

REQUEST	Current Zoning: B-2 (general business) Proposed Zoning: MUDD-O (mixed use development, optional), with five-year vested rights
LOCATION	Approximately 4.19 acres generally surrounded by East 4th Street, Charlottetowne Avenue, South Torrence Street, and 3rd/4th Connector Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes up to 909,000 square feet of institutional uses associated with Central Piedmont Community College, including classrooms, laboratories, a conference center, offices and associated accessory uses. Existing buildings may be renovated or redeveloped.
PROPERTY OWNER	Trustees of Central Piedmont Community College & Central Piedmont Community College Foundation, Inc.
PETITIONER	Central Piedmont Community College
AGENT/REPRESENTATIVE	Susanne Todd and Jim Allison, Johnston, Allison & Hord, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7
STATEMENT OF CONSISTENCY	A portion of this petition is found to be consistent with the <i>Elizabeth Area Plan</i> and to be reasonable and in the public interest while the remainder of the site is found to be inconsistent with the <i>Midtown Morehead Cherry Area Plan</i> but to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Sullivan).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Added a note stating "the ground floor of any parking decks along public streets will be wrapped in active uses oriented to the street, provided, however, nothing herein shall prohibit petitioner from providing ground floor parking "behind" said active uses within parking deck." 2. Addressed Transportation comment by adding a note stating "If required by CDOT during the permitting process, the petitioner will conduct a traffic impact study to determine traffic impacts and associated mitigations, if any, caused by the development of the site before the first building permit is issued for any parcel covered under the current rezoning petition."
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Nelson/Labovitz</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Labovitz, Nelson, and Sullivan</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Ryan and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Nelson/Labovitz	Yeas:	Dodson, Eschert, Labovitz, Nelson, and Sullivan	Nays:	None	Absent:	Ryan and Walker	Recused:	None
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Yeas:	Dodson, Eschert, Labovitz, Nelson, and Sullivan										
Nays:	None										
Absent:	Ryan and Walker										
Recused:	None										

ZONING COMMITTEE DISCUSSION	Staff provided an overview of the petition, noting that the outstanding issues had been resolved. Staff noted that a portion of the site is consistent with the <i>Elizabeth Area Plan</i> recommendation for institutional land uses. The remainder of the site is inconsistent with the <i>Midtown Morehead Cherry Area Plan's</i> recommendation for a mixture of residential, office and retail uses, but consistent with the plan's land use goals and intent. A commissioner asked how the proposed trolley factored into the petition, from a transportation perspective. CDOT staff responded that traffic generated by the petition focuses on vehicular and pedestrian traffic demands. In
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addition, CPCC has not master planned the campus, which makes it difficult to determine logical connections and assess demand, in association with the trolley. As such, CDOT did not factor in the trolley during the rezoning process but there is flexibility in the development process for CDOT to address such issues in the future. There were no further questions.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A maximum building area of 909,000 square feet for a community college campus.
- Building materials for new buildings will consist of brick and cast stone elements.
- Architectural styles for new building and/or any renovations to existing buildings on the site will harmonize with and be comparable to the materials and architectural styles of buildings located on the existing Central Piedmont Community College Central Campus. Vinyl or sheet metal siding will not be allowed as exterior building materials.
- Building heights will not exceed 120 feet.
- Detached lighting limited to 25 feet in height.
- Optional provisions requested include:
 - Allow existing uses on the site to remain until new development commences.
 - Allow existing parking and or maneuvering to remain between buildings and public streets until new development commences.
 - Allow existing bicycle parking conditions to remain until new development commences.
 - Allow existing development conditions to remain until new development commences.
 - Allow alterations and renovations to existing structures without requiring removal of the structure and/or compliance with the MUDD (mixed use development) district as long as existing buildings that are renovated do not increase in nonconformance through such renovations.
 - Allow existing sidewalks, street trees, and landscaping areas to remain as is or allow sidewalks to meander to protect existing trees.
 - Allow existing signage to remain until new development commences.
 - Allow existing lighting conditions to remain until new development commences.
- Commitment to wrap the ground floor of any parking decks along public streets with active uses oriented to the street, provided, however, nothing herein prohibits the petitioner from providing ground floor parking "behind" said active uses within the parking deck.
- Commitment by the petitioner to conduct a traffic impact study to determine traffic impacts and associated mitigations, if any, caused by the development of the site before the first building permit is issued for any parcel covered under the current rezoning petition, if required by CDOT during the permitting process.

• Public Plans and Policies

- The *Elizabeth Area Plan* (2011) recommends institutional land uses for a portion of the site. The plan recognized ownership by Central Piedmont Community College of some properties and the continued need for future expansion in the area.
 - The *Midtown Morehead Cherry Area Plan* (2012) recommends mixed use development, consisting of residential, office and retail land uses. Although the expansion of institutional uses is not specifically noted in the plan recommendations, the plan acknowledges the existence of uses related to Central Piedmont Community College in the area of the proposed rezoning. In addition, one of the Land Use Goals for the Midtown area is to capitalize on the proximity to the major institutional anchors.
 - The petition is consistent with the *Elizabeth Area Plan*.
 - The petition is inconsistent with the *Midtown Morehead Cherry Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No comments received.
 - **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:** 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.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services 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: Sonja Sanders (704) 336-8327