

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 petitioners seek to reuse 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. Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to building expansion/demolition, the pedestrian environment, and location of parking.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Belmont Area Revitalization Plan</i> recommendation for industrial uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • Although the proposed MUDD (mixed use development) uses are inconsistent with plan's land use recommendation for industrial uses, the <i>Belmont Area Revitalization Plan</i> does recommend removal of some industrial uses and replacement with non-industrial uses to help buffer the City's Fleet Management site from the Belmont neighborhood. • This site is located between the City's Fleet Management site and the Belmont neighborhood, and would be an appropriate site for non-industrial uses that would buffer the neighborhood. • This project proposes to repurpose the existing factory constructed in 1945 and previously used for a Kellogg bakery, and the City has approved approximately \$65,000 in façade grants for improvements to restore the exterior of key facades. • 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.
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PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Will repurpose and renovate an existing 129,965-square foot 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 floor area of the existing building.
- Building modifications may include the installation of windows and doors as well as artwork to break up expanses of blank walls. 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 to accommodate the existing condition.
- **Existing Zoning and Land Use**
 - The site is currently zoned I-1 and contains a structure previously used as a Kellogg bakery and later as a manufacturing and distribution site. It abuts the active Seaboard Coast rail line.
 - Abutting to the west and across Otts Street to the south are City of Charlotte fleet management and solid waste services facilities in I-2 (general industrial) zoning. To the north across the railroad track fronting Louise Avenue is a warehouse/industrial building zoned I-1(CD) (light industrial, conditional) and I-2 (general industrial). Also abutting to the north across the railroad track is a single family neighborhood located in R-5 (single family residential) zoning. To the northeast diagonally across Louise Avenue and the railroad track is the former Hawthorne Mill industrial building rezoned to MUDD(CD) (mixed use development, conditional) by petition 2013-059 for residential and office in the existing structure.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2014-034 rezoned 0.61 acres located on the east side of Seigle Avenue between East 10th Street and Otts Street to MUDD(CD) (mixed use development, conditional) to allow a change of use for an existing building from a church fellowship hall to a restaurant.
 - Petition 2013-059 rezoned six acres located on the north side of the Seaboard Coast Line Railroad between Louise Avenue and Hawthorne Lane to MUDD-O (mixed use development district, optional) for redevelopment of an existing mill to be reused for 150 multi-family units and 10,000 square feet of office and business uses.
- **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 St. CDOT has worked with the petitioner to ensure a continuous eight-foot wide sidewalk will be implemented with on-street parking.
 - **Vehicle Trip Generation:**
 - Current Zoning: 110 trips per day based on warehouse use.
 - Proposed Zoning: Will allow a wide variety of trip generation based on the proposed zoning classification.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The proposed district 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 comments received.
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OUTSTANDING ISSUES

Site and Building Design

1. Specify maximum building square footage and reflect the location of any proposed building expansions.
 2. Add a note that the site will require a rezoning if more than 20 percent of the building is demolished.
 3. Add a note that artwork or vertical landscaping will be added to the existing and proposed retaining wall to break up the blank wall.
 4. Clarify optional request to allow parking and maneuvering between the building and the street to specify whether it applies to the existing condition or if additional parking will be added to the area.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - 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

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