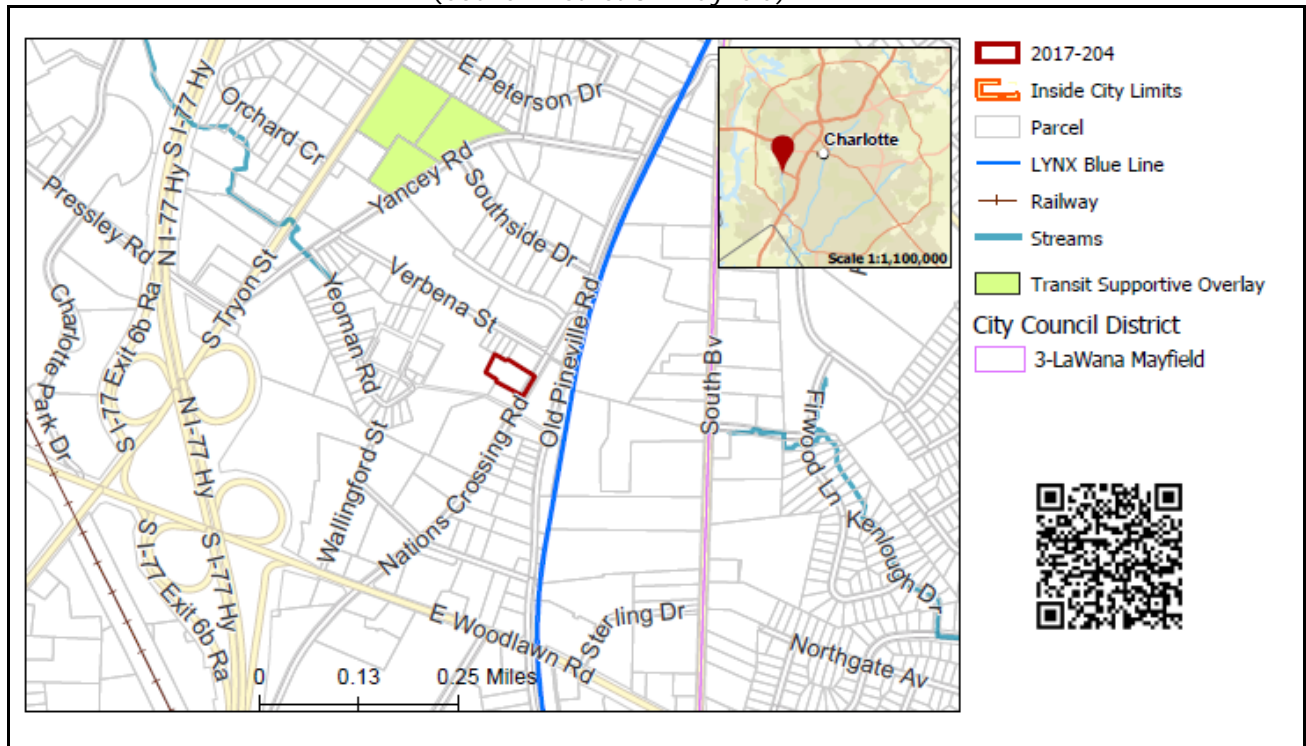


REQUEST

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

LOCATION

Approximately 0.95 acres located on the west side of Nations Crossing Road, south of Old Pineville Road.
 (Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to reuse an existing building and allow the development of a new three story building with an overall total of 29,390 square feet to allow a mix of residential and non-residential uses.

PROPERTY OWNER

Ed Zepa

PETITIONER

Ed Zepa

AGENT/REPRESENTATIVE

Thomas C. West

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 inconsistent with the *Woodlawn Transit Station Area Plan* recommendation for low to moderate intensity office, industrial and warehouse-distribution uses.

Rationale for Recommendation

- The adopted plan did not identify this site for the uses or urban form allowed by the MUDD (mixed use development district).
- At the time the plan was written, this area was not expected to transform into a more urban environment, but in recent years existing structures northwest of the area have converted from industrial/warehouse uses to mixed use structures. One notable example is the Olde Mecklenburg Brewery which includes a large eating and entertainment component.

- The proposal will allow a building previously used for warehouse and distribution to be used for a range of non-industrial uses such as retail, eating/drinking/entertainment, office and residential uses.
- The proposed development improves the site frontage with an eight-foot planting strip and eight-foot sidewalk which will improve both safety and the pedestrian experience.

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows the reuse of existing building and a new building for a total of 29,390 square feet for non-residential uses and residential dwelling units with associated parking.
- Proposed phasing for site development.
- Eight-foot planting strip and eight-foot sidewalk along Nations Crossing Road.
- Possible eight foot pedestrian area with, patio and outdoor seating area.
- Architectural standards for the existing building.
- Buildings elevations for the proposed structures.
- Maximum building height of 40 feet.
- Optional provisions for the following:
 - To allow rear storage building to remain until the second phase is started.

• Existing Zoning and Land Use



- The subject property is currently zoned I-2 (general industrial) and developed with office/warehouse structures.
- The surrounding properties are zoned I-2 (general industrial) and developed with industrial, institutional buildings and vacant land.



The subject property is developed as a warehouse.



The surrounding properties are developed with industrial uses.

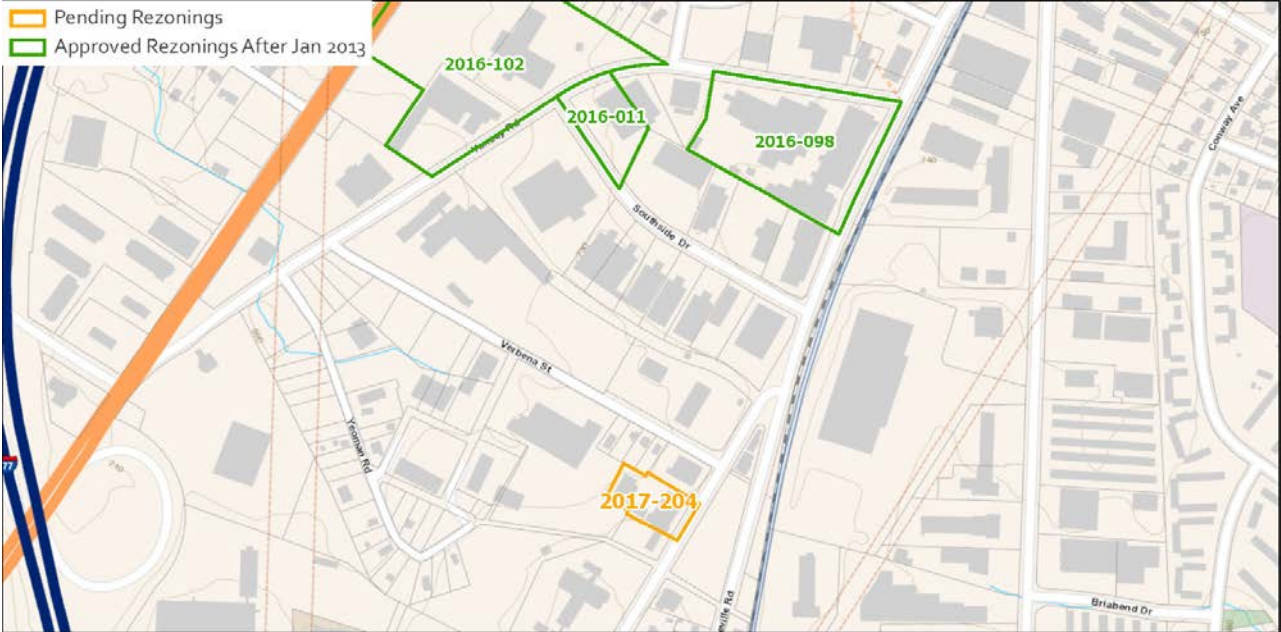


Woodlawn Baptist Church is located to the south of the property.



The property across the street is zoned I-2 (general industrial) and vacant.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-102	Rezoned 9.52 acres to I-2 (TS-O) (general industrial, transit supportive, optional) to allow the expansion of the existing uses associated with the Olde Mecklenburg Brewery.	Approved
2016-098	Rezoned 5.1 acres to MUDD-O (mixed use development, optional) to allow the reuse of three existing industrial warehouse buildings with a total of 74,877 square feet near the Scaleyark Station, for all uses allowed in the MUDD (mixed use development) district.	Approved
2016-011	Rezoned 1.18 acres to MUDD-O (mixed use development, optional) to allow the reuse of existing 17,455 square foot building for all uses allowed in the MUDD (mixed use development) district.	Approved

- Public Plans and Policies**



- The *Woodlawn Transit Station Area Plan* (2008) recommends low to moderate intensity office, industrial and warehouse-distribution uses for the subject site.

• TRANSPORTATION CONSIDERATIONS

- The site is located on a major collector and is within the *Woodlawn Transit Station Area Plan*. The site plan commits to streetscape improvements envisioned in the Woodlawn Transit Station Area Plan and help support this type of development.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 50 trips per day (based on 15,260 square foot warehouse).
Entitlement: 50 trips per day (based on 15,260 square foot warehouse).
Proposed Zoning: 1,840 trips per day (based on 2,000 square foot hi-turn restaurant; 5,000 square foot warehouse; 10,000 square feet office space; condominiums/2 dwellings, 16,000 square foot of restaurant).

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 Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing eight-inch water distribution main located along Nations Crossing Road.

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 Sanitary Sewer Replacement from Fieldcrest Road to Barringer Drive 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 early July 2019.

- **Engineering and Property Management:**
 - **Arborist:** No trees can be planted in the right-of-way of any city maintained street (Nations Crossing Rd.) without explicit authorization from the City Arborist or his designee. 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. Clarify development notes for the total overall square footage allowed. Addressed
2. Adjust site development that proposed parking is not between the front building façade and the public street. Addressed
3. Remove optional request. Addressed

Environment

4. As per the tree ordinance, adequate soil space for roots is required. The site as shown does not meet these requirements. Petitioner is required to provide adequate soil volume for street trees along Nations Crossing Road. Revise plan to reflect these requirements. Specifically, each perimeter tree along Nations Crossing Road shall have a minimum of 400 square feet of planting area to a depth of three feet. Addressed

REQUESTED TECHNICAL REVISIONS

Site and Building Design

5. Provide an amended application modifying the requested zoning district to MUDD (CD). Addressed.
6. Label public street names on the site plan. Addressed

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department 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