

REQUEST	Current Zoning: TOD-M(CD), transit oriented development, mixed use, conditional and R-22MF, multi-family residential Proposed Zoning: TOD-MO, transit oriented development, mixed use, optional and TOD-RO, transit oriented development, residential, optional
LOCATION	Approximately 16.70 acres located south of the intersection of South Boulevard and South Caldwell Street and bounded by Templeton Avenue and Euclid Avenue.
SUMMARY OF PETITION	Staff recommends approval of this petition. This petition is consistent with the <i>South End Transit Station Area Plan</i> land use recommendations but the proposed heights for some building sites are higher than the TOD standards allow. However, the site is appropriate for buildings with greater height. It is located within a few blocks of the I-277 freeway and the site design meets key transit oriented development objectives such as providing a mix of residential, office and retail uses and a centralized public open space.
Property Owner Petitioner Agent/Representative	Housing Authority of the City of Charlotte Housing Authority of the City of Charlotte Charles Woodyard, Housing Authority
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to DEFER this petition until a special meeting on September 13, 2010.
--------------------------------	---

VOTE	Motion/Second: Lipton/Fallon Yeas: Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker Nays: None Absent: None Recused: Dobson
-------------	--

ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and several changes that had occurred since the public hearing and noted that the request was consistent with the <i>South End Transit Station Area Plan</i> and appropriate for approval. The Committee discussed the changes and indicated a deferral was needed to get more specifics on the proposal.
------------------------------------	---

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:
 - Parcels "A" proposed TOD-RO includes the following:
 1. Townhouse or condominium units fronting Euclid Avenue.
 2. Vehicular access from the rear of units.
 3. Optional provision to allow building or porch encroachments into the 30-foot setback along Euclid Avenue.

- Parcels "B" proposed TOD-RO and TOD-MO includes the following:
 1. Mixed use development that complies with all TOD standards.
 2. 20-foot yard and ten-foot buffer adjoining single family zoning.
 3. Optional provision to allow on-street parking on only one side of proposed private streets.
- Parcel "C" proposed TOD-RO includes the following:
 1. Designated open space that is publicly accessible.
- Parcel "D1" and perimeter area "B2" proposed TOD-RO includes the following:
 1. Mixed use development with minimum ten percent of ground floor uses being retail.
 2. Optional provision to allow heights exceeding 40 feet, without meeting the required separation distances from single family zoning. Proposed heights would not exceed 100 feet within 50 percent of the "D1" area outside the "B2" perimeter. The remaining 50 percent would meet TOD height standards.
 3. Building height limited to 65 feet (four to five stories) within perimeter area "B2".
- Parcels "D2" and perimeter area "B2" proposed TOD-MO includes the following:
 1. Mixed use development with minimum ten percent of ground floor uses being retail.
 2. Optional provision to allow heights exceeding 40 feet, without meeting the required separation distances from single family zoning. Proposed heights would not exceed 120 feet within the "D2" area.
 3. Building height limited to 65 feet (four to five stories) within perimeter area "B2".
- Parcel "E" and perimeter area "B3" proposed TOD-MO includes the following:
 1. Mixed use development with minimum 80 percent of ground floor uses being retail and 50 percent of the tower uses being office.
 2. Optional provision to allow height exceeding 40 feet, without meeting the required separation distance from single family zoning. Proposed height would not exceed 160 feet within 50 percent of the "E" area outside the "B3" perimeter. The remaining 50 percent would meet TOD height standards.
 3. Building height will be limited to 65 feet (four to five stories) within perimeter area "B3".
- Parcel "F" proposed TOD-MO includes the following:
 1. Elderly and low/moderate income residential units.
 2. Optional provision to allow height exceeding 40 feet, without meeting the required separation distance from single family zoning.
 3. Future development not to exceed the existing Strawn Tower height of 120 feet.
 4. Optional provision to allow parking for the elderly housing at one space per four units.
- General Development Standards
 1. Building and site renderings have been included.
 2. All lighting will be shielded with full cut-off fixtures.
 3. Existing Butter Nut Court and unnamed street rights-of-way off Euclid Avenue to be abandoned.
 4. A new street grid network that disperses trips in several directions.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development for the property north of Caldwell Street/Cleveland Avenue extension and residential transit supportive development south of the extension.
 - The proposed land uses are consistent with the *South End Transit Station Area Plan* but the proposed building heights on the TOD-MO portion of the site exceed standards for increasing height in relationship to single family zoning.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** The proposed street grid will enhance connectivity.
 - **Neighborhood & Business Services:** City Council approval of a housing location policy waiver is required if assisted housing is provided.
 - **Schools:** CMS does not comment on TOD-M and TOD-R district petitions because of the wide range of uses permitted.
 - **Park and Recreation:** No issues.
-

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*.
 - Facilitates the use of alternative modes of transportation by use of sidewalks, connections, addition of bike lanes and proximity to the LYNX Blue Line.
 - Minimizes impacts to the natural environment by building on infill lots that score high for accessibility and connectivity.
-

OUTSTANDING ISSUES

- None
-

Attachments Online at www.rezoning.org

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

Planner: Tammie Keplinger (704) 336-5967