

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M(CD) (transit oriented development - mixed-use, conditional)
LOCATION	Approximately 9.08 acres located on the west side of North Davidson Street and generally bounded by North Brevard Street, Charles Avenue, Matheson Avenue, Jordan Place, and North Davidson Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses in the TOD-M (transit oriented development – mixed-use) district.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed use is consistent with the <i>Blue Line Extension Area Plan – 25th Street Station Area Plan</i> ; however, the proposed building height exceeds the maximum recommended in the plan for the portion of the site south of Jordan Place. Staff supports the provision of an area of reduced building height along North Davidson Street; however, the petitioner should increase the width and reduce further the proposed building height.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Wellmon Family Limited Partnership / UCI, LLC Wellmon Family Limited Partnership Collin Brown / Bailey Patrick, Jr., K&L Gates
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 11

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows all uses in the TOD-M (transit oriented development – mixed-use) district.
 - Specifies that building heights will meet the requirements for TOD-M (transit oriented development – mixed use) development in the Ordinance except for an area, south of Jordan Place along North Davidson Street, which is 75 feet deep, and limited to a maximum of 65 feet in height.
 - Commits to a public street connection that extends from Jordan Place to the southern property line through the portion of the site south of Jordan Place.
 - Commits to a minimum of 50% of the first floor (street level) façade of any buildings facing North Davidson Street accommodating commercial uses, exclusive of uses accessory to multi-family uses.
 - Specifies that the commercial uses fronting North Davidson Street will incorporate doors accessible from the sidewalk along North Davidson Street and clear vision glass windows so that interior space may be visible from the street.
 - Provides at least \$10,000 in public art to be located in areas visible from the public streets and may be freestanding or integrated into structures.
- **Existing Zoning and Land Use**
 - Portions of the site are developed with industrial and warehouse uses and the remainder of the site is undeveloped. Properties to the north are zoned I-2 (general industrial) and R-22MF (multi-family residential) and developed with mixture of Southern Railroad and rail yard, Blue Line Extension, industrial and single family residential uses. The properties to the east are zoned I-2 (general industrial), I-1 (light industrial) and MUDD-O (mixed use development, optional) and developed with a mixture of industrial, office and retail uses. Properties to the south are zoned I-2 (general industrial) and are developed with industrial uses.
- **Rezoning History in Area**
 - A number of rezonings have taken place to accommodate transit supportive development, redevelopment and adaptive reuse in recent years.

- **Public Plans and Policies**

- The *Blue Line Extension Transit Station Area Plan – 25th Street Station Area* recommends transit supportive land uses for this and surrounding properties.
 - The plan recommends a maximum building height of 50 feet for the parcel on the south side of Jordan Place.
 - The proposed use is consistent with the *Blue Line Extension Transit Station Area Plan – 25th Street Station Area*; however, the proposed height exceeds the plan's recommended maximum for the portion of the site south of Jordan Place.
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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.
 - **Vehicle Trip Generation:**
Proposed Zoning: The petition will allow a wide range of trip generation based on the proposed zoning classification.
Current Zoning: 9,700 trips per day.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The petition allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** 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 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 redeveloping an infill site.

OUTSTANDING ISSUES

- The petitioner should:
 1. Reduce the height of the area specified for 65 feet to 50 feet.
 2. Increase the width of the area specified for reduced height from 75 feet to 100 feet.
 3. Commit to active uses, with may include leasing and amenity space, along 100% of the frontage along North Davidson Street. Specify that 50% of the frontage of any building façade facing North Davidson Street will be devoted to commercial uses.
 4. Provide a note prohibiting surface parking and parking structures from fronting on the public streets at the ground level.
 5. Provide a note prohibiting vehicular access to the site from North Davidson Street.
 6. Remove the first sentence under Note 4 Maximum Development.
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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 Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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