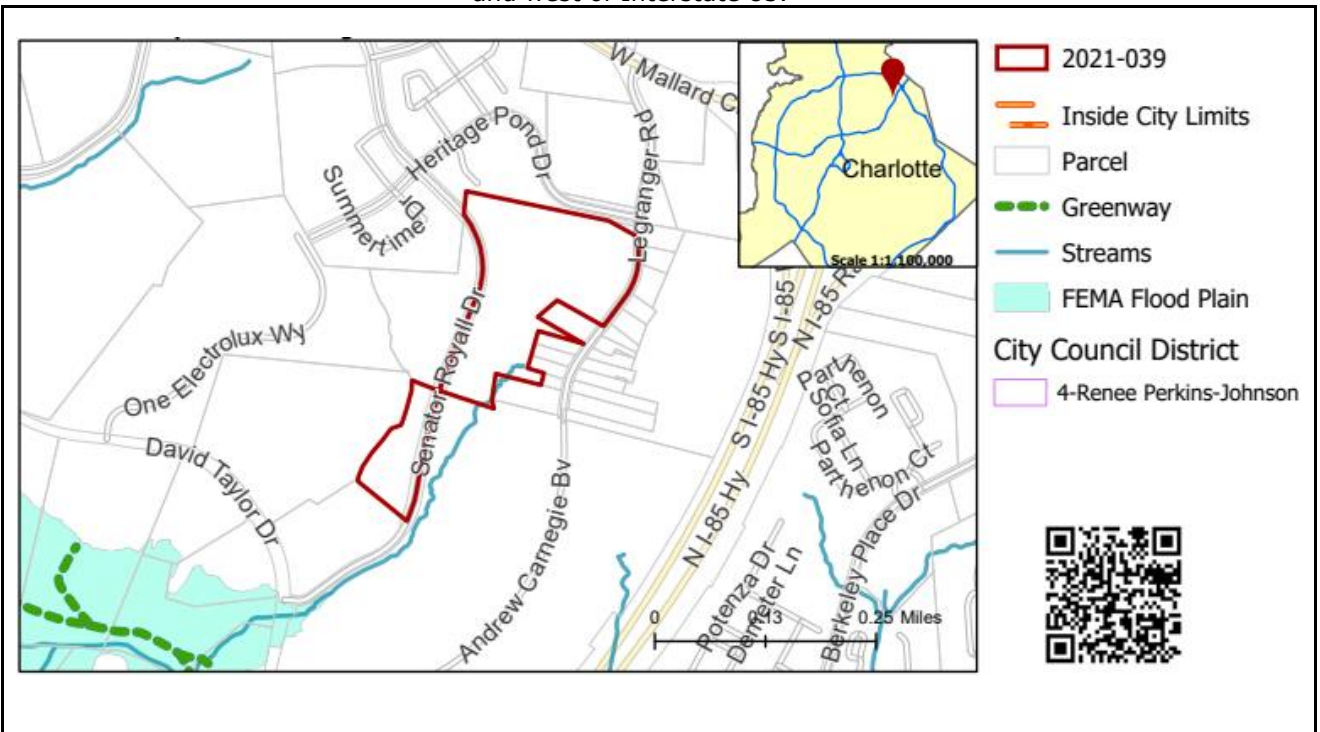


**REQUEST**

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

**LOCATION**

Approximately 21.5 acres located along the east and west side of Senator Royall Drive, south of West Mallard Creek Church Road, and west of Interstate 85.



**SUMMARY OF PETITION**

The petition proposes to develop a residential community to allow up to 350 multi-family dwelling units and up to 30 single-family attached townhome dwelling units for a total maximum of 380 dwelling units with a density of 17.67 dwelling units per acre.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Teachers Insurance & Annuity A  
Crescent Communities  
Bridget Grant, Moore & Van Allen, PLLC

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF**  
**RECOMMENDATION**

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

Plan Consistency

The petition is **consistent** with the *University Research Park Area Plan (2010)* recommendation of Office/Residential use up to 22+ DUA for a portion of the properties, and **inconsistent** with the area plan's recommendation of Office for the remainder.

Rationale for Recommendation

- This petition proposes up to 350 multi-family dwelling units and 30 single family attached units for a density of 17.67 DUA, which is consistent with the area plan's recommendation for

Residential/Office of up to 22+ dwelling units per acre (DUA) for parcel 04738107.

- While this petition is inconsistent with the future land use for parcel 04717132, this parcel is adjacent to parcels designated for an Office/Residential land use, and the petition's proposal of residential use will not encroach upon existing businesses.
- The addition of multi-family uses in this area will increase the mix of uses in the University Research Park area.
- The petition commits to adding a 12-foot multi-use path along the site's frontage along Senator Royall Drive and to adding a network of pedestrian and vehicle connections on all internal streets, increasing the walkability and connectivity in this area.
- The petition commits to enhanced architectural details such as varied roof lines and complementing wall textures, pedestrian-friendly elements such as decorative pedestrian lighting, pedestrian hybrid beacon crossing across Senator Royall Drive, and public outdoor seating.

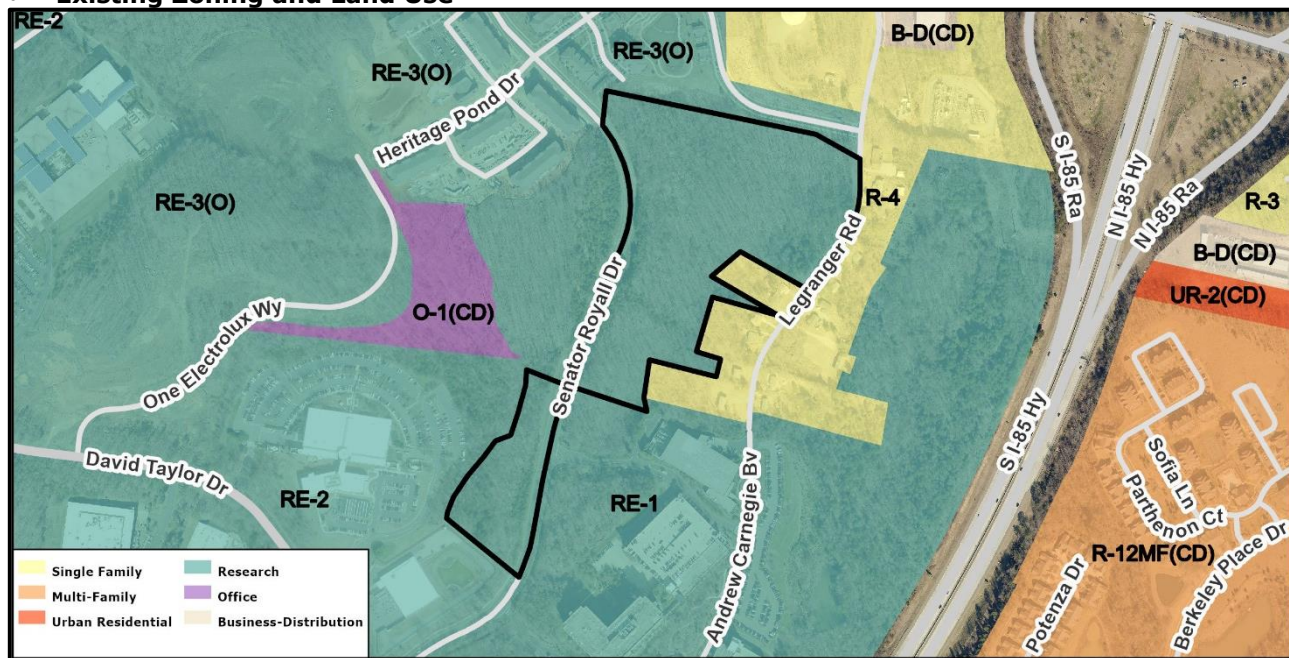
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 350 multi-family dwelling units on development parcels A and B and up to 30 single-family detached townhome dwelling units on development parcel C for a total maximum of 380 dwelling units.
- Provides 3 development parcels A, B, and C.
- Optional Provisions:
  - Allow a 16-foot setback along Private Street A as depicted on the rezoning plan.
  - Reduce the rear yard dimension to 10-feet behind Building 5 as depicted on the rezoning plan.
  - Allow parking to be provided at a rate of 1.4 spaces per unit.
  - Allow parking and maneuvering between the proposed buildings and Legranger Road as depicted on rezoning plan. Parking and maneuvering will be screened.
- Limits building height to 85-feet in Development Parcels A and B and 60-feet in Development Parcel C.
- Commits to a 12-foot multi-use path along Senator Royall Drive.
- Provides a pedestrian hybrid beacon crossing across Senator Royall Drive.
- Provides open space with landscaping, walkways, seating, and lighting.
- Entrances will be connected via a sidewalk to adjacent public or private street sidewalks.
- Provides a 6-foot sidewalk between buildings and through parking areas creating a sidewalk network.
- Architectural Details:
  - All buildings on parcels A and B will have 30% of façade be brick, stone, precast stone or synthetic stone.
  - All sides of the buildings will be built using four-sided architecture.
  - The scale and massing of buildings longer than 150-feet along a street will be minimized by using varied roof lines, modulated building heights, gables, and dormers.
  - All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10-feet on all building levels.
  - All residential entrances within 15-feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24-inches.
  - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6-feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

- Existing Zoning and Land Use

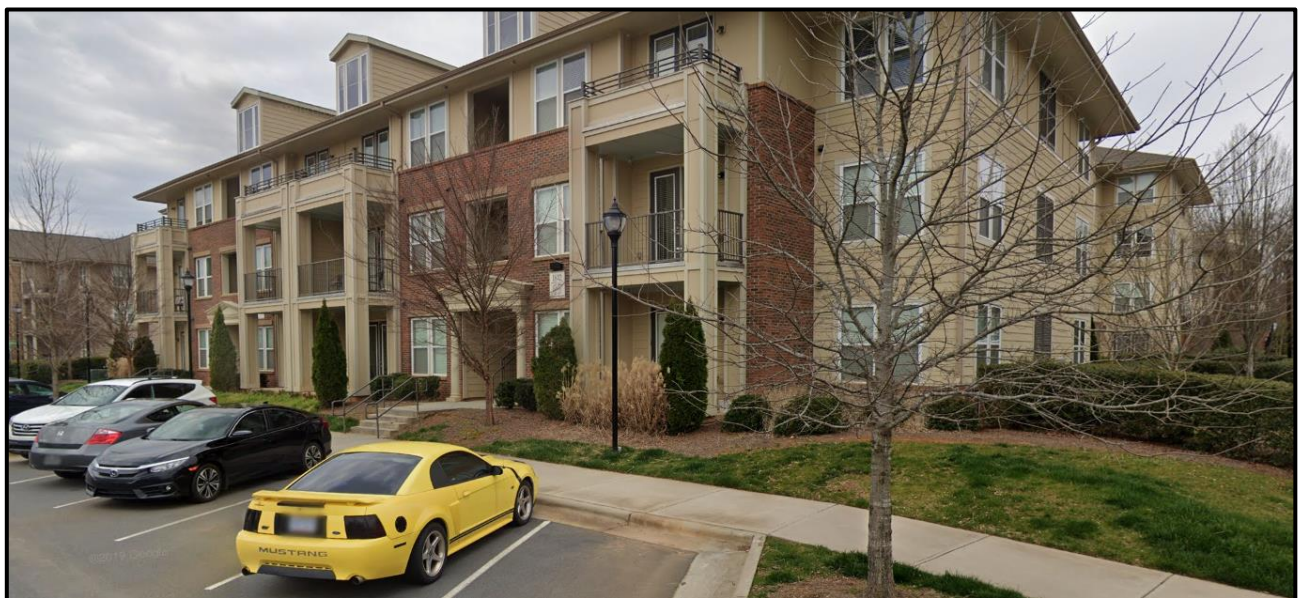


The surrounding land uses include single family homes, multi-family apartments, and office uses.





The subject property is denoted by red stars.



The property to the north along Heritage Pond Drive is developed with multi-family apartments.

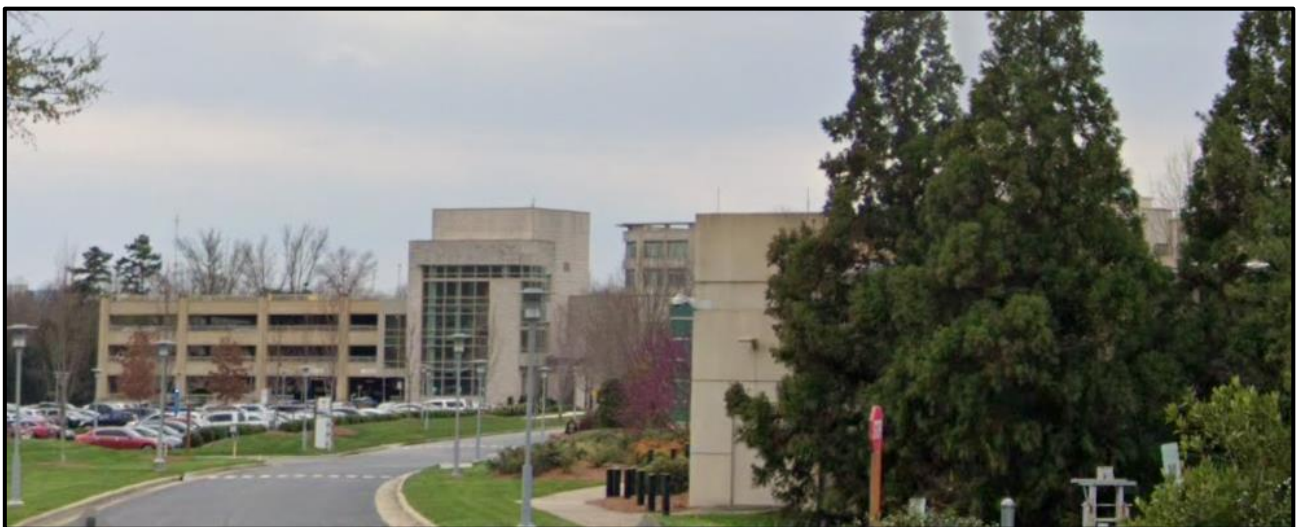




The property to the east along Legranger Road is developed with single family homes.

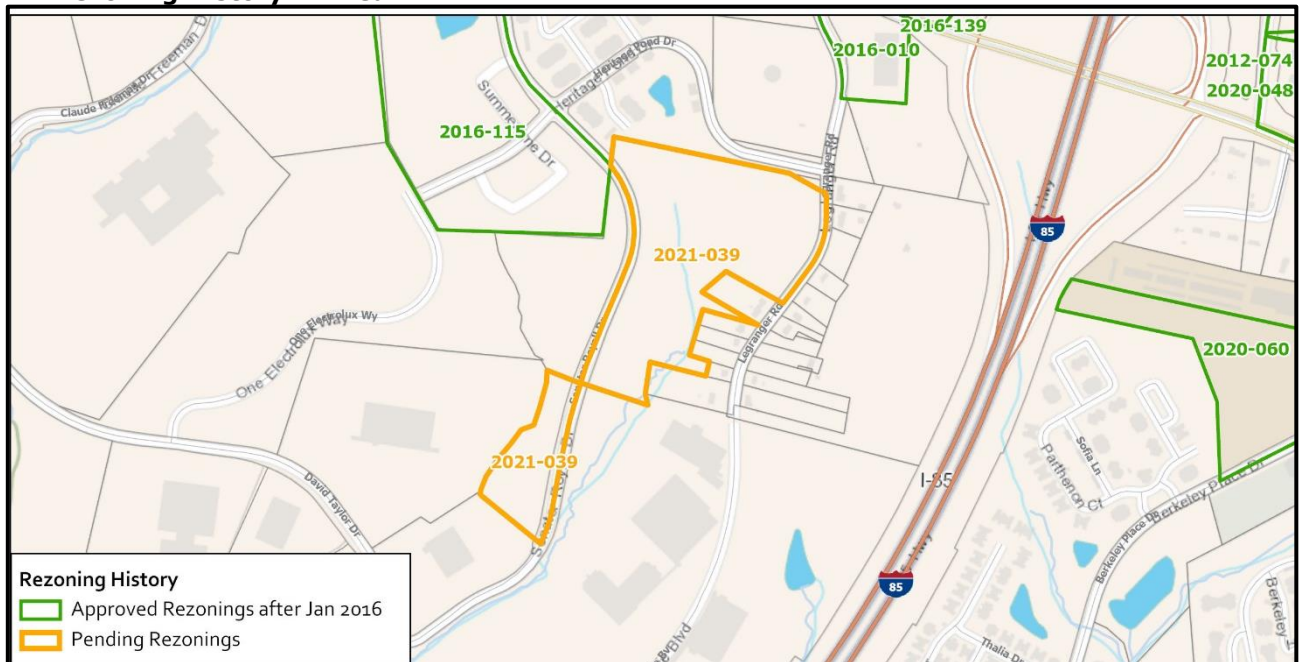


The property to the west along Senator Royall Drive is undeveloped.



The property to the south along Legranger Road an office use.

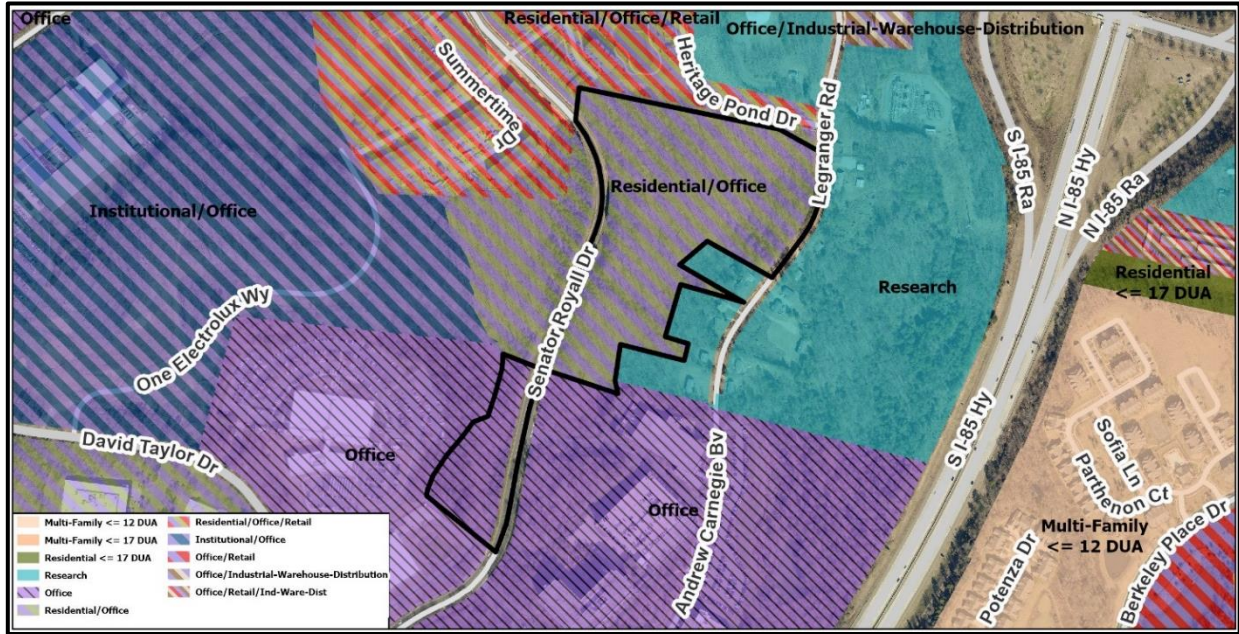
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2012-074	Rezoned 9.55 acres to amend existing entitlements to allow 30,000 square feet of uses.	Approved
2016-010	Rezoned 4.3 acres to allow up to 107,000 square-feet for a self-storage facility.	Approved
2016-115	Rezoned 37.54 acres to modify the development standards for a portion of an approved project, to allow up to 300 multi-family dwelling units; 75,000 square feet of retail, eating/drinking/entertainment establishments; and a 200-room hotel.	Approved
2016-139	Rezoned 65.7 acres to allow up to 395 multi-family units and up to 160,000 square-feet of uses as allowed in MUDD.	Approved
2020-048	Rezoned 24.6 acres to allow up to 366 multi-family residential dwelling units, 56 single family attached townhome units, and up to 10,000 square feet of office and non-office commercial uses.	Approved
2020-060	Rezoned 11.6 acres to allow up to 198 multi-family residential dwelling units.	Approved



## • Public Plans and Policies



- The *University Research Park Area Plan* (2010) calls for Residential/Office up to 22+ DUA for parcel 04738107 and Office for parcel 04717132 .
- **TRANSPORTATION SUMMARY**
  - The site is located on Legranger Road, Senator Royall Drive and Heritage Pond Drive (three local roads, City-maintained). The proposed project includes 350 multi-family units and 30 townhome units, for a total residential unit count of 380. The petitioner is preparing a Traffic Impact Study/Technical Memorandum to address reducing congestion conditions, per the TIS Guidelines. As a part of the transportation improvements, Legranger Road is being improved to meet the current City standard for a local/office commercial narrow street, from Andrew Carnegie Boulevard to Heritage Pond Drive. In addition to providing site access, the upgrade of Legranger Road is key to providing connection to the related intersection improvements at Mallard Creek Church Road and Legranger Road. The petitioner has committed to providing pedestrian hybrid beacon crossings across Senator Royall Drive. Additional site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to, updating the proposed street cross sections, reviewing the proposed access on Senator Royall Drive across from the existing Village at Research Park northbound left-turn lane, and incorporating site plan and conditional note clarifications. Further details are listed below.
  - **Active Projects:**
    - None
  - **Transportation Considerations**
    - See Outstanding Issues, Notes 1-7
  - **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 80 trips per day (based on 6 single family dwellings).

Proposed Zoning: 2,095 trips per day (based on 350 apartments and 30 townhome units.).

## 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:** No outstanding issues.
- **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 48 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 48 students.

- The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
  - Mallard Creek Elementary from 75% to 78%
  - Ridge Road Middle from 125% to 127%
  - Mallard Creek High from 121% to 122%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Legranger Road. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. Due to the limited project details that were provided, it is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at [www.rezoning.org](http://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. Location of curb and gutter needs to be installed per CLDSM standard detail U-04 - Local Office/Commercial Narrow Street Typical Section. Pavement reclamation is needed to install this pavement section along the site's Legranger Road frontage. Include the typical section on rezoning sheet RZ-02. The roadway improvement is critical to be consistent with Policy 6 in the City Council-adopted University Research Park Area Plan. This improved cross-section for Legranger Road will create the appropriate network to support the signal installation project proposed by a separate transportation project.
2. Since the proposed Legranger Road cross section has been revised to reduce the degree of right-of-way acquisition that may be needed, revise Cross-section 6 – Section 'F' to leave the existing right-of-way in place. The proposed improvements will also ensure that the pavement section on Legranger Road meets the typical full-depth asphalt pavement section per CLDSM, Plan Standard U-04/Revision 19.
3. Revise the site plan and conditional note(s) to modify this proposed Senator Royall Place driveway to re-stripe the existing two-way left-turn lane to a dedicated southbound left-turn lane for this proposed driveway. The details can be finalized during permitting, but CDOT advises shifting this access further south to provide spacing to accommodate CDOT Pavement Marking Standards.
4. Widen the proposed 26' public access easements on cross sections A-C to include the proposed sidewalk facilities.
5. Revise conditional note Section 4.c. to clarify that the pavement will meet public street standards and remove the reference that Private Street A will be designed per CDOT standards. CDOT standards do not permit angled head-in parking.
6. Include the pedestrian hybrid beacons, proposed cross sections on sheet RZ-02, and public access easement dedication within the conditional notes.
7. Revise site plan sheet RZ-02, to only provide the information similar to the other cross sections proposed (numbers 1-6; i.e. travel lane, right-of-way, planting strip, and sidewalk dimensions), since CLDSM standards are subject to future revision.

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

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