

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	This petition proposes to allow a transit oriented development within a transit station area with an option to exceed the maximum height in specific areas.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. 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	Housing Authority of the City of Charlotte
Petitioner	Housing Authority of the City of Charlotte
Agent/Representative	Charles Woodyard, Housing Authority
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:
 - 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.
- **Background**

The western portion of the site was rezoned from R-22MF to TOD-M(CD) under Petition 2009-34 to allow redevelopment under TOD-M standards or rehabilitation of the existing 12-story residential tower.
- **Existing Zoning and Land Use**

The subject properties are currently occupied by office and residential uses. The properties to the south and east are zoned R-4, R-5, and R-22MF and are occupied by residential uses. The properties to the north are zoned R-22MF and O-2 and are occupied by residential and office uses. The properties to the west are zoned O-2, B-1, MUDD, and UMUD and are occupied by residential, retail and office uses.
- **Rezoning History in Area**

Recent rezonings in the area include:

 - Petition 2008-088 rezoned a site across South Boulevard and within ¼ mile from the Carson Boulevard LYNX station from TOD-M to TOD-MO to allow a mixed use development with a building height up to 250 feet.
- **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 (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 1,435 trips per day.
Proposed Zoning: 7,060 additional trips per day.
 - **CDOT:** The petitioner has prepared a Technical Transportation Memorandum to address transportation impacts. CDOT requests the following be added to the site plan:
 1. Depict land use densities and parking demands generated by the proposed development.
 2. If the project will be phased, infrastructure improvements for each phase should be included.
 3. Indicate the petitioner will fund associated traffic/pedestrian signal costs at South Boulevard and Bland Street. Signal modifications may be necessary to accommodate the fourth intersection approach into the development and all necessary pedestrian access/signalization costs.
 4. Include a note that the proposed internal private streets will be located within a public easement and will remain open to the public at all times.
 5. Identify the access from Euclid Avenue to tract "C" as a pedestrian connection.
 - **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 locational 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.
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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*.
 - 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.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Address CDOT comments.
 2. Remove the option on Parcel "A" to encroach into the 30-foot setback along Euclid Avenue.
 3. Note that a maximum of 1/3 of Parcel "C" can be used for detention. Indicate how detention facility will function with the open space with design guidelines.
 4. Move front porch design and building materials commitments for Parcel "A" from "Optional Development Provisions" to "Unified Development Provisions".
 5. Move commitment to providing a mixture of uses along all public roadways and commitment to a 50 percent office component on Parcel "E" from "Optional Development Provisions" to "Unified Development Provisions".
 6. For Parcel "F", move the commitment to elderly and low/moderate income housing from "Optional Development Provisions" to "Unified Development Provisions".

7. For Parcel "A", commit to the following design elements:
 - a. All doors serving ground floor units will have individual porches, and all porches will be connected to the street with sidewalks. Porches shall be designed contextually to the scale and style of the adjacent residential buildings.
 - b. All units abutting Euclid Avenue will have setbacks in context with the established setbacks of adjacent residential buildings.
 - c. Exterior siding material shall be fiber cement-type boards or planks, or better. No vinyl or masonite-type siding shall be used.
 - d. Building roofs will be predominantly of pitched-design and will be covered with architectural-type roofing shingles.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Park and Recreation Review
- Site Plan
- Storm Water Review

Planner: Tim Manes (704) 336-8320