

REQUEST	Current Zoning: B-1 (neighborhood business) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 4.4 acres located on the southwest corner at the intersection of South Boulevard and East Morehead Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the expansion of the existing YMCA including a new parking structure and additional facility space.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	YMCA of Greater Charlotte YMCA of Greater Charlotte Jeff Brown and Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2
STATEMENT OF CONSISTENCY	<p>This petition is found to be inconsistent with the <i>South End Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends mixed use transit supportive land uses. <p>However, 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"> • Will allow an expansion of a major institutional use in the Dilworth/South End area that complements the nearby transit oriented residential and office uses; • Ensures compatibility with its urban location through the proposed elevations for the expansion area and parking structure, architectural guidelines for the site, and specified building materials; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Wiggins).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Staff rescinded the request to list the maximum amount of square footage proposed for the site because the petitioner provided the maximum building height and minimum setbacks as required by the station area plan. 2. Provided a minimum of 3,500 square feet for the proposed pedestrian plaza. 3. Provided a minimum square footage (1,600 square feet) for the proposed open space area along East Morehead Street. 4. Modified site plan to show where existing loading spaces are for optional request "F". 5. Modified optional provision "K" to allow 10% on each wall. 6. Removed notes iii under "C. Graphics and Alterations." 7. Removed optional provision "m". 8. Staff has rescinded the request to remove optional provision "C" as it applies only to existing entrances. 9. Removed the optional request to allow the existing planting strip and sidewalk to remain along South Caldwell Street. 10. Modified the site plan to show the twenty-foot setback, eight-foot planting strip, and sidewalk along South Caldwell Street.
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VOTE	Motion/Second:	Labovitz/Wiggins
	Yeas:	Dodson, Eschert, Labovitz, Nelson, Sullivan,

		and Wiggins
	Nays:	None
	Absent:	None
	Recused:	Lathrop
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that there were several outstanding issues during the public hearing but only one remained. Staff requested that the petitioner provide recessed on-street parking along Lexington Avenue.	
	Several Commissioners asked about the request for on-street parking. Staff responded that the area plan proposed on-street parking due to the site's location in the light rail station area. There was no further discussion of this petition.	
	Note: Staff has rescinded the request for the petitioner to provide recessed on-street parking along Lexington Avenue.	
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.	

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 the expansion of the existing YMCA structure for indoor recreation uses.
- Provides access to the site from East Morehead Street, Lexington Avenue, and South Caldwell Street.
- Limits height to 90 feet for the subject site.
- Provides a pedestrian plaza at the corner of South Boulevard and Lexington Avenue which will be improved with benches, plantings, and possible B-Cycle location.
- 3,500 square feet for the proposed pedestrian plaza.
- Commits to open space along East Morehead Street.
- Indicates location of structured parking.
- Provides elevations for the parking structure and building.
- Shows details for proposed sign request.
- Notes that building materials will be a combination of glass, brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, cementitious siding, EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.
- Provides clear vision glass on the ground floor of the proposed addition along East Morehead
- Commits to eight-foot planting strip and eight-foot sidewalk along South Boulevard, Lexington Avenue and East Morehead Street.
- Provides a 13-foot planting strip and eight-foot sidewalk along Lexington Avenue.
- The following optional provisions are requested for the MUDD-O (mixed use development, optional) portion of the site:
 - Allows the existing building facades along Lexington Avenue and South Caldwell Street to not meet "Street Wall" requirements.
 - Allows the proposed parking deck façade to meet the "Street Wall" requirements as generally depicted on the parking deck elevations incorporated into the Rezoning Plan and not Ordinance requirements.
 - Allows relief from the requirement that the existing entrances into the building are to be recessed.
 - Allows the existing surface parking spaces located between the existing building and Lexington Avenue and South Caldwell Street to remain and to permit parking and maneuvering in this area as generally depicted on the rezoning plan.
 - Allows the existing surface parking spaces located between the existing building and South Boulevard to remain until those spaces are removed for new development.
 - Allows the existing loading spaces along South Caldwell to remain between the existing building and South Caldwell Street and in the established setback and allows loading and maneuvering in this area.
 - Allows relief from the requirement for recessed on-street parking along Lexington Avenue

as called for in the South End Transit Station Area Plan. The proposed sidewalk along Lexington Avenue will be setback from the existing curb to allow for the future installation of on-street parking.

- Allows a modification to the required streetscape treatment along South Boulevard to permit an eight-foot planting strip and eight-foot sidewalk and permit the remainder of the setback to be landscaped area with accent trees and shrubs.
 - Signs
 - Allows wall signs to have up to 200 square feet of sign area per wall or 10% of the wall area to which they are attached, whichever is less. The sign area of the wall sign may be increased by 10% if individual letters are used.
 - Allows signage to be placed on the proposed parking deck building elevations facing South Boulevard, East Morehead Street, and Lexington Avenue. The amount of signage placed on the South Boulevard, East Boulevard and Lexington Avenue parking Deck will be limited a maximum of 15% of the area of each of these parking deck walls.
 - Allows graphic elements to be placed on the proposed parking deck building elevation facing South Boulevard and East Morehead, and allows these graphic elements to not be considered signs as defined by the Ordinance.
 - Allows the parking structure constructed on the site to not meet the base of high rise requirement of the Ordinance.
 - **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive development.
 - The site is less than 500 feet from the Carson Street Station.
 - The petition is inconsistent with the *South End Transit Station Area Plan*.
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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:** Provide recessed on-street parking along Lexington Avenue.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** 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.
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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
- Pre-Hearing Staff Analysis

- Locator Map
- Site Plan
- 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

Planner: Solomon Fortune (704) 336-8326