

April 4, 2017

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: TOD-MO (transit oriented development - mixed-use, optional)
LOCATION	Approximately 1.146 acres located on the southeast corner at the intersection of North Davidson Street and East 24 th Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to reuse two buildings located in the North Charlotte area to allow all uses permitted in the TOD-M (transit oriented development – mixed-use) district.
PROPERTY OWNER	Elite Hosiery Mill Inc.
PETITIONER	Lat Purser & Associates, Inc.
AGENT/REPRESENTATIVE	Mark Miller
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1.
STATEMENT OF CONSISTENCY	• The Zoning Committee found this petition to be consistent with the <i>Blue Line Extension Transit Station Area Plans</i>, but does not meet the adopted streetscape within the plan based on information from the staff analysis and the public hearing, and because: • The area plan recommends transit oriented development for the site. • Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: • The site is currently located outside of the one-half mile walk distance to the 25th Street Transit Station on the LYNX Blue Line Extension. However, this site will be located within a one-half mile walk of the station once the 25th Street Neighborhood Improvement Project has been constructed; and • The proposed nonresidential uses are appropriate in a transit station area and compatible with other uses along the North Davidson Street corridor; and • Development proposes to retain and improve existing buildings, which will not exceed the 50-foot maximum height as recommended in the adopted area plan, and the scale and massing of these buildings is compatible with and sensitive to the existing abutting neighborhood to the rear; and • A rear yard and additional wooded area will also provide a transition to the neighborhood adjacent to the site; and • Though technically inconsistent with the recommended streetscape in the area plan, the proposed streetscape improvements along North Davidson Street will begin to provide better pedestrian connectivity from North Davidson Street to Cordelia Park and the future Cross Charlotte Trail located directly across East 24th Street; and • In addition, the proposed streetscape will lead to an improved and more active building façade along North Davidson Street, adding to the activity and vibrancy along this Main Street corridor; By a 6-0 vote of the Zoning Committee (motion by Fryday seconded by Wiggins).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to APPROVAL of this petition with the following modifications: <u>Transportation</u> 1. Added Note E under Transportation as follows: "Dedication and fee simple conveyance of all rights-of-way to the City shall be required before the site's first building certificate of occupancy is issued. 2. Removed gated access to parking between buildings. <u>Land Use</u> 3. Amended Note A under heading of "Permitted Uses" to limit permitted uses to those allowed in the TOD-M (transit oriented development - mixed-use) district, and to eliminate residential dwellings as a permitted use. 4. Added a note that the existing 18,000 square foot building may be expanded up to five percent, and a rezoning will be required if an expansion exceeds five percent. <u>Site and Building Design</u> 5. Added an optional request to allow the sidewalk to be located adjacent to the curb, with the eight-foot planting strip located behind the sidewalk.
VOTE	Motion/Second: Spencer / McClung Yeas: Fryday, Majeed, McClung, Spencer, Watkins and Wiggins Nays: None Absent: Lathrop Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided an update on the petition pointing out that there are no outstanding site plan issues. Staff noted that the petition is consistent with the <i>Blue Line Extension Transit Station Area Plan</i>, which recommends transit oriented development for the site. A committee member asked if there is a concern about the reduction in parking and questioned parking opportunities in the surrounding area. Staff responded that the petition requests an optional provision to reduce the parking for eating/drinking/entertainment establishments to allow one space per 250 square feet instead of one space per 150 square feet. However, all other uses will comply with the standard TOD parking requirements. Staff also pointed out parking that on-street parking is being provided along both North Davidson Street and E. 24th Street, in addition to on-site parking. A committee member asked if the petition proposes any connectivity improvements to the E. 25th Street Blue Line Extension station. Staff responded that this petition does not propose any improvements to E. 25th Street but pointed out the City will be providing a roadway connection across the creek and sidewalk connections from North Davidson Street to North Brevard Street along E. 25th Street as part of the City's Community Improvement Program (CIP). There was no further discussion.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Permitted uses include all uses allowed in the TOD (transit oriented development) district, with the exception of residential dwellings. Uses allowed in the TOD-M district include office, retail, eating/drinking/entertainment establishments and civic uses.
- The two existing four-sided brick buildings will be retained and painted. New doors and windows will be cut into the existing street elevation along North Davidson Street for both buildings, and new

canopies will be added over the new entry locations. New patios with railings will be added to the front of the buildings.

- The existing 18,000 square foot building may be expanded up to five percent, and a rezoning will be required if an expansion exceeds five percent.
- New EIFS or brick parapets that are two to three feet in height will be added to the existing one-story (approximately 15 feet tall) buildings.
- Site access will be via North Davidson Street.
- On-site parking spaces will be located behind the existing buildings, and recessed on-street parking spaces will be provided along North Davidson Street and East 24th Street.
- An eight-foot sidewalk and eight-foot landscape strip will be provided along the frontage on North Davidson Street. A six and a half-foot sidewalk will be provided along the site's frontage on East 24th Street.
- The existing retaining wall on East 24th Street will remain.
- Optional provisions requested include the following:
 - The minimum parking for eating/drinking/entertainment establishments shall be one parking space per 250 square feet instead of the required one space per 150 square feet.
 - Allow the sidewalk to be located adjacent to the curb, with the eight-foot planting strip located behind the sidewalk.
- **Public Plans and Policies**
 - The *Blue Line Extension Transit Station Area Plans* (2013) recommend transit oriented development for the site. The policies promote a mix of transit supportive land uses (residential, office, retail, civic/institutional, park and open space) within the Transit Station Area through new development and redevelopment.
 - Policy L-1 in the area plan, pertaining to the 25th Street Transit Station Area, recommends that the scale, massing, and height of new development/redevelopment is sensitive to existing neighborhood development.
 - A maximum height of 50 feet is recommended on the plan's "Structure Map," which identifies appropriate height for buildings.
 - The plan classifies North Davidson Street as a Main Street, with an eight-foot sidewalk, eight-foot planting strip or raised planter, eight feet of on-street parking, and 13-foot travel lanes in each direction (shared lane for bikes). Setbacks are recommended to be 16 feet for non-residential uses and 20 feet for residential uses. The plan also recommends that curbs on North Davidson Street be recessed to accommodate on-street parking.
- **TRANSPORTATION CONSIDERATIONS**
 - This site is located at the signalized intersection of a minor thoroughfare and a local street. The current site plan incorporates an acceptable variation of the area plan cross section that maintains the existing bike lane, adds parallel parking, and creates a sidewalk across the site's North Davidson frontage. The site plan also commits to new sidewalk and parking along the 24th Street frontage.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 70 trips per day (based on 18,520 square feet of warehouse uses).
 - Entitlement: 70 trips per day (based on 18,520 square feet of warehouse uses).
 - Proposed Zoning: 2,080 trips per day (based on 16,200 square feet of retail uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along North Davidson Street. Sewer system is available via an existing eight-inch gravity sewer main located along North Davidson Street.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327