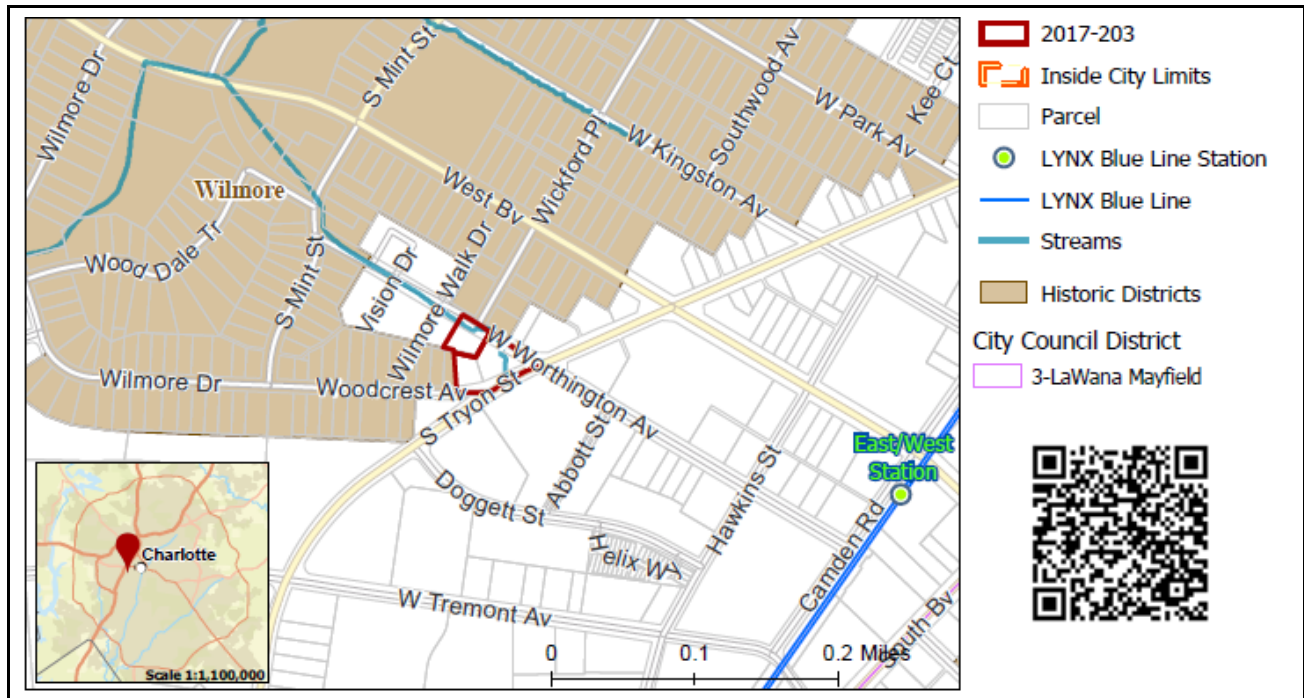


REQUEST Current Zoning: R-8 (single-family) and B-1 (neighborhood business)
Proposed Zoning: TOD-RO (transit oriented development- residential, optional)

LOCATION Approximately 0.75 acres located at the intersection of South Tryon Street and West Worthington Avenue, south of West Boulevard.
(Council District 3 - Mayfield)



SUMMARY OF PETITION The petition proposes to allow the redevelopment of two existing buildings and a vacant lot for 45 residential units and 3,500 square feet of non-residential uses.

PROPERTY OWNER South Tryon Ventures, LLC & TAG Ventures, LLC
PETITIONER South End West Syndicate, LLC
AGENT/REPRESENTATIVE Bridget Grant and Jeff Brown, Moore & Van Allen, PLLC

COMMUNITY MEETING Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 8

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

Plan Consistency
The portion of the petition along South Tryon Street petition is consistent with the *South End Transit Station Area Plan* land use recommendation for residential transit supportive uses but inconsistent with the TOD height plane standards for property adjacent to single family residential zoning and use; while the parcel along West Worthington Avenue is inconsistent with the *Central District Plan* recommendation for residential at a density of 25 units to the acre.

Rationale for Recommendation

- The subject site is within a 1/2 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line.
- The proposal for an exposed five-story parking garage at the entrance to a neighborhood and across from single family homes is inappropriate.

- A building height of 63 feet on a narrow site at the edge of single family homes and lower scaled residential properties, and across from the Wilmore Historic District, is inappropriate.
- A multi-family project that conforms with the TOD standards for adjacency to single family neighborhoods would be appropriate at this location.

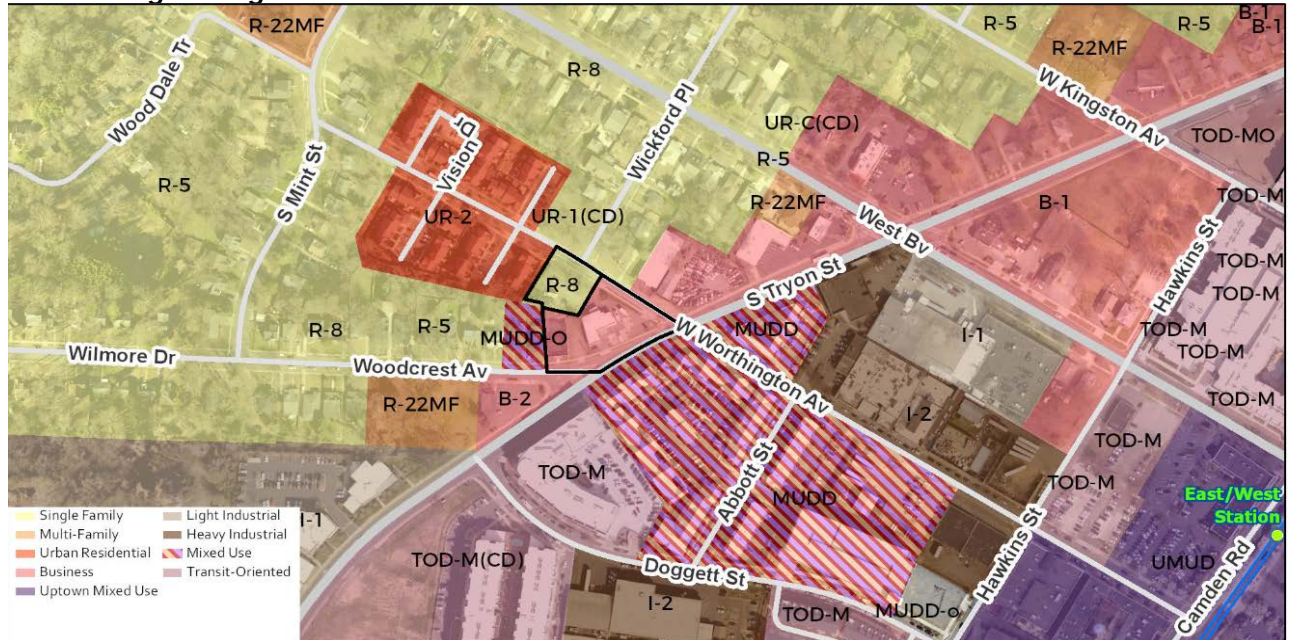
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the development of a single building with structured parking for 45 residential units and 3,500 square feet of non-residential uses, at a density of 60 dwellings per acre
- Provides a 21-foot setback along South Tryon Street which includes a 13-foot planting strip and eight-foot sidewalk.
- Provides a 20-foot setback along Worthington Avenue which includes an eight-foot planting strip, six-foot sidewalk and possible on street parking.
- Dedication of right-of-way along South Tryon Street.
- Commits to all non-residential use being located on the ground floor.
- Commits to contribute funds to Charlotte Department of Transportation for a future pedestrian crossing at West Worthington Avenue or Doggett Street.
- Prohibits adult-establishments, gasoline service stations, and car washes.
- Commits that all facades will have an overall total of 66 percent of brick below the roof line.
- Vinyl will not be an allowed building material except for soffits, windows, doors, and trim.
- Building materials may include the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding, stucco, EIFS, decorative metal panels, decorative block and/ or wood. Vinyl may only be used on windows, soffits, and handrails.
- Proposed windows will have slight insets to avoid monolithic facades.
- Facades over 50 feet in length shall be divided into shorter segments by means of façade modulation, repeating window patterns, change in materials, canopies, or awnings, varying roof lines and/or other architectural treatments.
- Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60 percent of each frontage elevation, transparent glass between two feet and 10 feet.
- The building will not have expanses of blank walls greater than twenty feet.
- The ground floor will have a minimum clearance of 15 feet from finished grade.
- Ground floor of parking structure will be screened so that interior lighting and cars are not visible from the adjacent residential uses and all public streets.
- Optional Provisions for the following:
 - To allow a building height of five stories and 63 feet, instead of the 44 feet allowed by-right under the district.
 - To allow ground floor structured parking to front West Worthington Avenue, instead of the requirement that parking deck along the ground floor shall be screened with active uses at least 50% of the linear street level frontage.
 - To allow balconies to encroach up to four feet in the setback on South Tryon Street, instead of the requirement that does not allow balconies to encroach into the required setback.

• Existing Zoning and Land Use



- The subject property is currently zoned R-8 (single-family) and B-1 (neighborhood business) and developed with warehouse/ commercial buildings.
- The surrounding properties are zoned R-8 (single-family), UR-1(CD) (urban residential, conditional), UR-2 (urban residential), B-1 (neighborhood business), B-2 (general business), MUDD (mixed use development), MUDD-O (mixed use development, optional) and developed with residential, commercial and warehouse structures.



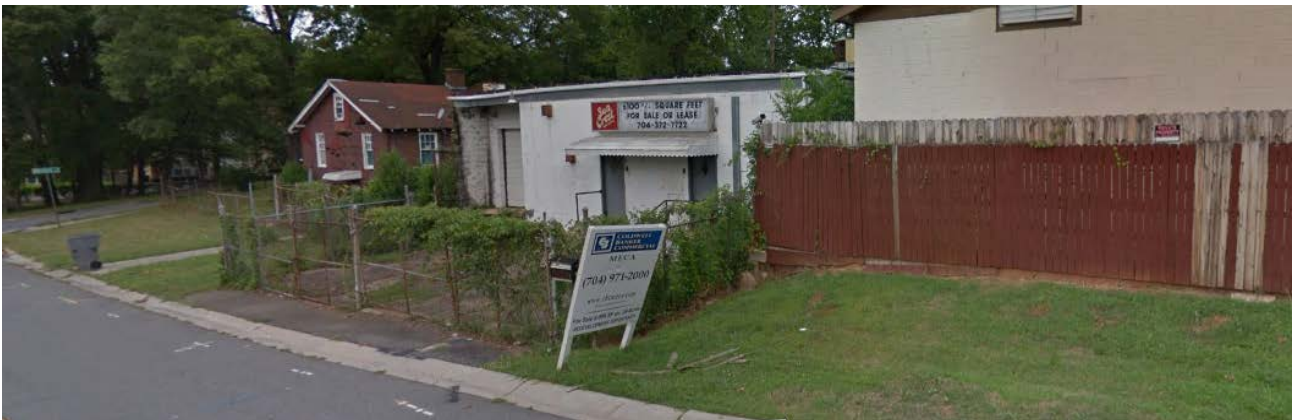
The subject properties are developed with a church and auto repair shop.



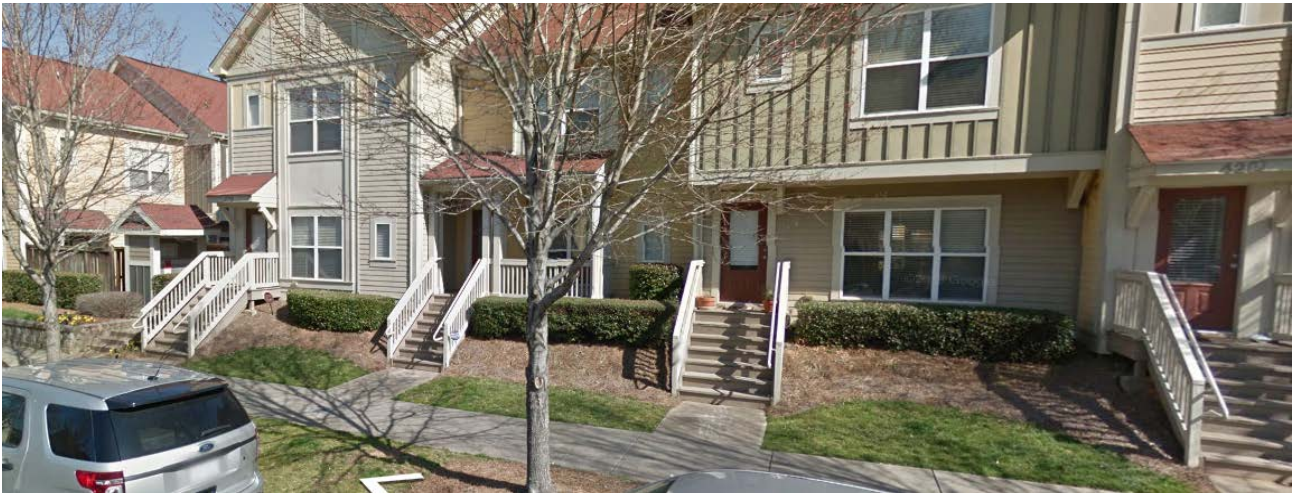
The property across South Tryon Street is developed with office uses.



Properties to the west are single family homes.

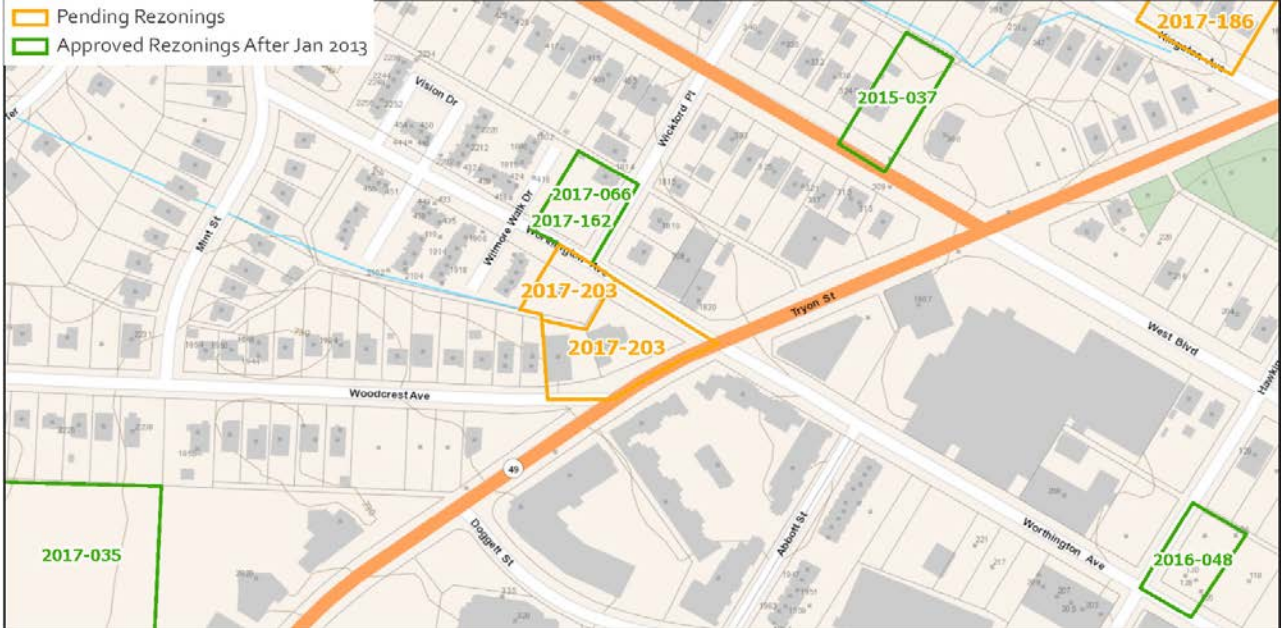


Properties to the north are developed with warehouse uses and single family.



The multi-family development Wilmore Walk is nearby.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-186	Request to rezone 0.87 acres to UR-2(CD), HD (urban residential, conditional, historic district overlay), five-year vested rights to develop 17 residential units.	Pending
2017-162	Rezoned 0.35 to UR-1(CD) HD SPA (urban residential, conditional, historic district overlay, site plan amendment) to allow the development of four single-family homes.	Approved
2017-035	Rezoned 4.39 acres to I-1 TS-O, (light industrial, transit supportive overlay, optional) with 5-year vested rights to allow the development of 74 residential units.	Approved
2016-048	Rezoned 0.29 acres to TOD-M (transit oriented development – mixed-use) to allow all uses in the district.	Approved
2015-037	Rezoned 0.46 acres to UR-C(CD) (HD-O) (urban residential - commercial, conditional, historic district overlay) to allow the development of 4 residential units and 5,948 square feet of general office uses.	Approved

• **Public Plans and Policies**



- The *South End Transit Station Area Plan* (2005) recommends residential transit supportive development for a portion of the subject site. The plan includes specific provisions to protect the residential character of the surrounding Wilmore and Dilworth neighborhoods, including height restrictions where property adjoins single family zoning and use.
- The *Central District Plan* (1993) recommends residential up to twenty five units per acre for a portion of the site.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare at the unsignalized intersection with local streets. The current site plan commits to improvements to the intersection Woodcrest Avenue and South Tryon Street and dedication of right-of-way for the future cross section of South Tryon St as envisioned in the South Tryon Corridor Study.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 730 trips per day (based on 3,100 square feet of retail and 4,250 square feet of institutional use).

Entitlement: 980 trips per day (based on 1 dwelling unit and 5,400 square feet of retail).

Proposed Zoning: 1,090 trips per day (based on 45 dwelling units and 3,500 square feet of retail).

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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 6 students, while the development allowed under the proposed zoning will produce 20 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 14 students.
 - The proposed development is projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Barringer Academic at 103%
 - Sedgefield Middle School at 93%
 - Harding University High at 135%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing six-inch water distribution mains located along Worthington Avenue and Woodcrest Avenue, and existing eight-inch distribution main along Tryon Street.

The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity; development could be impacted by the timing of public infrastructure projects. Sanitary sewer infrastructure will be able to support this development after the completion of a public infrastructure project – Charlotte Water’s Park Avenue and Wilmore Drive to I-77 Improvement 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. There is a tentative completion date of end of summer 2019.

- **Engineering and Property Management:**

- **Arborist:** Trees cannot be removed from or planted in the right-of-way of all City of Charlotte maintained streets. Contact Laurie Reid (704-336-5753) at the City Arborist’s office to discuss trees species to be planted in the right-of-way on a City of Charlotte maintained street; species must be approved before planting.
- **Erosion Control:** No outstanding issues.
- **Land Development:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.

- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Reduce building height to conform to TOD height standard of 40 feet maximum adjacent to single family residential, and to the TOD height plane standard for remaining area.
2. Remove parking from Worthington Avenue or screen with active uses.
3. Modify and clarify note 6. V under General Design guidelines to read “multi-story buildings will have a minimum of 20 percent transparency on all upper floors”.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326