

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 2.77 acres located on the northwest corner at the intersection of Otts Street and Louise Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition seeks to reuse 62,657 square feet of an existing 129,965-square foot industrial building constructed in 1945 and located in the Belmont neighborhood for any use permitted in the MUDD (mixed use development) district. Allowed uses in MUDD generally include retail, office, residential, institutional, and eating/drinking/entertainment establishments (EDEE).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mill Village Partners, LLC Doug Bradley Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be inconsistent with the <i>Belmont Area Revitalization Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The petition is inconsistent with the <i>Belmont Area Revitalization Plan</i> recommendation for industrial uses. <p>However, this petition was 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"> • Although inconsistent with plan’s recommendation for industrial uses, the <i>Belmont Area Revitalization Plan</i> does recommend removal of some industrial uses to help buffer the City’s Fleet Management site from the Belmont neighborhood; and • This site would be an appropriate site for non-industrial uses that would buffer the neighborhood; and • This project proposes to repurpose the existing factory constructed in 1945, and the City has approved approximately \$65,000 in façade grants for improvements to restore the exterior of key facades; and • The retail and office uses that would be allowed by MUDD (mixed use development) zoning could provide opportunities for goods and services to the residents of the Belmont neighborhood; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Dodson).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The maximum building square footage has been specified as 62,657 square feet. 2. The note under heading of “Purpose” has been amended to state that the site will require a rezoning to modify this plan if more than 20 percent of the conditioned floor area of the existing building is demolished. 3. The note under “Architectural Standards” has been amended to state that artwork or vertical landscaping will also be added to the retaining wall along Otts Street. 4. Note B under “Transportation” has been amended as follows: “The parking on the site may be restriped or reconfigured to accommodate the planting of street trees and the removal of obsolete industrial components on the site. As a result of these
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reconfigured areas, both existing and additional parking and maneuvering will be necessary between the building and the street and are hereby included as a component of the Optional request.”

VOTE	Motion/Second: Eschert/Dodson Yeas: Dodson, Eschert, Labovitz, Lathrop, Majeed, Sullivan, and Wiggins Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided an overview of the petition noting that there were no remaining outstanding issues.
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:

- Will repurpose and renovate 62,657 square feet of an existing industrial factory building. Existing building will be preserved but may be modified with minor demolitions and/or minor additions involving up to 20% of the conditioned floor area of the existing building. A rezoning will be required if modifications exceed 20%.
- Building modifications may include the installation of windows and doors as well as artwork to break up expanses of blank walls. Artwork or vertical landscaping will also be added to the retaining wall along Otts Street. The addition of outdoor dining will not be counted as new floor area and the removal of roof extensions for loading docks that are not conditioned space will not be counted toward the 20% modification limit.
- Allows all uses permitted in the MUDD (mixed use development) district.
- Optional Provisions for the following:
 - A modified streetscape along the Otts Street. Streetscape will not be the typical office/commercial street cross-section due to the existing site constraints, such as the location of a retaining wall. Petition does include a sidewalk and provides trees along the top of the existing retaining wall between the existing parking lot and the sidewalk.
 - Parking and maneuvering between the building and Otts Street that may be restriped or reconfigured to accommodate the planting of street trees and the removal of obsolete industrial components on the site.

• **Public Plans and Policies**

- The *Belmont Area Revitalization Plan* (2003) recommends industrial uses for this site. It further recommends that some of the industrial uses in the area could be removed to help buffer the City’s Fleet Management facility site from the Belmont neighborhood.
- The plan’s overall emphasis is preserving and enhancing the unique character of the area, including its residences, businesses, and buildings. Ways to accomplish this preservation-oriented approach are noted to include:
 - a) Wherever possible and practical, buildings should be preserved and rehabilitated.
 - b) New construction and rehabilitation projects should be designed in a way that is compatible with the character of the area.
- The petition supports the *General Development Policies-Environment* by reusing an existing building, thereby minimizing further environmental impacts while accommodating growth

• **TRANSPORTATION CONSIDERATIONS**

- Although the wide variety of uses allowed under this proposed zoning district makes it difficult to predict the trip generation for the site, there is adequate local street network in the area to accommodate development under this zoning district. The reuse of the existing building prevents implementing the complete streetscape along Otts Street. CDOT has worked with the petitioner to ensure a continuous eight-foot wide sidewalk will be implemented with on-street parking.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Charlotte Fire Department:** No comments received.
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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
- Department Comments
 - Transportation Review
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Engineering and Property Management Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review

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