
REQUEST	Current Zoning: O-2, office Proposed Zoning: TOD-MO, transit oriented development, mixed use, optional
LOCATION	Approximately 2.47 acres located on the north side of Euclid Avenue between Templeton Avenue and Lexington Avenue. (Council District 1 - Maddalon)
SUMMARY OF PETITION	The petition proposes to allow a transit supportive development along with optional provisions that permit: <ul style="list-style-type: none">• limited encroachments within certain setbacks;• a five-foot increase in building height for certain architectural elements; and• an increase in the maximum wall/fence height allowed within a setback.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Carolinas AGC, Inc. Marsh Realty Company Jeff Brown & Keith MacVean, Moore and Van Allen
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:

- Development of any transit supportive use permitted within the TOD-M zoning district.
- Minimum parking ratio of 1.3 parking spaces per residential dwelling unit.
- Contribution of up to \$7,500 to implement traffic calming measures, approved in accordance with City policies, along portions of Lexington and Templeton Avenues located between Euclid and Myrtle Avenues.
- Optional provisions that apply only to residential uses include:
 - Encroachments of building elements/architectural treatments up to four feet into the 20-foot building setback along Lexington and Templeton Avenues. These treatments will be a minimum of two feet behind the proposed six-foot sidewalk.
 - Encroachment of a pool deck and associated amenity areas into the 30-foot building setback along Euclid Avenue for no more than 60 linear feet along the street frontage. A minimum setback of 17 feet, as measured from the back of curb, will be maintained.
 - Increase the maximum allowed height of a wall/fence within the Euclid Avenue setback from 36 inches to 60 inches. The 60-inch high decorative wall/fence is to enclose a pool amenity area for a distance of up to 60 linear feet along the street frontage. A minimum three-foot planting strip will be provided between the wall/fence and the back of the proposed six-foot sidewalk and be landscaped with a variety of plant materials.
 - Increase the maximum allowed building height by five feet starting 50 feet from the required 30-foot setback along Euclid Avenue. The increase in building height may only be used for certain architectural elements (i.e. parapets, screening elements for mechanical equipment and screening elements for parking located in a parking structure) and not conditioned space or structured parking levels.

- **Existing Zoning and Land Use**

The subject site is located just outside of the Dilworth Historic District Overlay and is currently occupied with office buildings and surface parking lots. Across Euclid Avenue, to the southeast, are single family homes in R-5 and R-8 zoning districts located within the Dilworth Historic District Overlay. The property to the southwest, across Templeton Avenue, is currently occupied with various residential units and was rezoned in 2010 to TOD-R-Optional to allow for redevelopment of the site for transit oriented development. To the north are properties that are zoned O-2 and are vacant or occupied with surface parking lots or office uses.

- **Rezoning History in Area**

There have been a number of rezonings north and west of the subject petition to allow for transit oriented developments within the South End transit station area. There have also been numerous rezonings east of the site along East Morehead Street to allow for various mixed use developments. In addition, a pedestrian overlay district was recently adopted along the East Morehead Street corridor as part of the *Midtown Morehead Cherry Area Plan*.

- **Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development for the property. The site is located within the ½ mile walk distance from the Carson Boulevard transit station.
 - The petition is consistent with the *South End Transit Station Area Plan*.
-

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:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 1,200 trips per day.
Proposed Zoning: The petition will allow a wide range of trip generation based on the proposed zoning classification.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** Provide a conditional note on the site plan regarding the preservation of existing trees within the City's rights-of-way to read: "Petitioner is aware that building footings/foundation may require special structural modifications in areas near existing large diameter trees where the root protection zone and building footprint overlap. The developer will work with City Arborist to ensure trees and their critical root zones are adequately protected."
-

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 an elevation and cross section of the proposed 60" high wall/fence along Euclid Avenue to illustrate how the wall/fence and landscaped area will be designed to create an attractive street edge.
 2. Modify the site acreage under "Site Development Data" to indicate 2.47 acres.
 3. Address Urban Forestry's comment.
-

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-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management 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