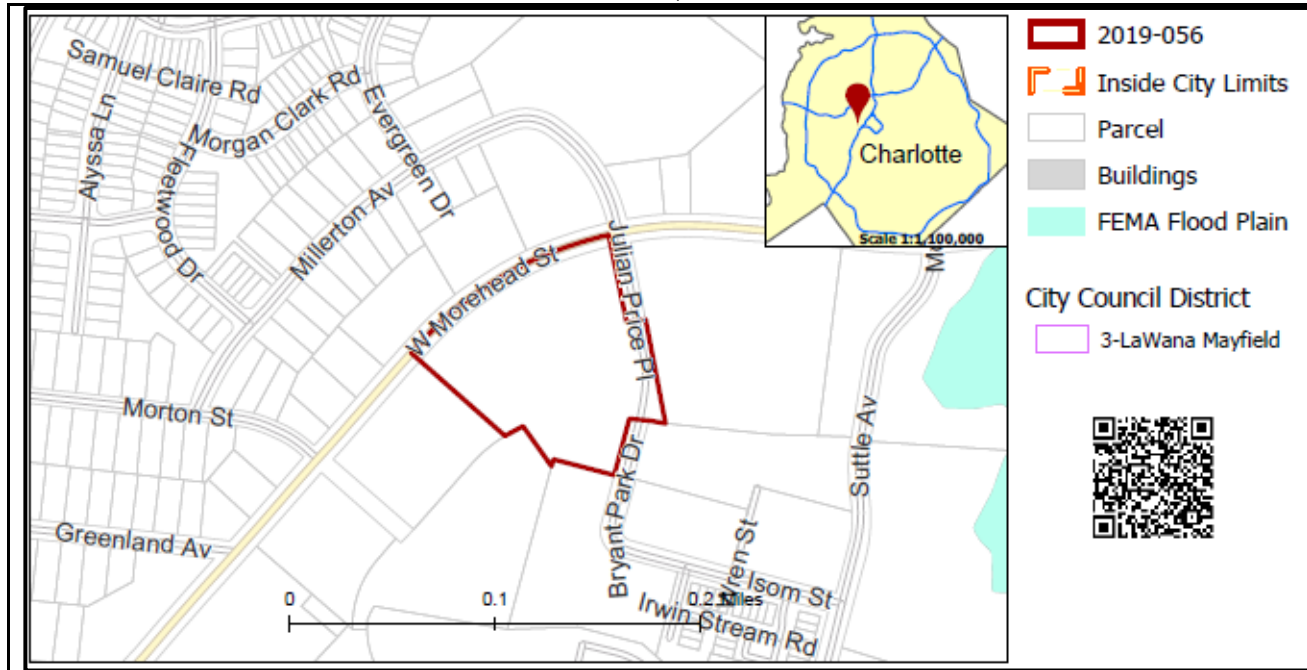


REQUEST

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

LOCATION

Approximately 4.95 acres located on the south side of West Morehead Street, west of Julian Price Place.



SUMMARY OF PETITION

The petition proposes to allow commercial uses permitted by right and under prescribed conditions in the MUDD zoning district on a parcel currently developed with industrial buildings.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

WPCP Julian LP
White Point Partners, LLC
Collin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Bryant Park Land Use and Streetscape Plan* recommendation for mixed use for this site.

Rationale for Recommendation

- The proposed uses of office and retail are consistent with the mixed-use land use recommendation for the site, as per the *Bryant Park Land Use and Streetscape Plan*.
- The proposed development will adaptively reuse an existing building, in what was a formerly industrial area, which is now seeing more residential, office and retail developments.
- The petition will contribute to pedestrian and vehicular improvements to the network in this area through pedestrian crossings with refuge island, coordinated improvements with petition 2019-053 on Bryant Park Drive, and new turn lanes on W. Morehead Street.

- The proposal continues infill development and reinvestment in this area around the future Silver Line, and further facilitates the mixed-use land use recommendations in the Plan.

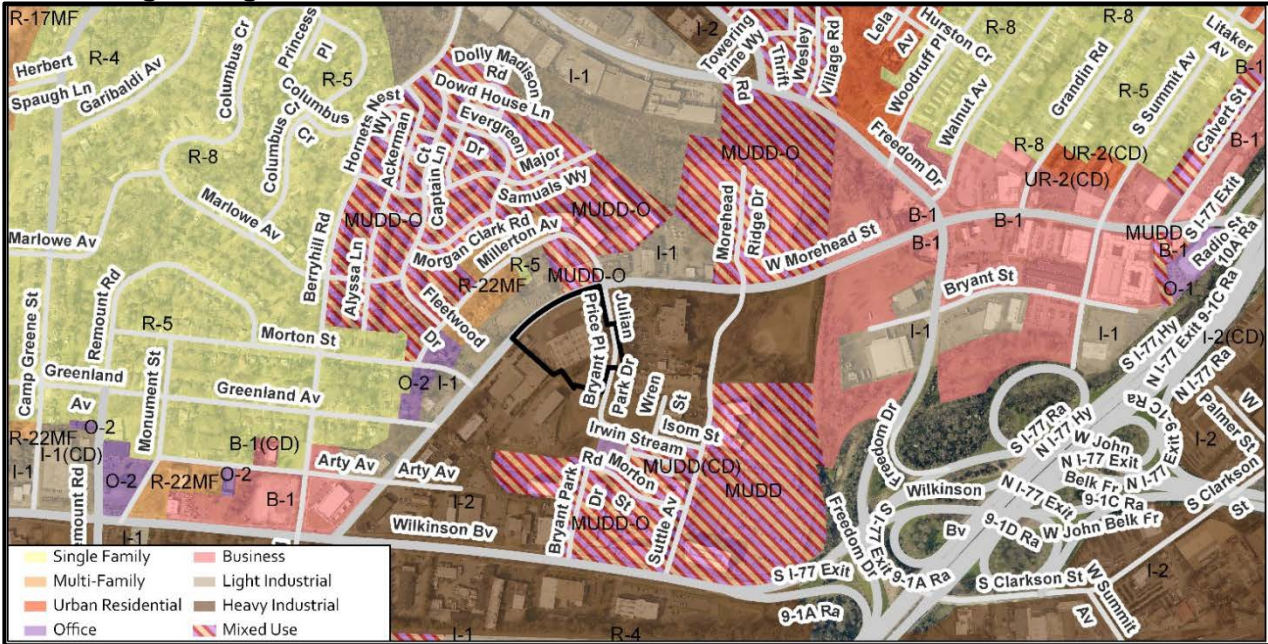
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Renovates existing office/warehouse buildings to allow up to 125,000 square feet of commercial uses permitted by right and under prescribed conditions in the MUDD zoning district, including office uses.
- Illustrates Buildings A, B, C and D on the site plan.
- Illustrates walkways and plazas separating Buildings A and B and Buildings C and D.
- Prohibits automobile service stations and drive-through service windows.
- Limits maximum building height to 85 feet.
- Proposes the following optional provisions:
 - Allow parking within the front setback up to the existing and current edge of pavement, and at the same consistent distance from the transitional right-of-way along the entire frontage of West Morehead Street so long as the existing buildings are adaptively reused, as generally depicted on the Rezoning Plan.
 - Allow to provide a nonstandard streetscape along the site's frontage of Julian Price Place, as generally depicted on the Rezoning Plan.
- Proposes the following transportation improvements:
 - A maximum of 2 access points along West Morehead Street, one with full movement and the other right-turn exit only driveway.
 - An access point (Commercial Type II Driveway) onto Julian Price Place.
 - Proposes left turn lane on West Morehead Street into the site.
 - Restripes West Morehead Street to remove bike buffer lanes in order to accommodate new turn lanes as shown.
 - Proposes a pedestrian crossing with refuge island on West Morehead Street.
 - If the existing buildings are demolished and new buildings are constructed on the site or if the existing building footprint is expanded by greater than 25% of the current building square footage then the Petitioner will extend and dedicate the right-of-way to the City of Charlotte along Julian Price Place.
 - Notes proposed right-of-way 25 feet from existing centerline to be dedicated per subdivision ordinance.
 - Petitioner will coordinate improvements on Bryant Park Drive with rezoning petition 2019-053 during the permitting phase of the development. Such coordination will not unreasonably delay development or the issuance of certificates of occupancy on the site.
 - Petitioner will dedicate all rights-of-way in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy.
- Proposes the following architectural standards:
 - The adaptive reuse of existing buildings shall utilize the existing building materials and façade as much as possible with new design. Will allow for use of a variety of materials.
 - If new buildings are constructed on the site, those buildings abutting a network required public or private street will be comprised of brick, glass, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other approved material.
 - Prohibits use of vinyl siding (except vinyl hand rails, windows, or door trim will be allowed) or concrete masonry units not architecturally finished on any newly constructed buildings or expansion of existing buildings.
 - Proposes providing landscaped screening and/or low intermittent walls along the West Morehead Street frontage.

• Existing Zoning and Land Use



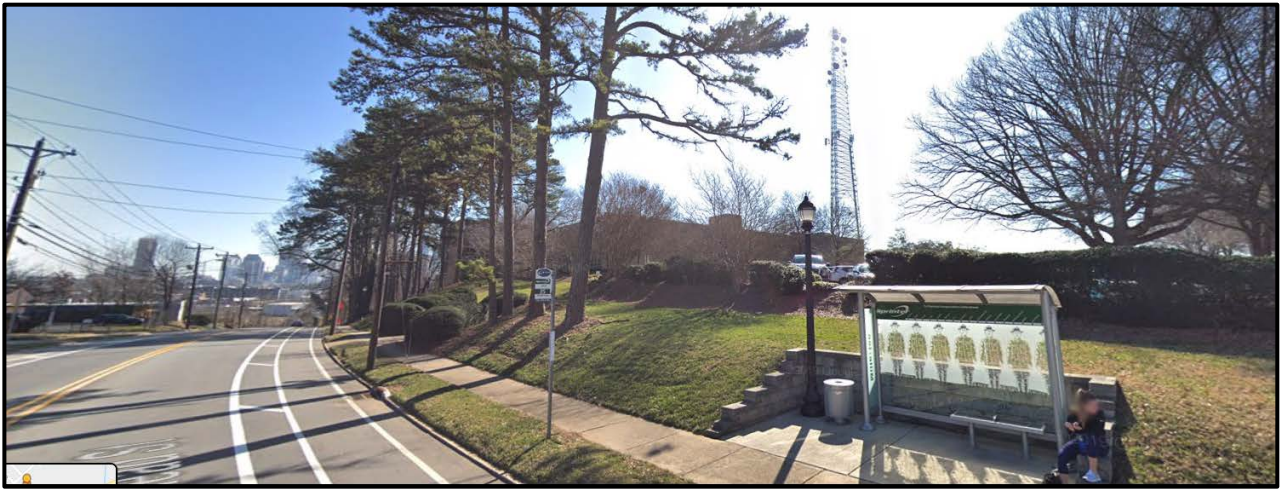
- The site is currently developed with an office/industrial building and associated parking area, and is surrounded by a mix of office/industrial/warehouse, single family neighborhoods, apartments, and residential development under construction in various zoning districts.



The site is currently developed with an office/industrial building with associated parking area.



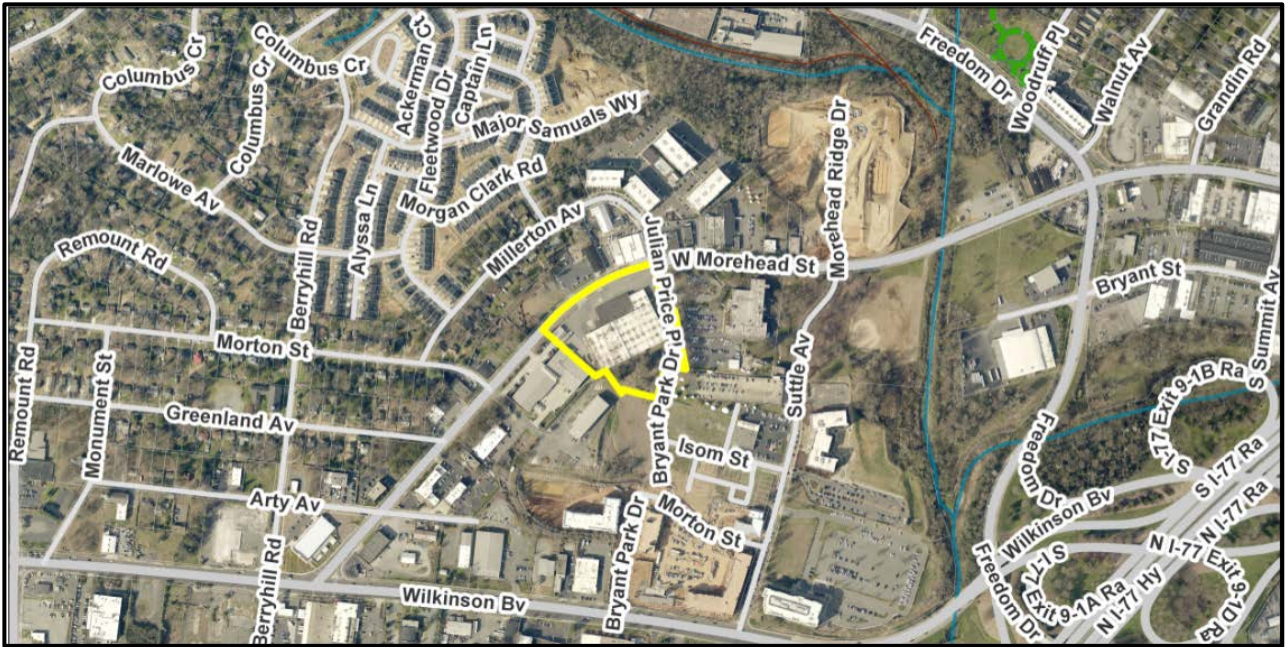
North are office/warehouse uses.



East is an office building.

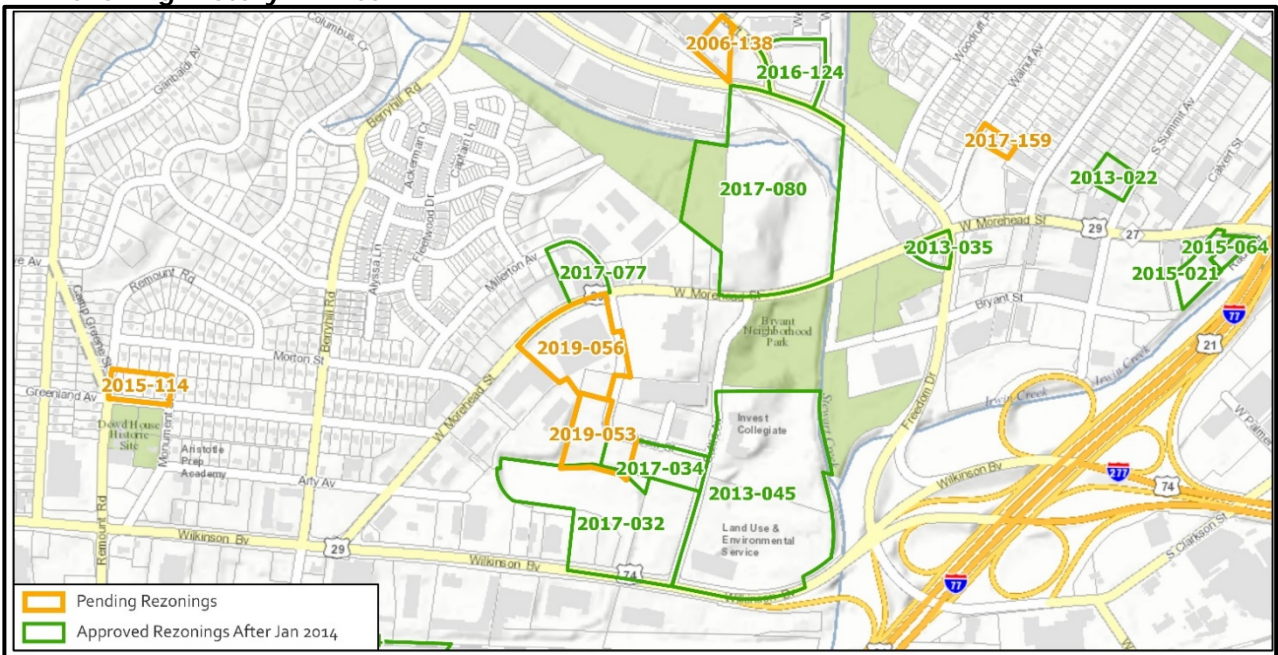


South are office buildings, vacant land, and townhomes and apartments under construction.



The rezoning site is surrounded by a mix of office, office/warehouse/industrial, institutional uses, park, and residential neighborhoods.

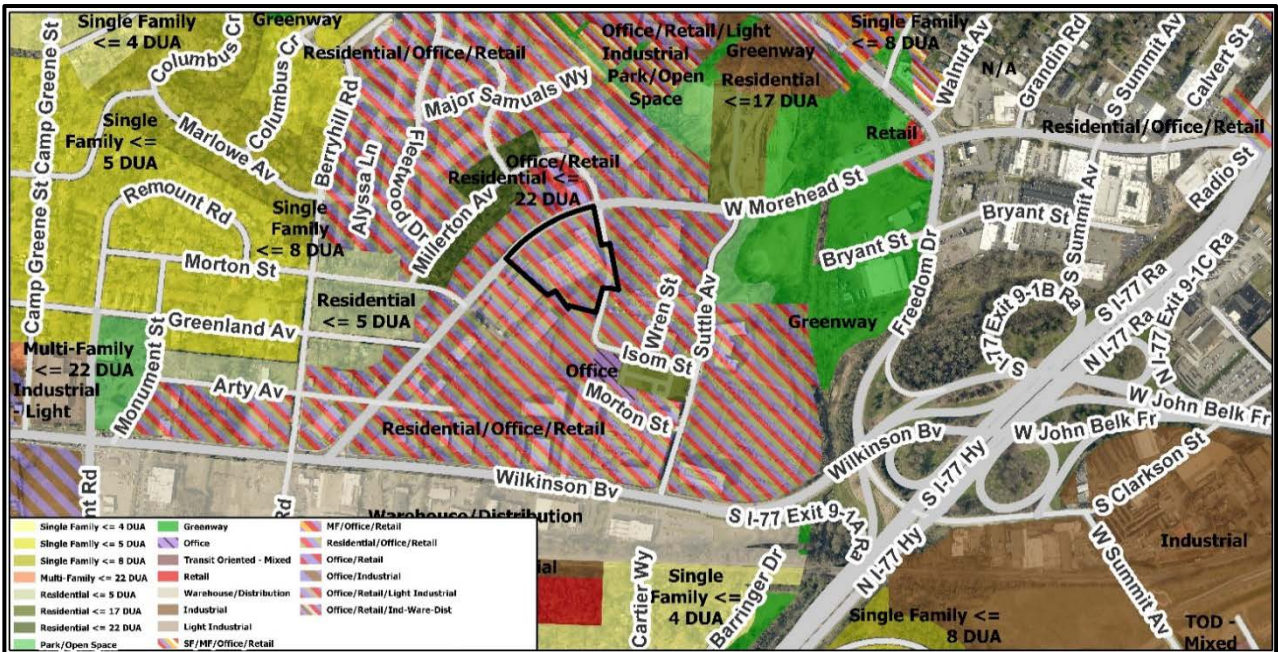
• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-053	Rezoned 2.65 acres from O-1 and I-2 to MUDD-O to allow 56 townhomes.	Approved
2017-080	Rezoned 17.69 acres from I-1 to MUDD-O to allow up to 280 multi-family residential and single family attached residential units.	Approved
2017-159	Rezone .43 acres from R-5 and R-8 to UR-2(CD) to allow 6 attached condominiums behind an existing single-family home and existing duplex.	Withdrawn
2017-077	Rezoned 1.4 acres from I-1 to MUDD-O to demolish portions of an existing building and create 2 freestanding buildings in order to accommodate office and retail uses.	Approved

2017-034	Rezoned 1.6 acres from O-1 to MUDD(CD) to allow up to 26 townhouse units.	Approved
2017-032	Rezoned 10.04 acres from I-2 to MUDD-O with 5-year vested rights to allow up to 354 multi-family residential units.	Approved
2016-124	MUDD-O site plan amendment for 1.50 acres to allow 10,000 square feet of retail and 66,000 square feet of office uses.	Approved
2015-114	Rezone 1.05 acres from R-5 to UR-2(CD) to allow up to 16 townhouse units.	Withdrawn
2015-064	Rezoned 0.47 acres from BD(CD) PED-O to O-1 PED to allow all uses in the O-1 PED district.	Approved
2015-021	Rezoned 1.38 acres from BD(CD) PED-O to O-1 PED to allow all uses permitted in the O-1 PED.	Approved

• Public Plans and Policies



- The *Bryant Park Land Use and Streetscape Plan* (2007) recommends mixed use (residential/office/retail) land uses for this site and surrounding area.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the intersection of a major thoroughfare and a local road. The site commits to pedestrian improvements on Julian Price Road by building planning strip and sidewalk. The site plan also commits to building left turn lanes on West Morehead and relocating a pedestrian refuge island. CDOT continues to request the petitioner commit to building a 6-foot wide sidewalk on West Morehead meeting minimum Chapter 19 Ordinance requirements.
 - See Outstanding Issues, Notes 1-2. **Addressed.**
 - **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 180 trips per day (based on 82,660 square foot warehouse).
 Entitlement: 180 trips per day (based on 82,660 square foot warehouse).
 Proposed Zoning: Too many uses to determine (based on 4.95 acres of MUDD-O).

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:** See online advisory comments at www.rezoning.org regarding fire hydrant location.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Morehead Street. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Capacity Assurance application has been received and is currently under review. No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See online advisory online comments regarding Irwin Creek, storm water quality treatment, and volume and peak control. No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See online advisory comments at www.rezoning.org regarding air quality and ground water. No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Revise the site plan and conditional notes to show and commit to building the curbline on Bryant Park Drive/Gay Street in the correct location. **Addressed.**
2. Revise the site plan and conditional note committing to building an 8-foot planting strip and 6-foot sidewalk along West Morehead Road frontage as identified in the *Bryant Park Land Use and Streetscape Plan*. **Addressed.**

Attachments Online at www.rezoning.org

Planner: Claire Lyte-Graham (704) 336-3782