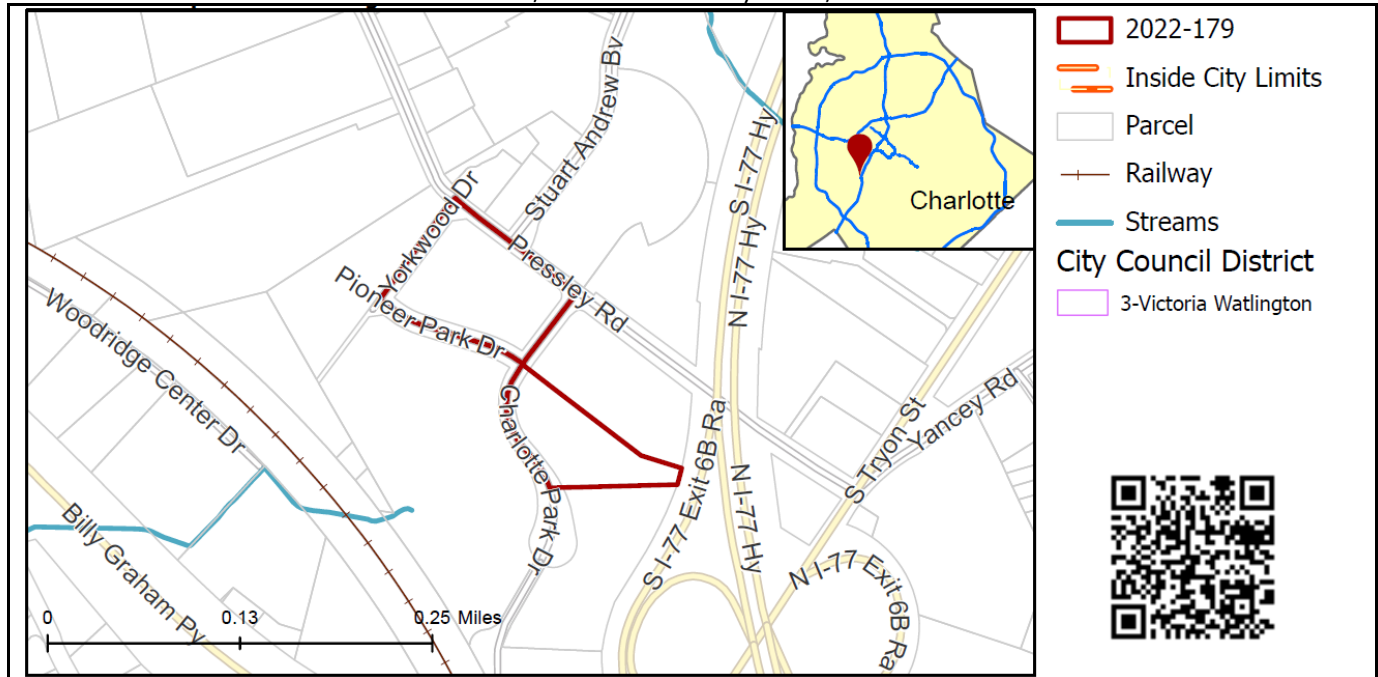


REQUEST

Current Zoning: B-2 (general business)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 5.65 acres located along the east and west side of Charlotte Park Drive, south of Pressley Road, and west of Interstate 77.



SUMMARY OF PETITION

The petition proposes a multi-family development with up to 210 units and up to 4,000 square feet of non-residential uses on parcels that are currently vacant.

PROPERTY OWNER

Gateway 2, LLC and Gateway at Charlotte Park, LLC

PETITIONER

Coral Reef Investment Properties, LLC

AGENT/REPRESENTATIVE

Colin Jenest, ColeJenest & Stone

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Neighborhood 2 and **inconsistent** with the recommendation for Commercial on the site.

Rationale for Recommendation

- With close proximity to major transportation corridors and commercial areas that could service residents, this site is an appropriate location for denser residential development and is well positioned in an area that is developing with a mix of residential and commercial uses, just east of industrially zoned areas.
- The proposal itself aligns with the uses supported in the Neighborhood 2 Place Type. However, the proposed building height of 85 feet goes beyond what would be appropriate for this location, which is dominated by low to mid-rise structures and falls outside the denser TOD areas to the east beyond Interstate 77. Phase 1 of the project is developing by-right under

the B-2 zoning district and is capped at just under 46 feet in height, a substantial difference from the proposed 85 feet that would be in Phase 2. Staff is requesting a reduction in building height for the project to create a better transition from Phase 1 of the development and to more closely conform to Neighborhood 2 standards.

- A sizeable portion of the site would be reserved for open space, amounting to approximately 2.414 acres.
- This petition would improve the streetscape of the area with installation of larger planting strips and sidewalks along all street frontages. However, the plan requires further commitments to transportation improvements to satisfy CDOT's requested Comprehensive Transportation Review.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Commercial to Neighborhood 2 for a portion of the site.

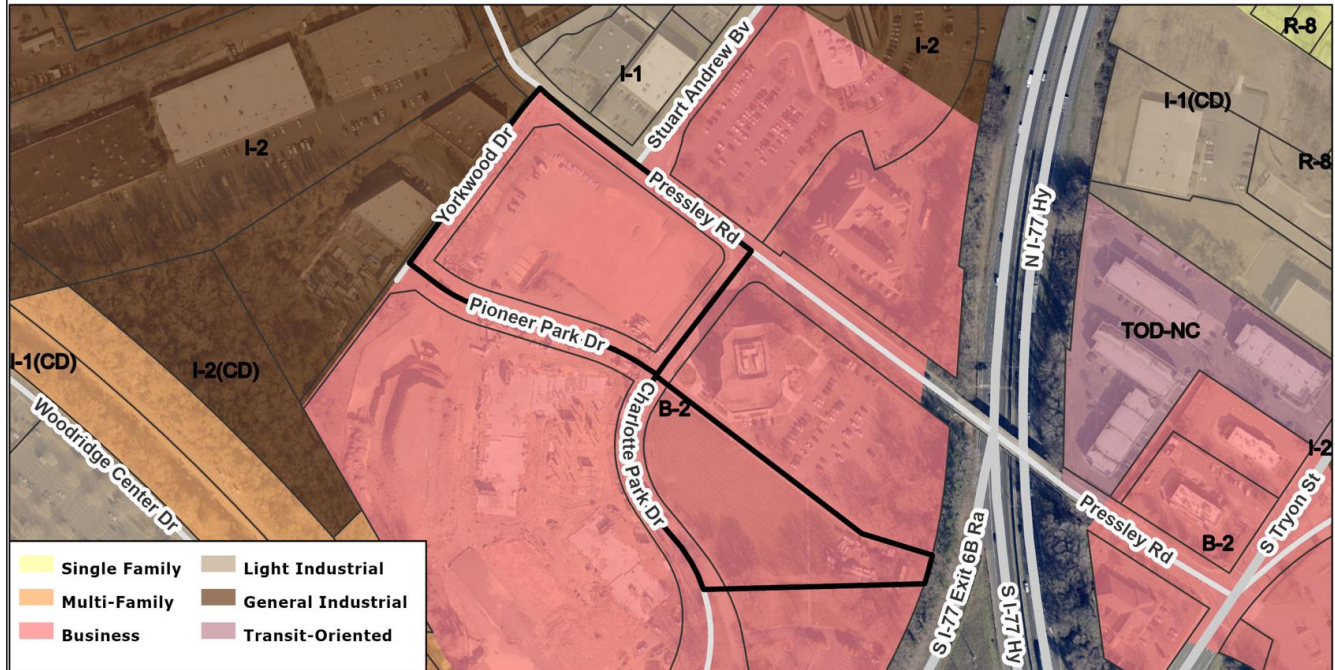
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

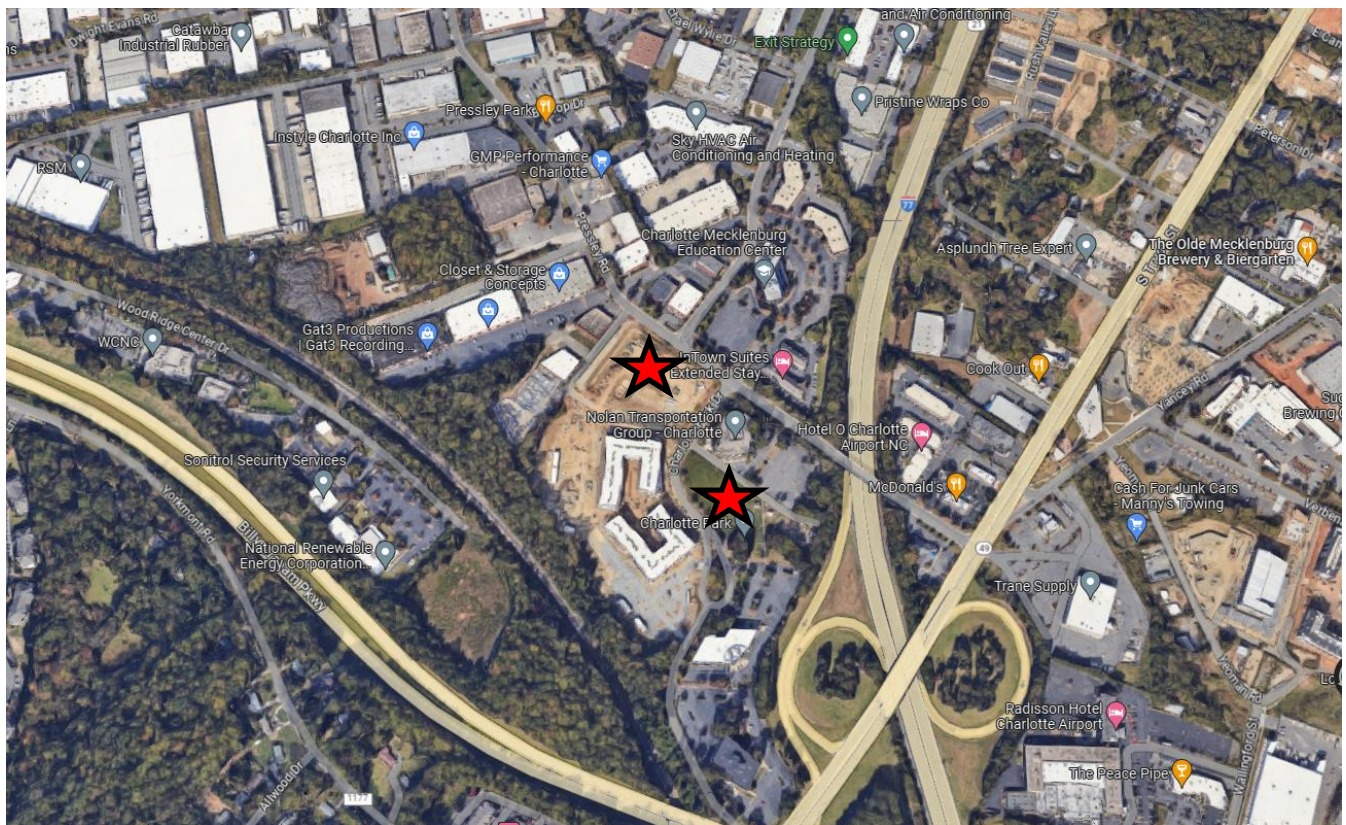
- Proposes no more than two principal buildings with up to 210 multi-family units and up to 4,000 square feet of retail, EDEE, general and medical office uses, and personal service uses as allowed in MUDD.
- Prohibits the following uses: active adult retirement communities, auction sales and houses, automotive service stations, auto repair facilities, shopping centers, structured parking decks as a principal use, telecommunications and data storage facilities, temporary building and storage of materials, transit stations, utility and related facilities, adult establishments, childcare centers in a residence, electric and gas sub stations, nursing homes, radio or other communications structures, short term care facilities, stadiums, and warehousing within an enclosed building for self-storage.
- Limits building height to 85'.
- Provides a 16' setback along Pressley Road, Charlotte Park Drive, Yorkwood Drive, and Pioneer Park Drive.
- Commits to set aside parcel 145-282-03 strictly for open space, and the small area of existing parking which may remain.
- Provides the following transportation provisions:
 - Access to the site will be from Pioneer Park Drive.
 - Commits to install an 8' sidewalk and 8' planting strip along street frontages for parcel 145-282-19 and an 8' planting strip and a 6' sidewalk for the Charlotte Park Drive frontage for parcel 145-282-03.
- Commits to architectural standards for preferred building materials, screening the parking deck, screened meter banks, screened HVAC units, building massing and height with architectural elements, blank wall expanse limitations, and pitched roofing.
- New lighting fixtures will be full cut-off, and detached lighting will be limited to 20' in height.

- Existing Zoning**



- The site is currently zoned B-2 and is in an area with B-2, I-2, I-1, TOD-NC, and R-22MF zoning.

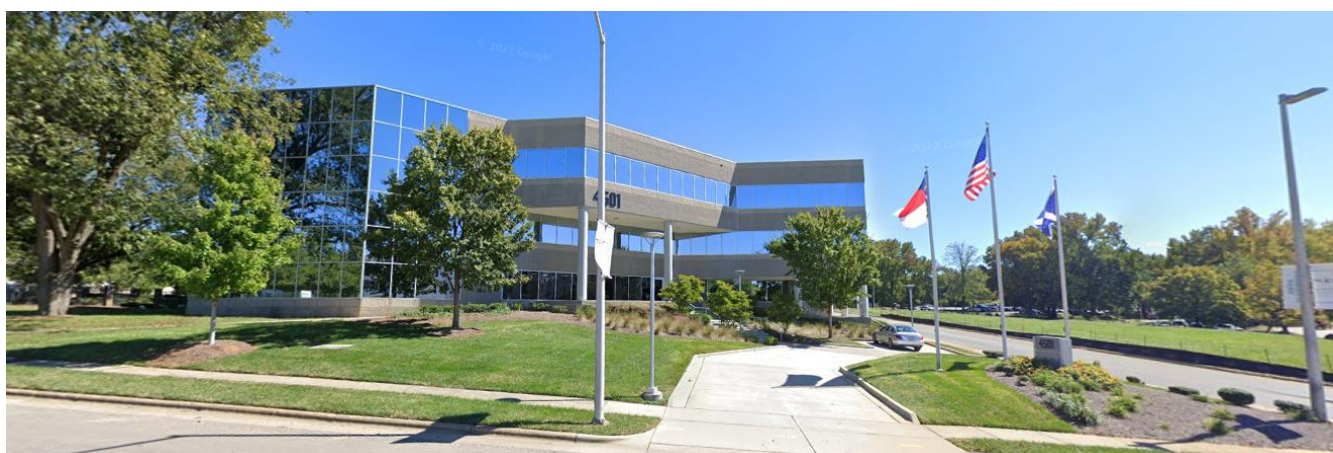
Existing Zoning	Translated Zoning	Recommended Place Type
B-2 (general business)	CG (general commercial)	Neighborhood 2 and Commercial



- The subject site is denoted with a red star and is in an area with commercial, office, light industrial, and residential uses.



- North of the site are numerous offices.



- East of the site is an office building.

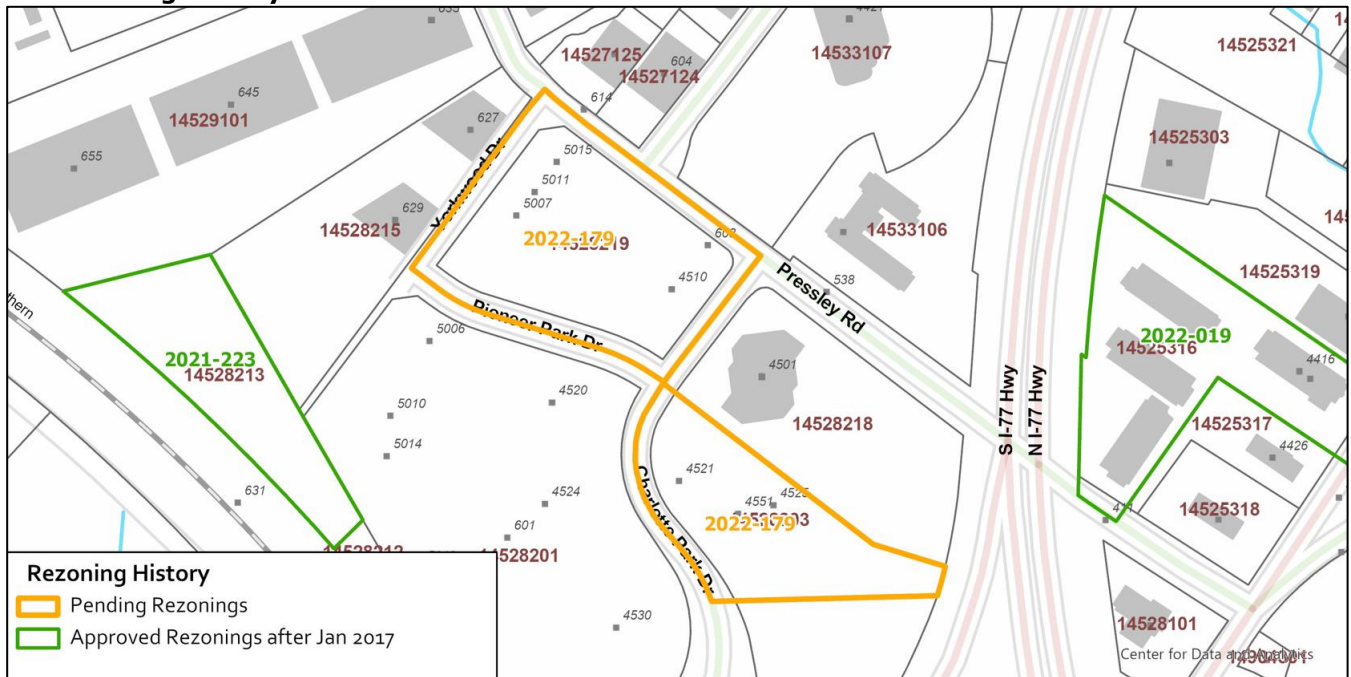


- South of the site is Phase 1 of the project which is developing by-right under the B-2 zoning district.



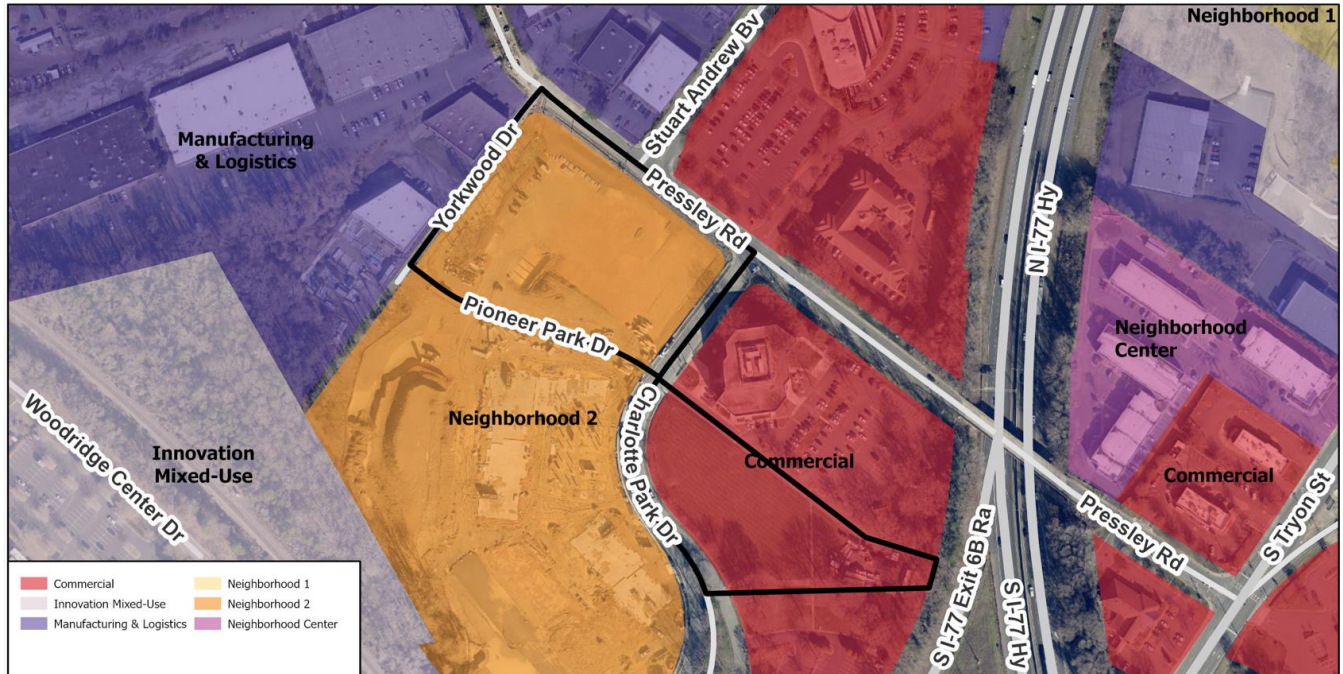
- West of the site are warehousing uses and offices.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-233	Rezoned 2.39 acres from R-22MF to I-2(CD).	Approved
2022-019	Rezoned 3.74 acres from B-2 to TOD-NC.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 2 and Commercial.

- **TRANSPORTATION SUMMARY**

- The site is located on Charlotte Park Drive, a City-maintained local street, and south of Pressley Road, a City-maintained major collector. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. CDOT has requested the petitioner to complete a Comprehensive Transportation Review for this site under the Charlotte Streets Manual guidelines. The CTR needs to be completed by the petitioner, and site plan and/or conditional note revisions are needed to commit to all recommendations outlined in the CTR.
- **Active Projects:**
 - I-77 Widening/Managed Lanes (I-277/US 74 (Belk Freeway) Interchange to South Carolina State Line)
 - TIPP# I-5718A
 - Right-of-Way – 2029 (with current funding and project delivery assumptions)
- **Transportation Considerations**
 - See Outstanding Issues, Note 2.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (the site is vacant).
 - Entitlement: 3,810 trips per day (based on 5.65 acres of B-2 commercial uses).
 - Proposed Zoning: 1,355 trips per day (based on 210 dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See Outstanding Issues, Note 1.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 23 students, while development allowed with the proposed zoning may produce 39 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 16.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Reid Park Elementary from 69% to 72%
 - Wilson STEM Academy from 83% to 85%
 - Harding University from 129% to 130%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main on Charlotte Park Dr., and an existing 6-inch water

distribution main on Pressley Rd. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project Gateway at Charlotte Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. No outstanding issues.

- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES

Transportation

1. Commit to the installation of an ADA-compliant bus stop along route #12, at the corner of Pressley Road and Pioneer Park Drive.
2. Complete a Comprehensive Transportation Review utilizing Tier 1 standards for medium to high intensity development, as found in the Charlotte Streets Manual.

Site and Building Design

3. Reduce the proposed maximum building height to 65'.

REQUESTED TECHNICAL REVISIONS

Land Use

4. Under note a in Permitted Uses revise the wording to say, "personal service uses" rather than, "person service uses."

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902