

REQUEST	Current Zoning: O-2, office Proposed Zoning: B-2(CD), general business, conditional
LOCATION	Approximately 3.65 acres located southeast of North Alexander Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 3.65 acres to allow a bus parking/maintenance facility with associated office and accessory uses, which will support transit operations.
Property Owner Petitioner Agent/Representative	City of Charlotte Charlotte Area Transit System Keith Morris
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-2 to recommend APPROVAL of this petition, including the following modifications:</p> <ul style="list-style-type: none"> • The buildings have been “flipped” to place the office building facing the park and open space. • A 36-inch oak tree will be preserved. • A 30-foot buffer will be required once North Meyers Street is abandoned. • The existing asphalt walkway to the greenway will be maintained. • The building will be limited to 100,000 square feet. • Elevations of the building from the park/open space have been provided. • A note has been added to the site plan which states “Any changes shall be subject to the terms and conditions set out by and in accordance with section 6.207 of the Ordinance.” • A note has been added to the site plan which states “Development of the site shall comply with the setback, height, and yard requirements of the B-2 zoning district”. • A note has been added to the site plan which states “Landscaping and screening shall, at minimum, satisfy the requirements of Section 12.302, 12.303, and 12.304 of the Ordinance”. • A note has been added to the site plan which states “All exterior lighting fixtures (except street lights) shall be capped and fully shielded with full cutoff and the illumination downwardly directed so that direct illumination does not extend beyond the City-owned property”. • The existing five foot sidewalk along North Alexander Street has been shown and labeled on the site plan addressing CDOT’s comments. • Sight triangles will be added on the site plan addressing CDOT’s comments. • Elevations have been provided showing that large expanses of wall will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint and glass windows.
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VOTE

Motion/Second:	Randolph/Walker
Yeas:	Dodson, Randolph, Rosenburgh, Simmons, and Walker
Nays:	Allen & Griffith
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition, noting the changes that had been proposed since the public hearing. A committee member asked if there had been any shift in the amount of open space/recreational use since the public hearing. Staff responded that while the buildings had been “flipped” there had not been a fundamental change in the land uses. A committee member pointed out that the petitioner could do more to “green” the site such as a green roof. Other committee members agreed that the green roof or something similar was desirable but not a commitment on the site plan. The petitioner’s representative responded that they would have to look at that when they got further into the project.

Another committee member asked how the staff could support this petition when it was not consistent with the plan. Staff replied that the proposal retained part of the site in the plan-recommended open space/recreational use and part for another public use. Staff reminded the committee of the internal process through the Joint Use Task Force and subsequent Mandatory Referral that ended up recommending the land uses proposed by this petition.

A committee member asked the petitioner’s representative about the recent emails regarding the appearance of the site. The petitioner’s representative responded that the areas being cited were not part of the petition but that they were also being upgraded and would have improved appearances.

STATEMENT OF CONSISTENCY

This petition is found to be inconsistent with the *Belmont Revitalization Plan* but to be reasonable and in the public interest, by a 5-2 vote of the Zoning Committee (motion by Commissioner Randolph seconded by Commissioner Simmons).

MINORITY OPINION: A minority of the Zoning Committee felt that there should be some trade off for the lost open space (from the adopted plan). Green roofs like those on the Federal Reserve building and CMUD’s new lab building were specifically suggested. It was also the minority’s opinion that a private developer would be required to have more green space and that we should be more consistent in our evaluations. In this case we were making an undue exception for a public project.

STAFF OPINION

Staff agrees with the recommendation of the majority 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:
 - Proposed 100,000 square foot office and vehicle maintenance building with structured parking deck.
 - Preservation of existing open space for an active recreation site.
 - A 30 foot Class “C” buffer to screen open space from parking deck.
 - The office building is facing the park and open space.
 - The 36-inch oak tree along 12th Street will be preserved.

- **Public Plans and Policies**

- The *Belmont Revitalization Plan* (2003) recommends open space and greenway for this site.
- This petition is inconsistent with the *Belmont Revitalization*. However, it preserves greenway and active recreation functions on the site while still allowing for a needed expansion of CATS facilities.

- **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** No issues.

 - **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Community Meeting Report
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

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