

<b>REQUEST</b>	Current Zoning: O-6(CD) (office, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
<b>LOCATION</b>	Approximately 2.6 acres located on the west side of Statesville Avenue south of Oliver Street and east of Spratt Street. (Council District 2 - Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes an interior expansion to an existing institutional use to allow a maximum building area of 45,252 square feet.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed expansion of the existing homeless shelter, childcare center, and accessory support services is consistent with the <i>Central District Plan</i> , which recognizes the existing institutional use.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	The Salvation Army, A Georgia Corporation The Salvation Army, A Georgia Corporation N/A
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

**PLANNING STAFF REVIEW**

- **Background**
  - The subject property was rezoned via Petition 1990-50 to O-6(CD) (office, conditional) to allow a “group home” for up to 180 residents, a childcare center for up to 75 children, and administrative offices, with a maximum building area of 38,000 square feet. In 1990, the Zoning Ordinance definition of a “group home” included homeless shelters. Since that time, the ordinance has been amendment and “homeless shelters” are listed as a separate use.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

  - Interior expansion of existing building to allow a maximum 45,252 square feet of building area.
  - Continued use of the building as a homeless shelter with accessory support services.
  - Existing building and site layout to remain.
  - Maximum building height of 64 feet.
  - Existing playground area.
  - Optional requests:
    - Allow existing vegetation, four-foot sidewalk along Oliver and Spratt Street, five-foot sidewalk along Statesville Avenue and planting strips to remain instead of the required eight-foot planting strips, and six-foot sidewalks.
    - All current parking on Spratt Street to remain.
    - Allow a ten percent reduction from the required 75 parking spaces to the existing count of 69 spaces.
- **Existing Zoning and Land Use**
  - The subject property is currently zoned O-6(CD) (office, conditional) and developed with a homeless shelter (formerly called a group home) administered by the Salvation Army. Properties to the north and west of the subject site are currently zoned R-5 (single family residential) and R-17MF (multi-family residential) and developed with residential structures. Properties south of the site are zoned MUDD (CD) (mixed-use development, conditional) and I-1(CD) (light industrial, conditional) and developed with industrial, institutional and office structures, or are vacant. Sites to the east are zoned I-2 (general industrial) and are developed with various industrial structures.
- **Rezoning History in Area**
  - A public hearing was held for Petition 2014-068 in November 2014 and the decision is pending. The petition seeks to rezone 5.6 acres bounded by Statesville Avenue, Dalton Avenue, North Graham Street and Armour Drive to MUDD-O (mixed use development, optional) to allow all

uses permitted 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 proposed district.

- Petition 2013-96 rezoned 15 acres located on the west side of North Graham Street and Spratt Street to I-1(CD) (light industrial, conditional) and I-1 (CD) SPA (light industrial, conditional, site plan amendment) to accommodate an expansion of the Second Harvest Food Bank of Metrolina, resulting in a maximum of 207,000 square feet on the site. Permitted uses include office, warehouse, and distribution uses, in addition to any related accessory uses permitted in the I-1 (light industrial) district.
  - Petition 2012-43 located on the north side of NC Music Factory Boulevard to MUDD (CD) (mixed use development, conditional) to allow up to 250 residential dwelling units at a density of 69 units per acre.
  - **Public Plans and Policies**
    - The *Central District Plan* (1993) recognizes the existing institutional land use.
    - The petition is consistent with the *Central District Plan*.
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#### **DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 300 trips per day.  
Proposed Zoning: 340 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **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 issues.
  - **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 comments received.
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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 reusing an existing building.

#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Clarify uses and list the proposed uses as a homeless shelter, daycare, and administrative offices.
    2. Specify existing and proposed building square footage. Consider increasing maximum square footage to 50,000, to allow flexibility.
    3. Add note specifying that expansion area is interior to the existing building.
    4. Correct the amount of open space to be provided, and label open space areas.
    5. Amend Note 2 under Optional Provisions to allow the existing 69 parking spaces provided on site and along the project frontage on Spratt Street to satisfy the parking requirement.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Transportation Review
- Charlotte Fire Department 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

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