
REQUEST	Current Zoning: R-22MF PED, multi-family residential, pedestrian overlay district Proposed Zoning: R-22MF PED-O, multi-family residential, pedestrian overlay district, optional
LOCATION	Approximately 3.11 acres located on the east side of Beatties Ford Road near the intersection of Rozzelles Ferry Road, West Trade Street and Beatties Ford Road.
SUMMARY OF PETITION	The petition proposes optional provisions to the pedestrian overlay district regulations regarding building orientation, streetscape, parking, and height to allow for the development of a new institutional building.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the proposed land use recommended in the <i>West End Land Use and Pedscape Plan</i> .
PROPERTY OWNER	Johnson C. Smith University
PETITIONER	Johnson C. Smith University
AGENT/REPRESENTATIVE	Stefan Pienkny, AIA, Gantt Huberman Architects
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:

- A 68,885 square foot institutional building.
- Maximum building height not to exceed 65 feet.
- Building elevations provided.
- Optional provisions include:
 - Allow surface parking and maneuvering between the proposed building and the setback along Beatties Ford Road.
 - Modify the required Beatties Ford Road adopted streetscape to allow the existing streetscape to remain in order to preserve the existing trees and perimeter fence configuration.
 - Modify the minimum parking ratio from the required one space per 600 square feet in the PED overlay district to one space per two students, which is the zoning ordinance standard for universities in most other zoning districts. Parking minimums shall then be calculated based upon the campus wide student population and all available parking on campus shall be counted towards meeting the minimum required.
 - Allow the bike parking requirements to be based on the number of spaces provided in the proposed surface parking lot for short term bike parking and based on the new principal building for long term bike parking.
 - Increase the rate at which the base building height can increase relative to the distance the proposed building is from the minimum setback line. This height plane is required due to the campus be located across a local street from single family residential zoning. Increase the rate from one foot in height for every 10 feet in distance the portion of the building is from the setback line to one foot for every five feet in distance.

- **Existing Zoning and Land Use**

The subject site is located on the Johnson C. Smith University campus and a portion of the property is occupied with a surface parking lot. Institutional uses associated with the campus surround the site to the north, east, and south. These properties are zoned R-22MF PED. West of the subject site, across Beatties Ford Road, are properties zoned O-2 PED that contain office uses.

- **Rezoning History in Area**

A number of rezonings have taken place in the area to accommodate various multi-family developments. In addition to the multi-family rezonings, there was one recent rezoning in the area to allow for a retail use with an optional provision to modify the maximum frontage allowed for a parking lot.

- **Public Plans and Policies**

- The *West End Land Use and Pedscape Plan (2005)* recommends institutional land uses for this site.
 - The petition is consistent with the *West End Land Use and Pedscape Plan* land use recommendation. The optional provisions regarding building orientation and streetscape are not consistent with the community design recommendations in the *Pedscape Plan* to encourage a more pedestrian friendly environment along Beatties Ford Road. However, because this petition only has a small percentage of the campus' street frontage, and with the University currently preparing a master plan for the entire campus that will address the design issues, these optional provisions are considered appropriate.
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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:** No issues.
 - **Vehicle Trip Generation:** The petition will not significantly affect the number of vehicle trips.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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

- No issues.
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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
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Shad Spencer (704) 353-1132