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| REQUEST | Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD-O (mixed use development, optional) |
| LOCATION | Approximately 5.59 acres generally bounded by Statesville Avenue, Dalton Avenue, North Graham Street and Armour Drive. (Council District 2 - Austin) |
| SUMMARY OF PETITION | The petition proposes to allow all uses permitted in the MUDD (mixed use development) zoning district. |
| PROPERTY OWNER | City of Charlotte |
| PETITIONER | City of Charlotte |
| AGENT/REPRESENTATIVE | Jim Metzger, Little Diversified Architectural Consulting |
| COMMUNITY MEETING | Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6 |
| STATEMENT OF CONSISTENCY | <p>This petition is found to be inconsistent with the <i>Central District Plan</i>, however, to be consistent with the <i>Center City 2020 Vision Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none">• The <i>Central District Plan</i> recommends industrial uses for the subject property; and• The <i>Center City 2020 Vision Plan</i> includes this property in the Applied Innovation Corridor; and• Because it is a good urban design plan that is much improved over what first came in. <p>Therefore, this petition is found to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none">• The proposed development is consistent with the development pattern of the area; and• The development provides a pedestrian friendly, activated street presence with wide sidewalks and planting strips, public entrances and a pedestrian refuge island along Statesville Avenue; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Eschert).</p> |
| ZONING COMMITTEE ACTION | <p>The Zoning Committee voted 6-0 to APPROVE this petition with the following modifications.</p> <ol style="list-style-type: none">1. Darkened and labeled the building overhang on the site plan.2. Clarified the proposed land use per the phasing. The building to be constructed in Phase 1 is a government service facility and the building(s) to be constructed in Phase 2 will allow all uses permitted in the MUDD (mixed use development) district.3. Amended Note 5. a. to identify design elements committed to be included for the building and specified that the building elevations provide the design intent and theme for the Phase 1 building only.4. Provided a note stating that Phase 2 building materials will be consistent with those provided in Phase 1 and the building design will meet the standards of the MUDD (mixed use development) district.5. Added an additional driveway connection from the new public street to the parking lot and modified the internal parking and drive circulation accordingly.6. Removed the proposed driveway connection to the adjacent property to the north. |

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| VOTE | Motion/Second: Ryan/Sullivan Yeas: Dodson, Eschert, Lathrop, Nelson, Ryan, and Sullivan Nays: None Absent: Labovitz Recused: None |
| ZONING COMMITTEE DISCUSSION | The staff provided a summary of the petition. There was a question about the site plan that was presented at the public hearing and the phasing of the development. Staff explained that the original site plan that was submitted was a single phase with a building in the center of the site with a surface parking lot surrounding the building. A design charrette was completed prior to the public hearing and as a result the development was split into two phases. Phase one would be the government service facility on Statesville Avenue with a surface parking lot to the rear and phase two building on Graham Street with surface and structured parking to the rear. |
| STAFF OPINION | Staff agrees with the Zoning Committee recommendation. |

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:

- Allows all uses in the MUDD (mixed use development) district, with the intended use of the building to be constructed in Phase 1 as a government service facility and the building constructed in Phase 2 as any use permitted in the MUDD (mixed use development) district.
- Provides a new public street through the southern edge of the site with sidewalks and planting strips on both sides.
- Provides an 11.5-foot side yard along the northeastern property line.
- Provides a pedestrian refuge island along Statesville Avenue with the final location to be determined during construction plan review and permitting.
- Provides a 30-foot setback with a 12-foot planting strip, eight-foot sidewalk, and ten-foot amenity zone along Statesville Avenue, and an 18-foot setback with a 12-foot planting strip and six-foot sidewalk along North Graham Street.
- Provides pedestrian connections throughout the site and to adjacent properties.
- Phased development in two parts. Phase 1 includes:
 - Construction of a four-story government services building along Statesville Avenue.
 - A surface parking lot to the east and a landscaped building pad for Phase 2 development.
 - Building materials include a combination of brick veneer, glass, pre-finished metal panel accents, and solar screens.
 - Building may provide a metal canopy at the public/visitor entrance along Statesville Avenue and may project into the amenity zone of the Statesville Avenue setback.
 - Includes architectural renderings.
 - Optional provision to allow parking between the building and North Graham Street setback during Phase 1, prior to the construction of the Phase 2 building.
- Phase 2 includes:
 - The development of a building constructed to MUDD (mixed use development) standards on the pad provided in Phase 1 along North Graham Street and the construction of a parking deck over a portion of the surface parking lot constructed in Phase 1.
 - Specifies that Phase 2 building will be similar in design and architecture as the Phase 1 building.

• **Public Plans and Policies**

- The *Central District Plan* (1993) recommends industrial uses for the site.
- The petition is inconsistent with the *Central District Plan*; however, the petition is consistent with the development pattern of the area.
- The site is located within the Applied Innovation Corridor, which is an area identified in the *Center City 2020 Vision Plan* for targeted economic growth and industry recruitment to leverage the City's academic and research capital with its business assets.
- The petition is consistent with the recommendations and goals of the *Center City 2020 Vision Plan*.

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 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 comments received.
 - **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*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

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

- Application
- Site Plan
- Locator Map
- Prehearing staff analysis
- 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 Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311