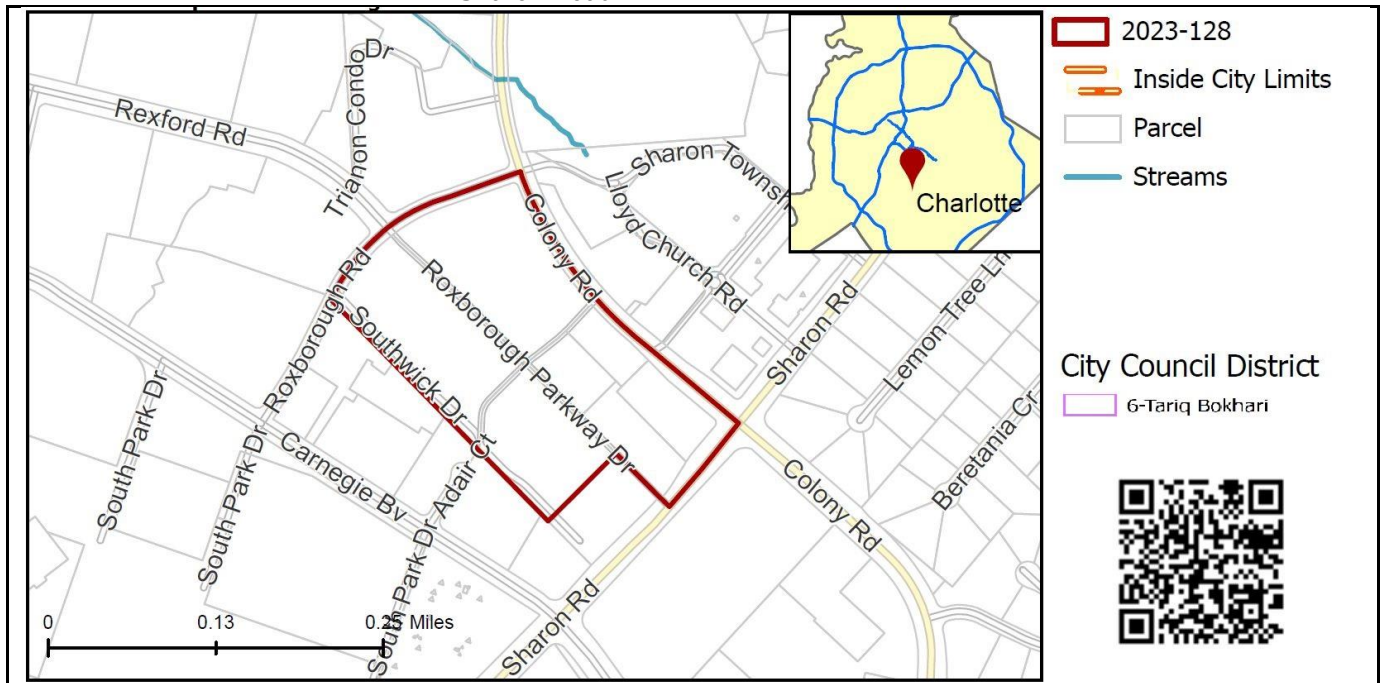


REQUEST

Current Zoning: MUDD-O (mixed-use development district, optional)
Proposed Zoning: MUDD-O SPA (mixed-use development district, optional, site plan amendment)

LOCATION

Approximately 27 acres located along the southeast side of Roxborough Road, the southwest side of Colony Road, and the northwest side of Sharon Road.



SUMMARY OF PETITION

The petition proposes to increase the maximum building height in Development Area C. Three of the four development area of the site are currently undeveloped.

PROPERTY OWNER

Colony Residential Phase I, LLC and SDC Colony Retail, LLC

PETITIONER

Synco Properties

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

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

Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Regional Activity Center Place Type.

Rationale for Recommendation

- The petition is a site plan amendment with the single request to increase the maximum height allowed in Development Area C of the previously approved rezoning petition 2015-131.
- The site is designated as the Regional Activity Center (RAC) Place Type by the 2040 Comprehensive Plan. The RAC Place Type recommends mid-rise and high-rise building as the predominate building type.

- The RAC zoning district is the most applicable district for the RAC Place Type and the Unified Development Ordinance (UDO) permits buildings up to 150 feet in height by-right and up to 275 feet with bonuses. The petition has previously committed to conditions that would qualify the site for height bonuses under the UDO such as a commitment to affordable housing, open space, and construction of the SouthPark Loop trail through the site.
- The site is surrounded by existing and entitled nonresidential and mixed-use residential developments and therefore the requested height increase would not have negative impacts on established Neighborhood 1 type residential developments.
- The site is served by the number 20 CATS local bus providing service between the Charlotte Transit Center and Quail Corners Shopping Center. The site is also located within walking distance of the SouthPark Community Transportation Center providing service to the 19, 28, 30, 57 CATS buses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

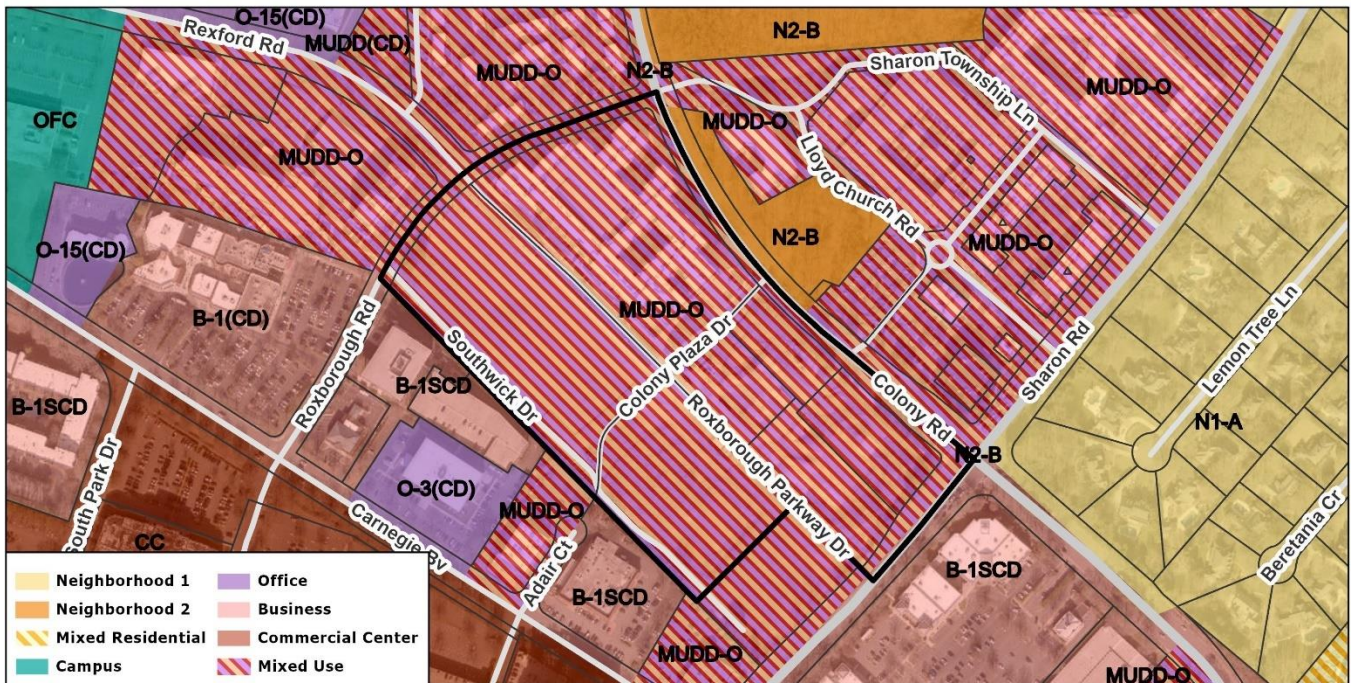
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Increases the maximum building height in Development Area C, of the approved rezoning plan Petition 2015-131, to 190 feet and removes the height transition along Roxborough Road.
 - The previously approved rezoning plan permitted a maximum height of 160 feet with an 85-foot height zone for 150 feet of the development area as measured west to east from Roxborough Road.

• **Existing Zoning**



- The site is currently zoned MUDD-O (mixed-use development district, optional) and is adjacent to other site zoned MUDD-O as well as B-1SCD (shopping center district), N2-B (neighborhood 2).



The site (indicated by red star above) is located along the southeast side of Roxborough Road, the southwest side of Colony Road, and the northwest side of Sharon Road.



View of the site looking southeast from the intersection of Roxborough Road and Roxborough Parkway.



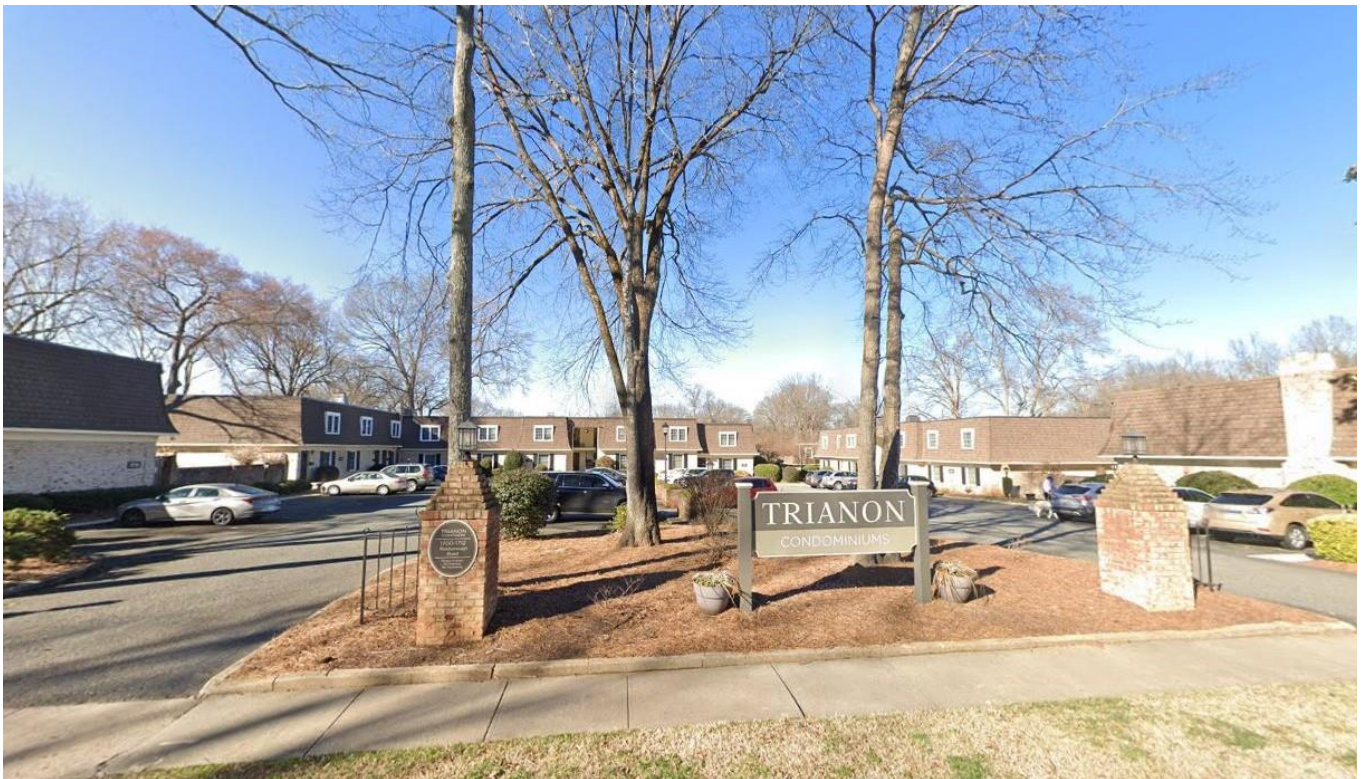
View of an apartment building located on Development Area A north of the subject parcel across Roxborough Parkway.



View of the AC Hotel located west of the site Across Roxborough Road.

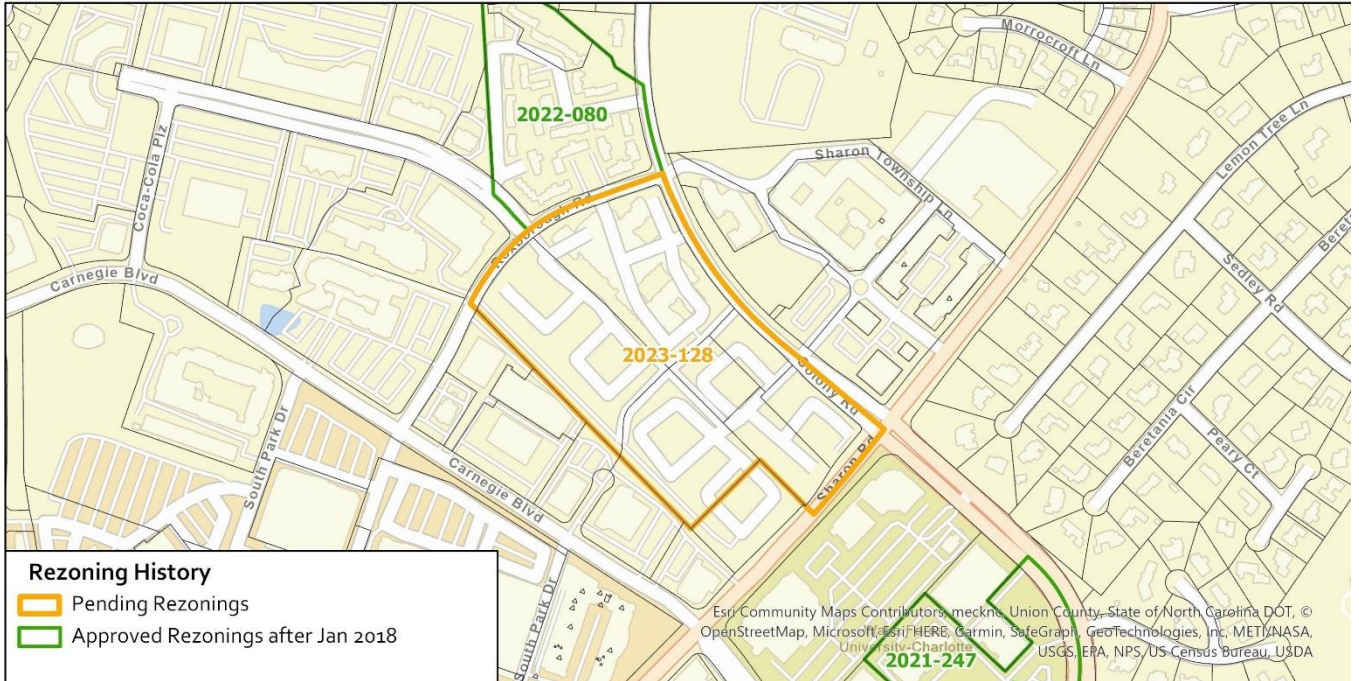


View of an office building located abutting the site to the south along Roxborough Road.



View of the Trianon condominiums located west of the site at the intersection of Roxborough and Colony Roads. The site is zoned MUDD-O and is proposed to be redeveloped as a mixed-use development per approved rezoning Petition 2022-080.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-247	7.56 acres located on the east side of Colony Road and west side of Morrison Boulevard, north of Fairview Road. From B-1SCD to MUDD-O	Approved
2022-080	9.13 acres bound by the north side of Roxborough Road, west side of Colony Road, and east side of Rexford Road, south of Wickersham Road. From N2-B to MUDD-O	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Regional Activity Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Colony Road, a City-maintained minor arterial, and Sharon Road, a City-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the only proposed changes relating to development area height. CDOT has no outstanding issues.
- **Active Projects:**
 - Cultural Loop Implementation - Funding set aside for public/private partnerships to construct projects within the SouthPark CNIP Area. Potential projects include The LOOP and Symphony Park.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning: MUDD-O
 - Existing Use: 23,405 trips per day (based on 250,000 Sq.ft office, 225 hotel rooms, 300,000 st.ft retail, 990 dwellings).
 - Entitlement: 23,405 trips per day (based on 250,000 Sq.ft office, 225 hotel rooms, 300,000 st.ft retail, 990 dwellings).
 - Proposed Zoning: 23,405 trips per day (based on 250,000 Sq.ft office, 225 hotel rooms, 300,000 st.ft retail, 990 dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Roxborough Rd and an existing 8-inch water distribution main along Colony Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Roxborough Rd. See advisory comments at www.rezoning.org
- **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:** See advisory comments at www.rezoning.org
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818