

REQUEST	Current Zoning: R-22MF, multi-family residential Proposed Zoning: MUDD(CD), mixed use development district
LOCATION	Approximately 6.87 acres located between Seventh Street and Weddington Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to allow the construction of 366 multi-family residential units at a density of 53.3 units per acre.
Property Owner	Winter Elizabeth, LLC
Petitioner	Winter Elizabeth, LLC
Agent/Representative	Bob Silverman
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. A note has been added agreeing to place the pedestrian "mews" between the buildings in a public access easement. 2. The development will comply with the Post Construction Controls Ordinance.
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Motion/Second:	Dodson/Allen
Yeas:	Allen, Dodson, Griffith, Randolph and Walker
Nays:	None
Absent:	Rosenburgh and Simmons
Recused:	None

ZONING COMMITTEE DISCUSSION	Staff reviewed the petition, noting that the petitioner had agreed to place the "mews" between the buildings into a public access easement. The staff was agreeing to retain the note that the development would meet PCCO requirements and was now recommending approval of the petition.
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STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Central District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Walker).
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STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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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:

- Two buildings, each wrapped around a parking deck and courtyard that has a 30-foot opening for pedestrian and emergency access to Seventh Street. The buildings are three stories (plus lofts) along Seventh Street and Bascom Street, transitioning to four stories (plus lofts) for the remaining units. Along Seventh Street, lofts may not exceed 33 percent of the roof line and no loft may reach four stories in height until at least 15 feet in from the main face of the building.

- An extension of Bascom Street to be constructed between Weddington Avenue and Seventh Street. Additional improvements will be made as part of the closing of Rainier Street.
 - Parking decks to provide a minimum of 450 parking spaces. Petitioner will provide thirty additional angled on-street spaces along Weddington Avenue or within the site.
 - Oversized street trees along public streets (4-5 inch caliper at planting).
 - Architectural commitments to general design and exterior materials. Multiple elevations are provided. Provisions to avoid blank walls and “enliven” Seventh Street are included.
 - A 20-foot setback along Seventh Street.
 - Vehicular access to both buildings will be from Weddington Avenue only.
 - **Public Plans and Policies**
 - This petition is consistent with the *Central District Plan* (1993) which recommends multi-family residential for this location. The *General Development Policies* (2003) support a density of “over 17 units per acre”.
 - **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:** An extension of Bascom Street is proposed from Weddington Avenue to Seventh Street. This would offset the closing of Rainier Avenue.
 - **Neighborhood and Business Services:** The Housing Locational Policies indicate this site is located in a prohibited area for assisted multi-family housing with greater than 24 units, but no more than 100 units per site. Assisted multi-family housing includes rental housing development consisting of five or more residential units receiving assistance from local, state, or federal government, and the housing units are restricted to serve households earning sixty percent or less that area median income. The City Council may exempt any assisted housing development from the locational policies, but a waiver will be required.
 - **Schools:** The proposed development would generate 267 students. The net change in number of students generated from existing zoning to the proposed zoning is 157 students.
 - **Park and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Minimizes impact to the natural environment by utilizing an infill lot that the *GDPs* support for higher density.
 - Facilitates the use of alternative modes of transportation by providing additional right-of-way and road construction, bus pads, and non-required pedestrian access.
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OUTSTANDING ISSUES

- None.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Site Plan
- Solid Waste Review
- Storm Water Review

Planner: Tom Drake (704) 336-8312