

---

---

<b>REQUEST</b>	Current Zoning: B-2 (general business) Proposed Zoning: MUDD-O (mixed use development, optional) with five-year vested rights
<b>LOCATION</b>	Approximately 4.19 acres generally surrounded by East 4th Street, Charlottetowne Avenue, South Torrence Street, and 3rd/4th Connector Street. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of the petition upon resolution of outstanding issues. A portion of the petition is consistent with the <i>Elizabeth Area Plan</i> , which recommends 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.
<b>PROPERTY OWNER</b>	Trustees of Central Piedmont Community College & Central Piedmont Community College Foundation, Inc.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Central Piedmont Community College Susanne Todd and Jim Allison, Johnston, Allison & Hord, P.A.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7

---

## **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.

### **• Existing Zoning and Land Use**

- The subject properties are currently developed with structures used for office and retail uses and one lot is vacant. Surrounding parcels are zoned B-2 (general business), MUDD-O (mixed use

development, optional), and MUDD (CD) (mixed use development, conditional) and developed with commercial, office and institutional land uses.

- **Rezoning History in Area**

- Petition 2011-073 rezoned approximately 2.81 acres located on the south side of East Third Street and surrounded by South Kings Drive, Charlottetowne Avenue and Cherry Street from B-2 (general business) to MUDD-O (mixed use development, optional) to allow all uses permitted in the MUDD (mixed use development) district.
- Petition 2011-070 rezoned approximately 0.10 acres located at the intersection of Fox Street and Charlottetowne Avenue from R-22MF (multi-family residential) to O-1 (office) to allow all uses permitted in the O-1 (office) district.

- **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 consistent with the *Midtown Morehead Cherry Area Plan*.

---

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** Add the following note to the site plan: "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."
  - **Vehicle Trip Generation:**  
Current Zoning: 4,250 trips per day.  
Proposed Zoning: 25,000 trips per day.
  - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **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.

---

**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. Add a note that any parking decks along public streets will be wrapped at the ground floor with active uses.
    2. Amend Note 6A to provide specifics about the style of proposed buildings.
    3. Delete all optional provisions except Notes E. Amend Note G to remove request to allow sidewalks, street trees, and landscaping areas to remain as is.
    4. Address Transportation comment.
- 

**Attachments Online at [www.rezoning.org](http://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
- 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