
REQUEST	Current Zoning: R-22MF, multi-family residential Proposed Zoning: MUDD(CD), mixed use development district, conditional
LOCATION	Approximately 6.87 acres 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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The proposal is consistent with the <i>Central District Plan</i> (1993), and the density is supported by the <i>General Development Policies</i> .
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.

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.

- **Existing Zoning and Land Use**

The site is currently occupied by a mix of residential housing types. To the north across Weddington Avenue are single family homes zoned R-5 and a lumber yard zoned I-1. There is a mix of multi-family and single family residential dwellings to the southeast zoned R-22MF.

- **Rezoning History in Area**

There have not been any recent rezonings in the immediate area.

- **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" as indicated in the table below.

Assessment Criteria	> 17 dua
Meeting with Staff	1 (yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (high)
Connectivity Analysis	5 (high)
Road Network Evaluation	0 (no)
Design Guidelines	4 (yes)
Other Opportunities or Constraints	
Minimum Points Needed / Points Scored	14/15

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 900 trips per day.
Proposed Zoning: 1990 trips per day.
- **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 Ranier 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.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** Remove storm water note that allows either above ground or underground water quality structures.
- **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Place the pedestrian “mews” between the buildings in a public access easement.
 2. Remove all storm water notes since the PCCO is now a minimum ordinance standard.

Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Park and Recreation Review
- Site Plan
- Solid Waste Review
- Storm Water Review

Planner: Tom Drake (704) 336-8312