

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is inconsistent with the <i>South End Transit Station Area Plan</i> . However, the petition proposes an expansion for an existing institutional use.
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

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.
- 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

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- maneuvering in this area.
 - Allows the existing sidewalk and planting strip along South Caldwell Street to remain as generally depicted.
 - 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 a sign along East Morehead Street to be a digital sign or have portions of the sign including digital components. The digital wall sign will be located on the proposed parking deck building wall along East Morehead Street and will be limited to a maximum sign face area of 200 square feet. The digital sign allowed in the subsection may be used to
 - i. advertise and identify tenants and merchandise located and sold at the site;
 - ii. events occurring on site;
 - iii. as screens for motion pictures (e.g. movies, TV shows and the like); and
 - iv. to promote major events occurring off-site which may include, but are not limited to religious, educational, charitable, civic, fraternal, sporting, or similar events including but not limited to, golf tournaments, festivals, and major or seasonal sporting events.
 - Allows the parking structure constructed on the site to not meet the base of high rise requirement of the Ordinance.
 - **Existing Zoning and Land Use**
 - The subject parcel is developed with a commercial structure and surface parking for an institutional use. The adjacent properties are zoned O-2 (office), B-1 (neighborhood business), B-2 (general business), TOD-M (transit oriented development – mixed-use), and UMUD (uptown mixed use development), and are developed with residential, institutional, and commercial structures.
 - **Rezoning History in Area**
 - There have been numerous rezonings in the area to accommodate transit supportive land uses.
 - **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. Remove request to allow the existing planting strip and sidewalk to remain along South Caldwell Street.
 - **Vehicle Trip Generation:**
 - Current Zoning: 6,000 trips per day.
 - Proposed Zoning: Will allow a wide range of trip generation based on the proposed zoning classification.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students

attending local schools.

- **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*.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. List the maximum amount of square footage proposed for the site.
 2. Provided a minimum square footage for the proposed pedestrian plaza.
 3. Provide a minimum square footage for the proposed open space area along East Morehead Street.
 4. Modify site plan to show where existing loading spaces are for optional request "E".
 5. Modify the site plan and install the recessed parking along Lexington Avenue.
 6. Modify optional provision "K" to allow 10% on each wall.
 7. Remove notes iii and iv under "C. Graphics and Alterations."
 8. Remove optional provision "m".
 9. Remove optional provision "C".
 10. Remove the optional request to allow the existing planting strip and sidewalk to remain along South Caldwell Street.
 11. Modify the site plan to show the twenty-foot setback, eight-foot planting and sidewalk along South Caldwell Street.
 12. Address Transportation comments.
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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
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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