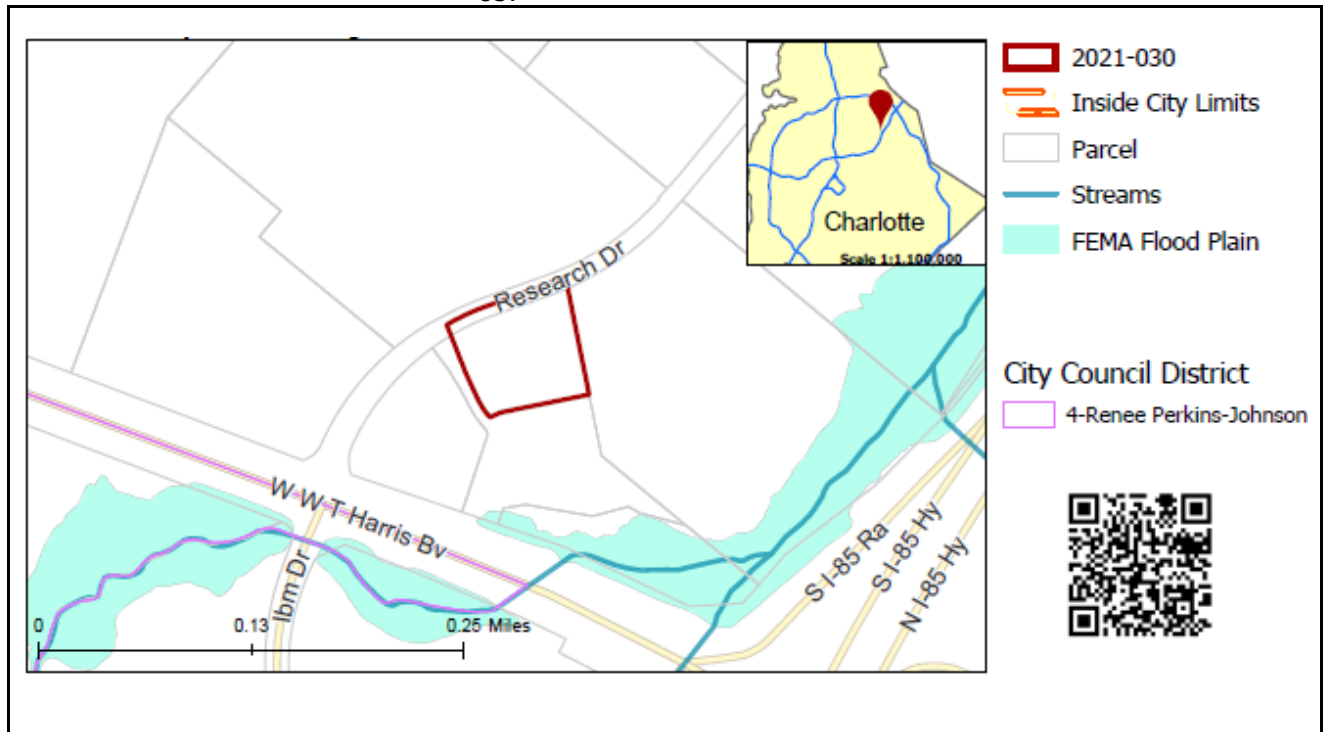


REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: RE-3(O) (research, optional)

LOCATION

Approximately 2.55 acres located on the east side of Research Drive, north of West W. T. Harris Boulevard, and west of Interstate 85.



SUMMARY OF PETITION

The petition proposes to allow up to 96 multi-family dwelling units OR 96 hotel rooms in an existing extended stay hotel.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Uptown Hospitality, LLC
Lucern Capital Partners
Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

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 land use.

Plan Consistency

The petition is **inconsistent** with the *University City Area Plan (2010)* recommendation of office/retail use.

Rationale for Recommendation

- Multi-family residential in this area will help to fulfill the area plan's goal of expanding housing options in the university area.
- The site's strategic location off West WT Harris Boulevard with appropriate tree-lined buffers between adjacent businesses make it an ideal location for hotel use or for multi-family residential.
- Multi-family residential on this site is supported by the amenities and retail on the eastern side of I-85.

- The petition promotes adaptive reuse of the existing extended stay hotel, and all proposed changes, such as new lighting or future walkways, will serve to improve the site and better the pedestrian experience.

The approval of this petition will revise the adopted future land use as specified by the *University City Area Plan (2010)*, from office/retail to residential/office/retail for the site.

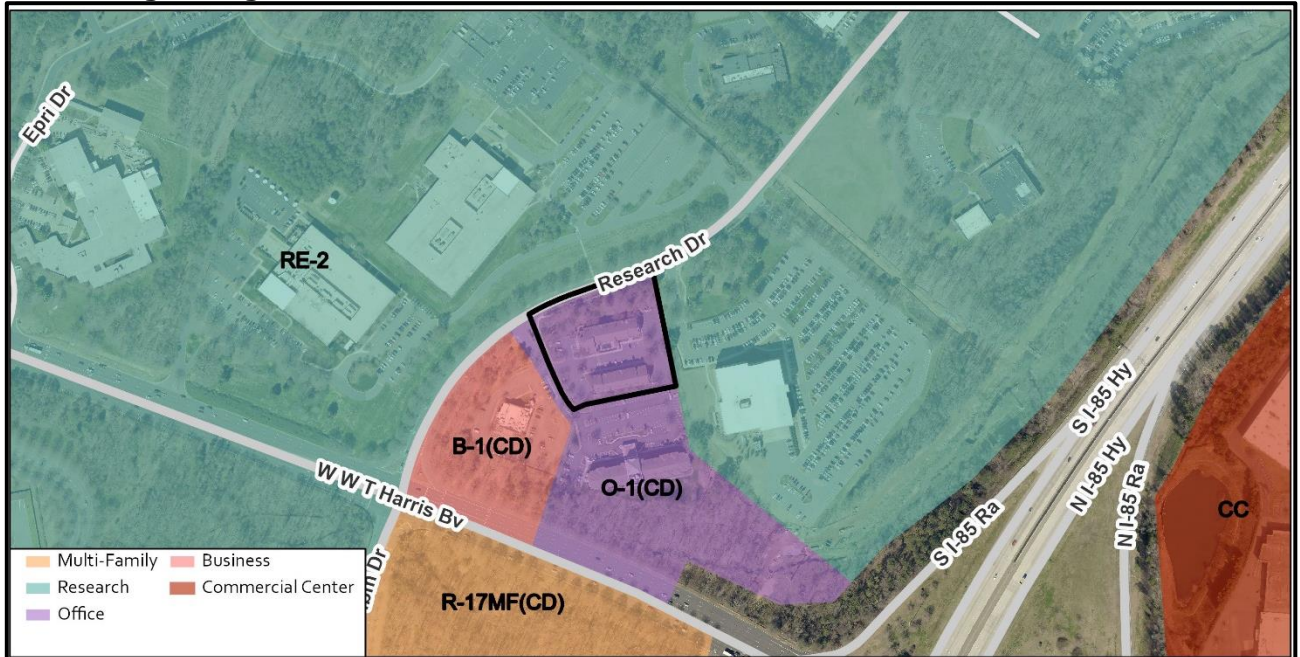
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 96 multi-family dwelling units OR 96 hotel rooms.
- Adaptive reuse of an existing hotel.
- Optional provisions include:
 - Allow parking to be permitted between the building and the street as generally depicted on the site plan.
 - Maintain the existing planting strip and sidewalk along Research Drive.
- Dedicates 41-feet of right-of-way from centerline of Research Drive to accommodate for a future 8-foot planting strip and 12-foot multi-use path.
- Provides a minimum of 800 square-feet of open space with amenities.
- Commits to new detached and attached lighting be full cut-off type lighting fixtures.

• Existing Zoning and Land Use



The surrounding land uses include hotels, office, and restaurant uses.



The subject property denoted by red star.



The subject property from Research Drive.



The property to the south along Research Drive is developed with a hotel.

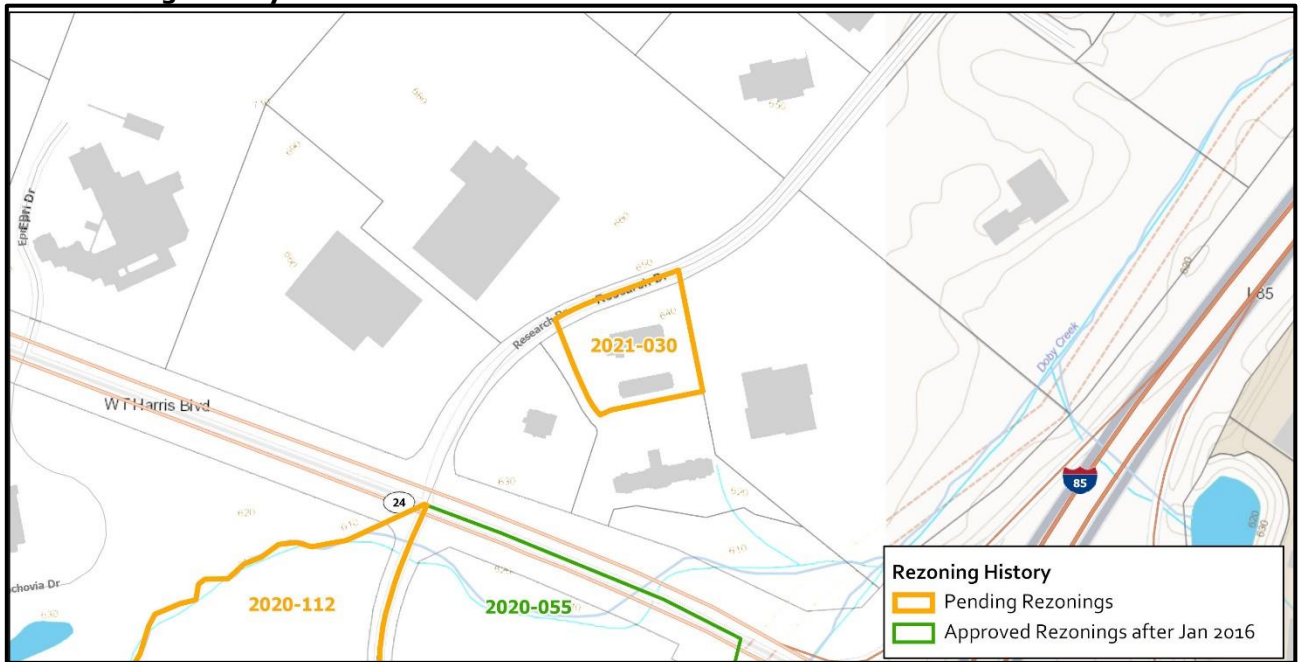


The property to the west along Research drive is developed with a restaurant.



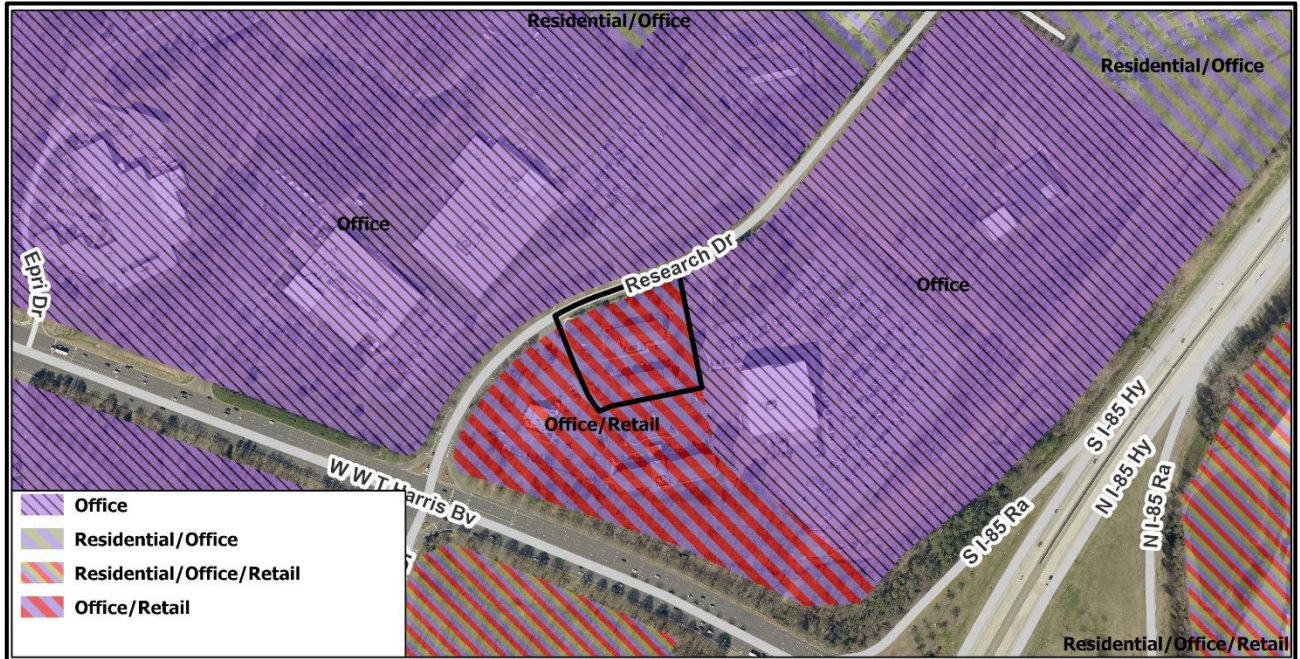
The property to the east is developed with an office use.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-055	Rezoned 27.97 acres to allow up to 300 multi-family units.	Approved
2020-112	Proposes to rezone 57.2 acres to allow up to 575 multi-family units, and 660,000 square-feet of non-residential uses.	Pending

- **Public Plans and Policies**



- The *University City Area Plan (2010)* calls for office/retail for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on Research Drive, a City-maintained minor thoroughfare, north of the intersection at W.T Harris Boulevard (State-maintained major thoroughfare). The existing trip generation is 650 vehicle trips per day and the proposed use has a trip generation of 525 trips per day, having a net reduction in trips. The existing vehicular network currently meets City standards, and the petitioner has committed to dedicate right-of-way for a future 12-foot shared-use path across the site's frontage to support the City of Charlotte's WALKS and BIKES policies and will be constructed as a part of the I-85 North Bridge Project. A minor site plan revision is needed to clarify that an existing pedestrian refuge street crossing on Research Drive will remain. Further details are listed below.

- **Active Projects:**

- I-85 North Bridge
 - Construct new street across I-85 connecting JW Clay Boulevard to Research Drive
 - Status: Utility Relocation
 - PM: Leslie Bing
 - <https://charlottenc.gov/Projects/Pages/I85NorthBridge.aspx>

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 650 trips per day (based on 95-room hotel).

Entitlement: 650 trips per day (based on 95-room hotel).

Proposed Zoning: 650 trips per day (based on 95-room hotel).

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:** The development allowed under the existing zoning could generate zero students, while the development allowed under the proposed zoning may produce 12 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 12 students.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Governor's Village K-8 remains at 101%
 - Julius L. Chambers High remains at 126%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along IBM Drive. See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Revise site plan to call-out the existing pedestrian refuge crossing across Research Drive to



remain.

Land Use

2. Clarify that the proposed use is only residential dwelling units or only a hotel and not a mix of those uses.
3. Clarify optional provision 2a. to limit parking between the buildings and the street to state the existing parking lots between the buildings and the site access road.

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

Planner: Michael Russell (704) 353-0225