
REQUEST	Current Zoning: MUDD, mixed use development district and MUDD(CD), mixed use development district, conditional Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately 1.99 acres located on the north side of North Caldwell Street and generally bounded by North Brevard Street, New Calvine Street and East 12 th Street.
SUMMARY OF PETITION	The petition proposes to allow up to 112 multi-family residential units with an optional provision to allow parking and maneuvering between the proposed building and East 12 th Street and North Caldwell Street.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Optimist Park Neighborhood Plan</i> and the <i>Transit Station Area Principles</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte Housing Authority Charlotte Housing Authority David Ravin
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

The MUDD(CD) portion of the subject site was rezoned in 2004 (rezoning petition 2003-124A) from I-2 to allow for a mixed use development with a maximum height of 80 feet.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum 112 multi-family residential units.
- 16-foot setbacks from the back of curb will be provided along all street frontages except a 14-foot setback from the back of curb will be provided along New Calvine Street.
- Eight-foot planting strips and eight-foot sidewalks will be provided along all street frontages except along New Calvine Street where an eight-foot planting strip and a six-foot sidewalk will be provided.
- Parallel on-street parking spaces will be provided along North Brevard Street in addition to the existing spaces along New Calvine Street.
- Vehicular access to the site will be provided from East 12th Street along with an optional access drive from North Caldwell Street.
- The petitioner will request that a portion of right-of-way at the corner of North Caldwell Street and East 12th Street be abandoned through the abandonment process.
- Additional right-of-way will be dedicated along North Caldwell Street within the 16-foot setback.
- Maximum building height of four stories and 80 feet.
- Building elevations provided indicate masonry veneer and fiber cement building materials.
- A decorative fence with brick columns will be provided around the surface parking and a portion of the building.
- Detached lighting will have full cut-off lighting fixtures and shall be limited to 20 feet in height.
- No "wall-pak" type lighting will be allowed.
- An existing billboard on the site is identified to be removed.

- Optional provisions include:
 - Parking and maneuvering between the proposed building and East 12th Street and North Caldwell Street.
 - A maximum 75 square foot detached sign at the corner of North Caldwell Street and East 12th Street with a height not to exceed 10 feet. The sign would be located within five feet of the right-of-way but out of any required sight distance triangles.
 - **Existing Zoning and Land Use**

The subject site is currently vacant. Properties northeast and northwest of the site are zoned MUDD-O and contain multi-family developments. The property located southeast of the site, across North Caldwell Street, is zoned I-2 and contains a CATS bus garage. East Brookshire Freeway is southwest of the subject property running parallel with East 12th Street.
 - **Rezoning History in Area**

Recent rezonings approved in the area include:

 - Petition 2009-039 rezoned approximately 3.65 acres on the eastern corner of East 12th Street and North Alexander Street from O-2 to B-2(CD). This petition allowed for a bus parking/maintenance facility with associated office and accessory uses, which will support transit operations. The location of this rezoning is two blocks southeast, along East 12th Street, from the subject site.
 - Petition 2010-065 rezoned approximately 10.90 acres generally surrounded by North College Street, East 9th Street, North Brevard Street, and East 7th Street to UMUD-O and UMUD-O SPA to allow for various optional provisions to the UMUD ordinance. This petition is located three blocks southwest, along North Brevard Street, from the subject site.
 - **Public Plans and Policies**
 - The *Optimist Park Neighborhood Plan* (2002), as amended by rezoning petitions 2003-124A&B, recommends mixed use land uses for the subject site.
 - The *Transit Station Area Principles* (2001) provide land use guidance as the site is within the Parkwood Transit Station Area of the proposed Blue Line Extension light rail line. The Principles call for a mixture of transit-supportive land uses developed at a higher intensity near station locations. Transit-supportive land uses include multi-family and mixed use development.
 - The petition is consistent with the *Optimist Park Neighborhood Plan* and with the *Transit Station Area Principles*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Transportation:** The petitioner should:
 - Modify the "Proposed gate at entrance" conditional note on 12th Street to the following: "Final gate design and location will be reviewed during the construction permit process and are subject to CDOT review/approval".
 - Modify Note 4b to the following: "The Petitioner reserves the right to provide access to the site from North Caldwell Street, subject to CDOT review/approval, as generally depicted on the Rezoning Plan (this access is optional and is not required)".
- **Vehicle Trip Generation:**

Current Zoning: The petition will allow a wide range of trip generation based on the existing zoning classification.
Proposed Zoning: 800 trips per day.
- **Connectivity:** No issues.

- **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Address CDOT issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

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