

REQUEST	Current Zoning: I-1, light industrial, I-1(CD), light industrial, conditional, and I-2, general industrial Proposed Zoning: MUDD(CD), mixed use development district, conditional
LOCATION	Approximately 3.62 acres located on the north side of NC Music Factory Boulevard near the intersection of Interstate 277 and North Graham Street.
SUMMARY OF PETITION	The petition proposes a multi-family development of up to 250 residential units at a density of 69 units per acre.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the development vision recommended in the <i>Charlotte Center City 2020 Vision Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Seaboard Street Condominiums, LLC Seaboard Street Condominiums, LLC John Carmichael, Robinson, Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**
A portion of the subject rezoning is zoned I-1(CD). This portion of the site was originally the onramp to Interstate 277 from Graham Street. The conditional zoning is associated with a rezoning approved in 1987 (rezoning petition 1985-079), which included property to the centerline of the onramp right-of-way. The right-of-way has been abandoned; however, the zoning remained. There are no development rights associated with the 1987 conditional rezoning and this subject site.
- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Up to 250 multi-family residential dwelling units, at a density of 69 dwelling units per acre.
 - Maximum building height of four and five stories with the five-story element abutting NC Music Factory Boulevard.
 - Building elevations provided.
 - 14-foot setback from the back of curb along NC Music Factory Boulevard.
 - Eight-foot planting strip and six-foot sidewalk provided along the NC Music Factory Boulevard.
 - Right-of-way dedication for portions of the existing and the proposed realignment of NC Music Factory Boulevard.
 - Structured parking facility.
- **Existing Zoning and Land Use**
The subject site is currently vacant. The northwestern edge of the site abuts R-5 zoning that is occupied with single family residential. The majority of the property is surrounded by various industrial zoning districts (i.e. I-1, I-1(CD), and I-2). These surrounding industrial properties are occupied with warehousing/office space, warehousing, manufacturing, and some vacant parcels. Interstate 277 is located west of the site. Railroad lines run south and west of the subject site.

- **Rezoning History in Area**

Petition 2011-003 rezoned approximately 1.77 acres located on the east side of Hamilton Street between NC Music Factory Boulevard and Interstate 277. The petition allowed for a MUDD-O site plan amendment for a portion of the NC Music Factory site to allow an optional provision for a two-sided roof mounted sign (i.e. JFG sign). This site is less than a half mile west of the subject rezoning.

- **Public Plans and Policies**

- The *Charlotte Center City 2020 Vision Plan* (2011) recommends that this area be included as part of a larger applied innovation corridor, stretching from South End through Uptown and North End, and linking onward to the UNC Charlotte campus. The North End area includes this site and while not making specific parcel by parcel land use recommendations, the Vision Plan does recommend that this area include opportunities for housing in order to offer more choices, and provide additional residents and workers to support neighborhood centers.
 - The petition is consistent with the development vision recommended in the *Charlotte Center City 2020 Vision Plan*.
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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.
 - **Transportation:** The petitioner should:
 - Provide a letter to CDOT acknowledging and agreeing that the 2006 NC Music Factory development traffic study will be updated when the cumulative development rights along Music Factory Boulevard exceed the proposed development rights in the 2006 study.
 - Commit to platting the right-of-way for the existing NC Music Factory Boulevard prior to building permit approval. Additionally, a partial relocation of NC Music Factory Boulevard is proposed as part of a project to grade-separate CSX and Norfolk Southern. This relocation will allow NC Music Factory Boulevard to be preserved as a four-lane street throughout construction. The right-of-way for this relocation should also be dedicated prior to building permit.
 - **Vehicle Trip Generation:**
 - Current Zoning: 1,100 trips per day.
 - Proposed Zoning: 5,400 trips per day.
 - **Connectivity:** Include a note committing to the dedication of a public easement prior to the issuance of a certificate of occupancy to create a private street and/or joint cross-access to the rear of the property to achieve vehicular/bike/pedestrian connectivity from NC Music Factory Boulevard to Spratt Street.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce 136 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 136 students.
 - **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. Provide additional pedestrian connections, minimum five feet in width, from the building to the public sidewalk along NC Music Factory Boulevard. The access points should be evenly distributed along the building's frontage.
 2. Modify the "Minimum Parking Required" under the "Development Summary" to indicate one parking space per dwelling unit.
 3. Provide a detail for the boundary of the right-of-way to be dedicated along the existing and future alignment of NC Music Factory Boulevard.
 4. Add the following sentence to the end of Note B under "Setback and Yards/Streetscape/Screening": "Until such time, the existing five-foot sidewalk along NC Music Factory Boulevard will remain".
 5. Remove the "Loading Space" identified on the site plan along NC Music Factory Boulevard.
 6. Address Transportation comments.
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Attachments Online at www.rezoning.org

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

Planner: Shad Spencer (704) 353-1132