
REQUEST	Current Zoning: O-2 (office) and TOD-MO (transit oriented - mixed-use, optional) Proposed Zoning: TOD-MO (transit oriented - mixed-use, optional) and TOD-MO SPA (transit oriented – mixed-use, optional, site plan amendment)
LOCATION	Approximately 2.99 acres generally surrounded by South Caldwell Street, Lexington Avenue, Euclid Avenue, and Templeton Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	A site plan amendment is being requested for a 2.47-acre parcel that was previously rezoned to TOD-MO (transit oriented development – mixed-use, optional). The site plan amendment will make changes to several of the previously approved optional requests and the street cross section for Lexington Avenue. In addition, the petition proposes to rezone the adjacent 0.52 acre parcel from O-2 (office) to TOD-MO (transit oriented development - mixed-use, optional) and to incorporate the site into the redevelopment of the larger adjacent property.
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	Marsh Euclid Apartments, LLC and White Bay Ventures, LLC Marsh Euclid Apartments, LLC Jeff Brown and Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: None

PLANNING STAFF REVIEW

- **Background**
 - Petition 2013-055 approved in October 2013 rezoned a 2.47-acre portion of the site from O-2 (office) to TOD-MO (transit oriented development – mixed-use, optional) to allow for uses permitted in the TOD-M (transit oriented development - mixed-use) district. The approved site plan specified setbacks and location of a pool area and allowed options for the pool area, screen wall and architectural building elements to encroach into the setback, an increase in height. Now there is additional, adjacent land being added to the area that was previously rezoned.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions carried over from Petition 2013-055:

 - Development of any transit supportive use permitted within the TOD-M (transit oriented development - mixed-use) zoning district.
 - Minimum parking ratio of 1.3 parking spaces per residential dwelling unit.
 - Nonresidential development must comply with the TOD-M (transit oriented development - mixed-use) standards
 - Optional provisions that apply only to residential uses include:
 - Allow encroachments of building elements/architectural treatments up to four feet into the 20-foot building setback along Lexington and Templeton Avenues. These encroachments are in addition to other encroachments allowed by the Ordinance. All elements will be located behind the required sidewalk.
 - 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.

The site plan amendment contains the following changes:

- Proposes to reduce the 15-foot, 6-inch drive aisles to 11 feet by extending the curb line along the southern side of Lexington Avenue from the intersection with Euclid Avenue to the northern end of the site in order to provide recessed on-street parking and relocate the overhead utility lines into the proposed planting strip bulb outs. The extension of the curb eliminates on-street parking on the northern side of the street from the intersection of Euclid Avenue to the northern end of the site.
- Increases the contribution to implement traffic calming measures, approved in accordance with City policies, along portions of Lexington and Templeton Avenues located between Euclid and Myrtle Avenues from \$7,500 to \$10,000.
- Optional provision changes that apply only to the residential uses include:
 - Amends the optional provisions to increase the encroachment of a pool deck, associated amenity areas, and 60-inch high decorative wall/fence to enclose the pool amenity area into the 30-foot building setback along the Euclid Avenue street frontage from 60 linear feet to 68 linear feet.
- **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 (single family residential) and R-8 (single family residential) 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-RO (transit oriented development - residential, optional) to allow for redevelopment of the site for transit oriented development. To the north are properties that are zoned O-2 (office) 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 (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*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** CDOT has the following comments:
 1. As proposed, the curb extension would reduce the effective travel land width(s) on Lexington Avenue. The petitioner should either eliminate the curb extensions and allow on-street parking to remain in its existing condition, or recess the on-street parking into the proposed development area. The petitioner has met with CDOT staff regarding this issue and an update will be provided.
 - **Vehicle Trip Generation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **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 comments received.
 - **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

- The petitioner should:
 1. Address CDOT issue.
 2. Revise note 3.d. to say 68 linear feet.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business 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

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