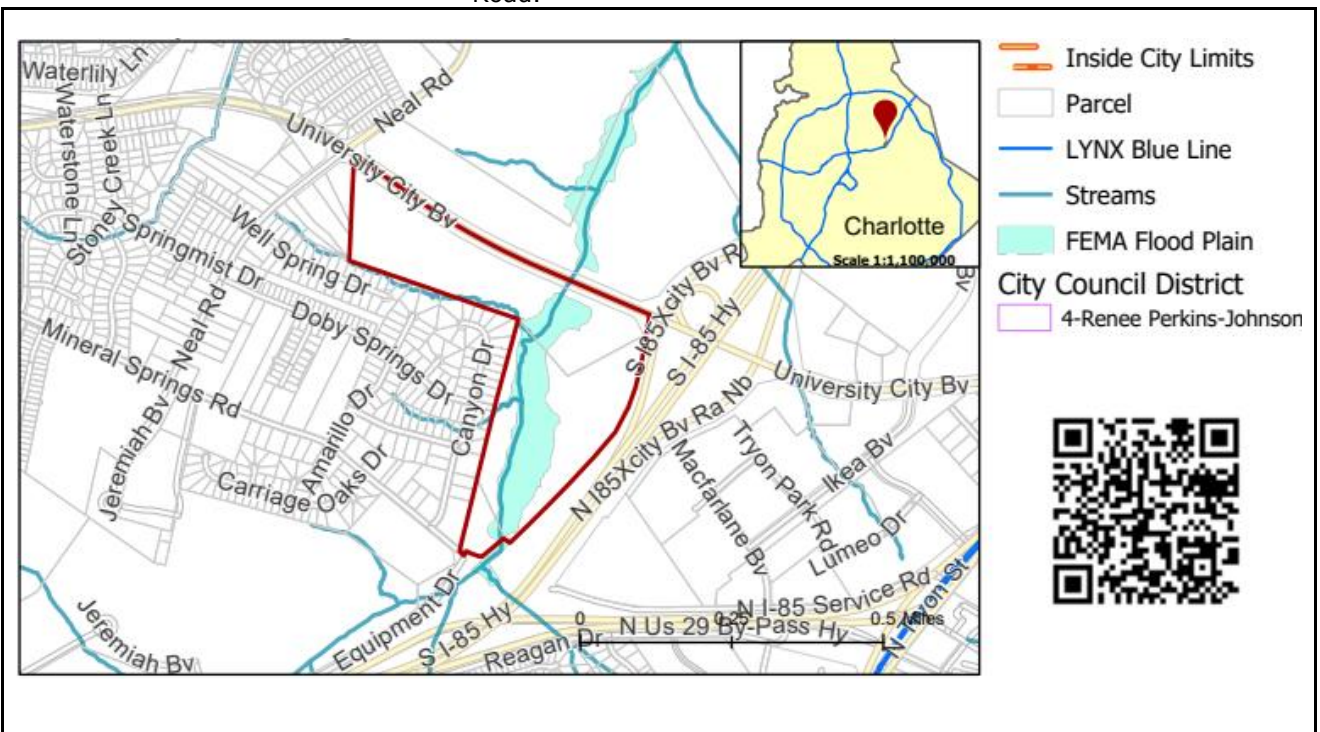
## REQUEST

Current Zoning: RE-2 (research) and RE-2(CD) (research, conditional)

Proposed Zoning: R-12MF(CD) (multi-family residential, conditional) with five-year vested rights.

## LOCATION

Approximately 71.94 acres located on the south side of University City Boulevard, west of Interstate 485, north of Mineral Springs Road.



## SUMMARY OF PETITION

The petition proposes a residential community developed in two phases allowing up to 712 multi-family and 26 townhome dwelling units with a density of 9.6 dwelling units per acre on vacant land.

## PROPERTY OWNER

International Business Machines Corporation

## PETITIONER

Greystar GP II, LLC

## AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw & Hinson, P.A.

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 10

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *University Research Area Plan* recommendation of residential/office/retail up to 22 dwelling units per acre (DUA).

### Rationale for Recommendation

- This petition proposes up to 712 multi-family and 26 multi-family attached dwelling units to be developed in two phases.
- This petition aligns with the *University Research Area Plan (2008)* future land use recommendation of residential, office, or retail at

this site. At 9.6 DUA, this petition is much less dense than the maximum recommended density of 22+ DUA.

- This petition commits to increasing pedestrian mobility by establishing a minimum 8-foot wide planting strip and a minimum 12-foot wide multi-use path along the Site's frontage on University City Boulevard.
- Prior to the issuance of a certificate of occupancy for the one hundred and seventy-fifth (175th) multi-family dwelling unit constructed on the Site, the Petitioner proposes to dedicate and convey to Mecklenburg County for future greenway purposes the entire 100-year floodplain of Doby Creek. The petitioner also commits to constructing a minimum 12-foot wide multi-use path that will connect the Greenway Area to the western boundary line of the Site.

## PLANNING STAFF REVIEW

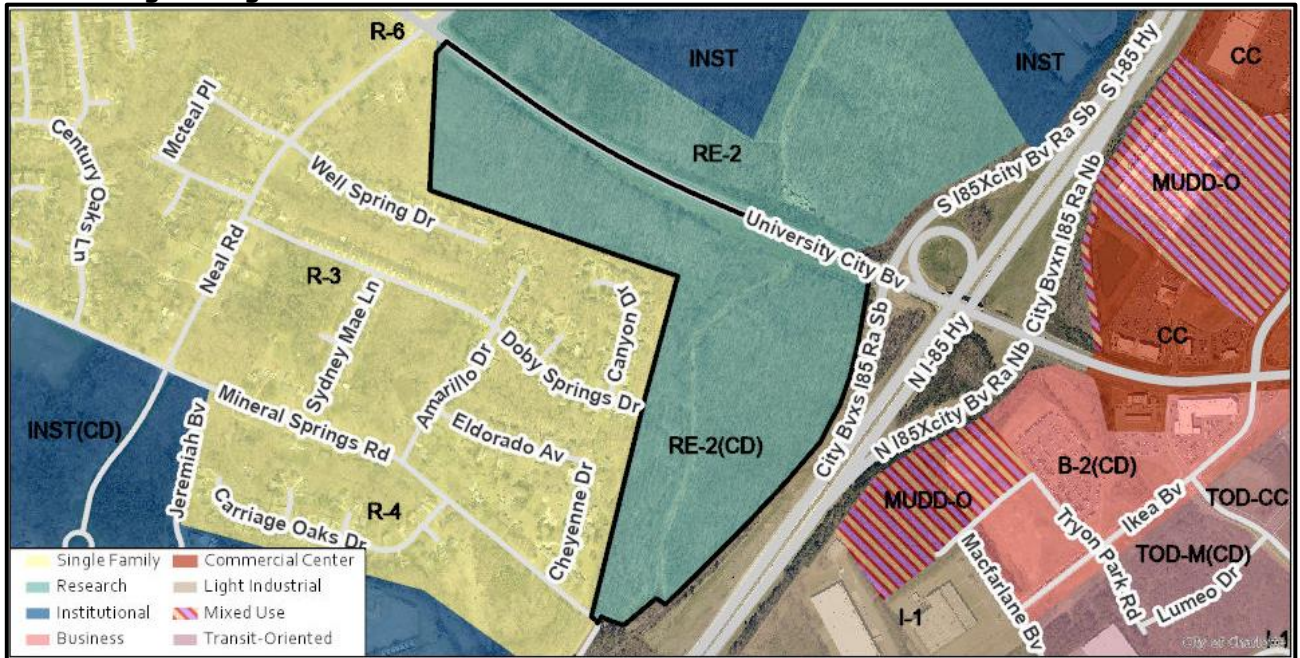
### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

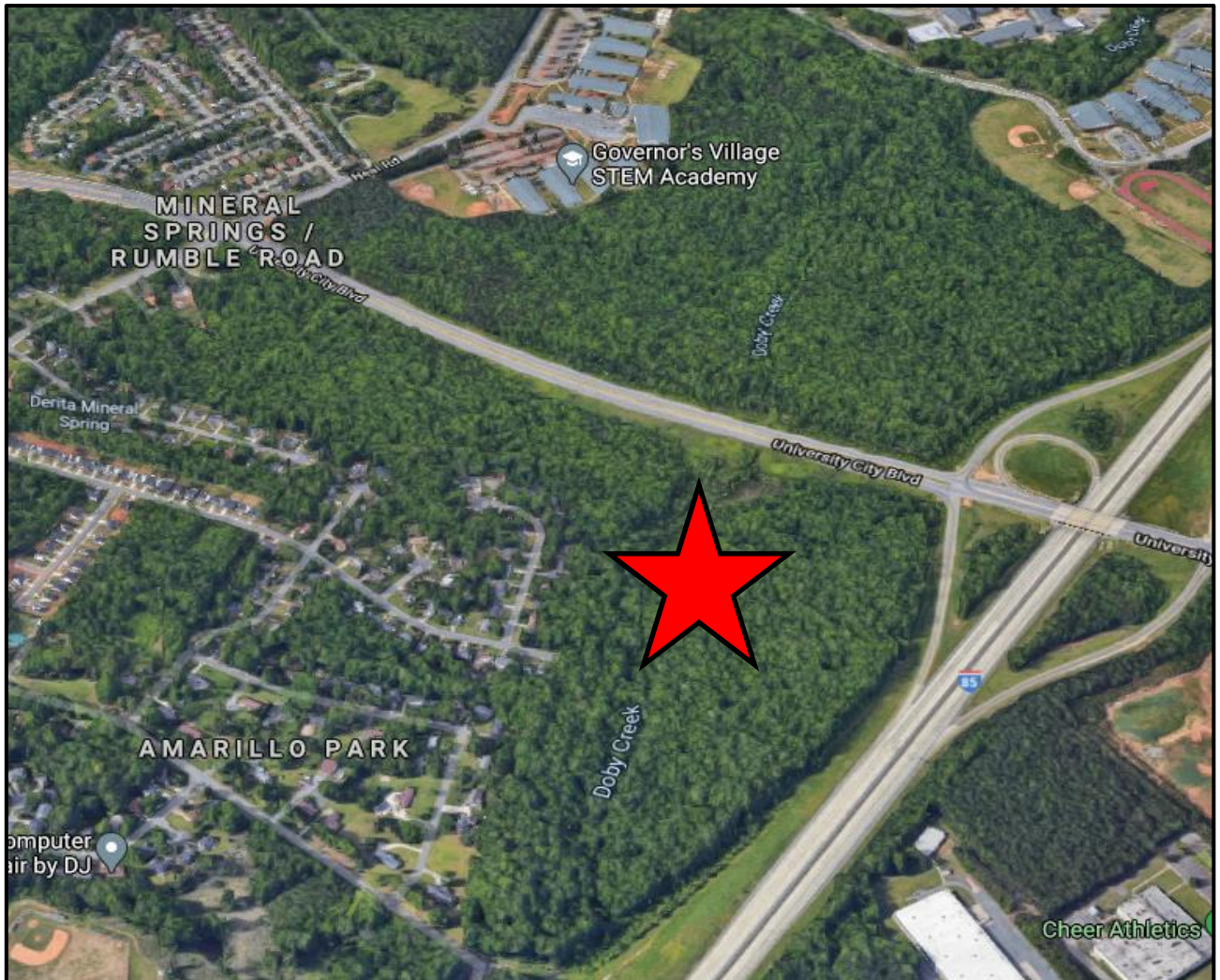
- Allows up to 712 multi-family units in two phases.
- Allows Phase 1 to contain 348 multi-family units with a minimum of 10 townhomes.
- Allows Phase 2 to contain 364 multi-family units with a minimum of 16 townhomes.
- Commits to an 8-foot wide planting strip and a minimum 12-foot wide multi-use path along the Site's frontage on University City Boulevard.
- Commits to a 12-foot-wide multi-use path that will connect the greenway Area to the western boundary line of the Site.
- Commits to dedicate and convey to Mecklenburg County for future greenway purposes the entire 100-year floodplain of Doby Creek.
- Commits to providing an internal private street network, with two roundabouts to support internal traffic circulation.
- Provides internal sidewalks and pedestrian connections within the Site.
- Provides turn lane improvements at access locations on University City Boulevard.
- Provides turn lane improvements at the following existing signalized intersections: University City Boulevard & Neal Road and University City Boulevard & I-85 Northbound Off-ramp.
- Provides walkways to connect all residential entrances to sidewalks along public and private streets.
- Provides an amenity area within each phase to contain a clubhouse, swimming pool and fitness center.
- Architectural standards include:
  - Buildings exceeding 120 feet in length shall include one or more modulations of the building massing/facade plane such as recesses, projections, and architectural details.
  - Prohibits Vinyl siding (but not vinyl hand rails, windows, doors, garage doors or door trim) and concrete masonry not architecturally finished.
  - Building elevations designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
  - Long pitched or flat roof lines will avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
  - Buildings will be placed to present a front or side facade to all network required streets.



- Existing Zoning and Land Use



The subject property is vacant. The surrounding land uses include single-family homes and a school.

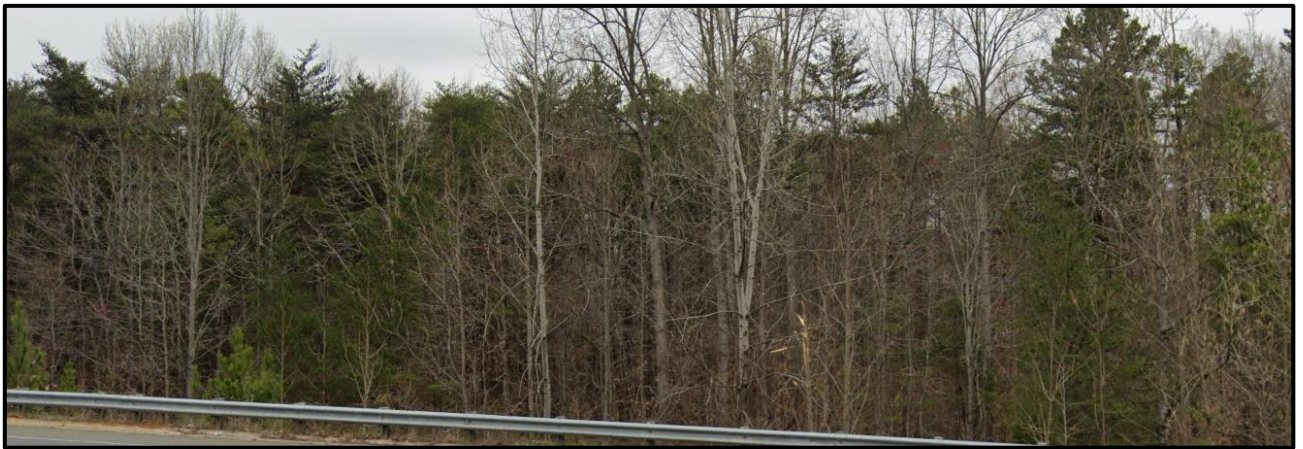




The subject property denoted by red star.



The property to the south and west of the site along Doby Springs Drive is developed with single-family homes.



The property to the north across University City Boulevard is undeveloped.



The site borders Interstate 85 to the east.

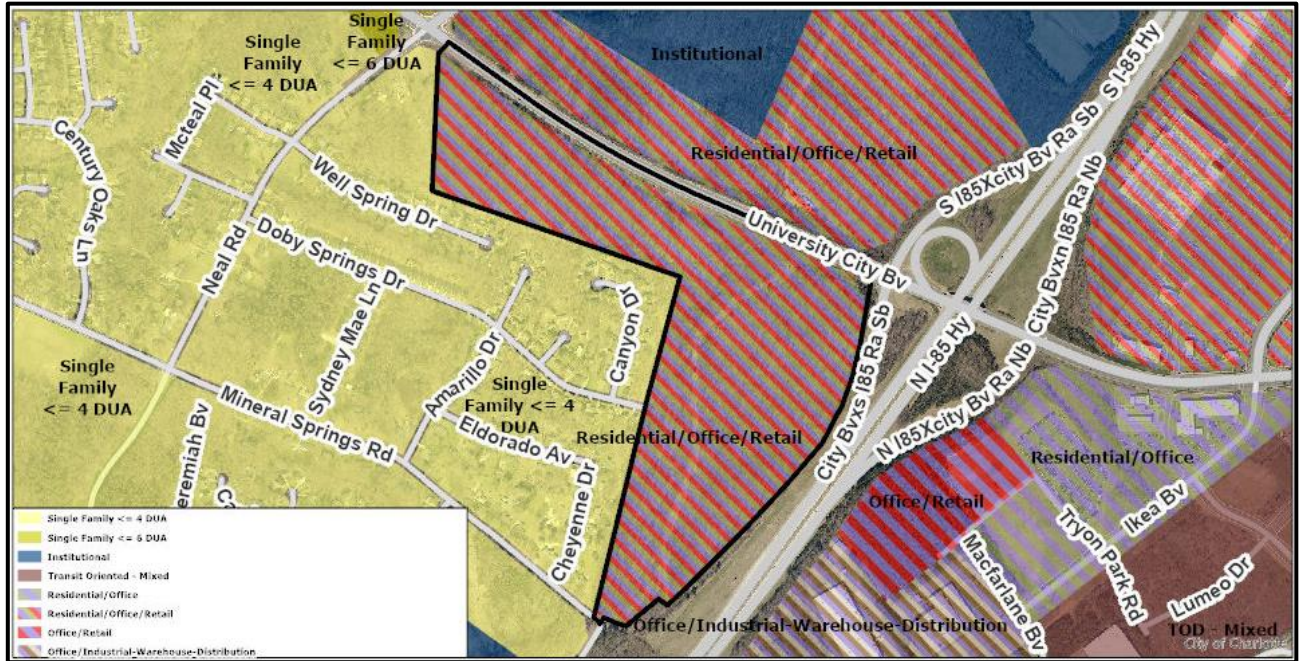
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-047	Rezoned 22 acres to allow all the uses in the TOD-M zoning district.	Approved
2017-108	Rezoned 14.2 acres to allow up to 80,000 square-feet of EDEE's with golf-related outdoor entertainment uses.	Approved
2018-123	A site plan amendment to allow two additional ground mounted signs not exceeding 3,000 square-feet in area and 30-feet in height.	Approved
2018-169	Text amendment to replace three existing transit-oriented development districts with four new districts in accordance with the Unified Development Ordinance.	Approved
2019-102	Alignment rezoning to rezone parcels under a range of zoning districts to one of four transit-oriented development districts.	Approved



- **Public Plans and Policies**



- The University Research Park Area Plan (2010) recommends residential/office/retail for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on University City Boulevard, which is a State-maintained major thoroughfare. A TIS was required for the review of this petition and was approved 10/27/20 by CDOT and NCDOT. The latest TIS improvements include turn lane improvements at the proposed site access locations on University City Boulevard. Additional turn lane improvements will also be incorporated at the following existing signalized intersections: University City Boulevard & Neal Road and University City Boulevard & I-85 Northbound Off-ramp. The petitioner has committed to providing an internal private street network, with two roundabouts to support internal traffic circulation. In accordance with Charlotte BIKES, the petitioner has committed to constructing a 12-ft shared use path along the site frontage along University City Boulevard. CDOT is coordinating with the petitioner to construct a shared use path connection to Mineral Springs Road to improve connectivity by providing a north south connection to University City Boulevard. In support of Charlotte WALKS, Charlotte BIKES, and the Greenway Masterplan, the petitioner has committed to constructing a shared use path from the rezoning site to Doby Springs Drive, over Doby Creek, to provide pedestrian and bicycle access to the adjacent subdivision.

- **Active Projects:**

- None identified

- **Transportation Considerations**

- See Outstanding Issues, Note 1

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 6,020 trips per day (based on 598,600 square feet of Research uses).

Proposed Zoning: 3,895 trips per day (based on 686 multi-family units and 26 townhomes).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate zero students, while the development allowed under the proposed zoning may produce 87

students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 87 students.

- The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
  - Governor's Village K-8 from 104% to 107%
  - Zebulon Vance High from 129% to 130%.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information. See advisory comments at [www.rezoning.org](http://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:** 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.

#### OUTSTANDING ISSUES

##### Transportation

- ~~1. Revise the site plan and conditional note(s) to commit to constructing a shared use path connection to Mineral Springs Road~~ Addressed

#### REQUESTED TECHNICAL REVISIONS

##### Environment

- ~~2. Add an evergreen tree and shrub species to the buffer planting schedule.~~ Addressed

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

**Planner:** Michael Russell (704) 353-0225