

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Central District Plan</i> ; however, the petition is consistent with the <i>Center City 2020 Vision Plan</i> and the development pattern in the area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	City of Charlotte City of Charlotte Jim Metze, Little Diversified Architectural Consulting
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6

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 of the Phase 1 building.
 - 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 mixed-use 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.
- **Existing Zoning and Land Use**
 - The majority of the property is currently vacant. A warehouse is located on Statesville Avenue just south of the railroad.
 - Properties north, south and east of the site are zoned I-2 (general industrial) and used for a mixture of government service, industrial and commercial uses. A high school is across North

Graham to the northeast of the site. Properties to the west are zoned R-17MF (multi-family residential) and O-6(CD) (office, conditional) and are developed with religious institution and office uses.

- **Rezoning History in Area**

- Petition 2013-096 rezoned property located on the west side of North Graham Street and Spratt Street between Music Factory Boulevard and Oliver Street from I-1 (light industrial) and I-1(CD) (light industrial, conditional) to I-1(CD) (light industrial, conditional) and I-1(CD) SPA (light industrial, conditional, site plan amendment) to allow the expansion of Second Harvest Food Bank and permitted office, warehouse and distribution uses.
- Petition 2012-043 rezoned property located on the north and south sides of NC Music Factory Boulevard near the intersection of Interstate 277 and North Graham Street from I-1 (light industrial), I-1(CD) (light industrial, conditional) and I-2 (general industrial) to MUDD(CD) (mixed used development, conditional) to allow for up to 250 multi-family residential units.
- Petition 2009-024 rezoned property located on the northwest corner of Keswick Avenue and Bancroft Street from O-2 (office) to I-2(CD) (general industrial) to allow a warehouse expansion with permitted uses including warehousing, manufacturing, and machine shop.

- **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.
 - **Vehicle Trip Generation:**
Current Zoning: 1,100 trips per day.
Proposed Zoning: 3,500 trips per day.
 - **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 comments received.
- **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*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Darken and label the building overhang on the site plan.
 2. Clarify the proposed land use per the phasing. The building to be constructed in Phase 1 as a government service facility and the building to be constructed in Phase 2 will allow all uses permitted in the MUDD (mixed use development) district.
 3. Amend note 5. a. to identify design elements committed to be included in the building and specify that the provided building elevations provide the design intent and theme for the Phase 1 building only.
 4. Provide 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)
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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 Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311