

REQUEST	Current Zoning: R-8 (single family residential) and B-1 PED (neighborhood business, pedestrian overlay) Proposed Zoning: R-8(CD) (single family residential, conditional) and B-1 PED-O (neighborhood business, pedestrian overlay, optional)
LOCATION	Approximately 2.75 acres located on the west side of West Trade Street and south of South Bruns Avenue. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to request an additional 13 feet of height in order to enclose a portion of the existing roof terrace on top of the parking deck for Mosaic Village and includes a new parcel on Duckworth Avenue for tree save.
PROPERTY OWNER	Mosaic Village Holdings, LLC/West End Investments-Charlotte/Mosaic Village Inc.
PETITIONER AGENT/REPRESENTATIVE	Mosaic Village Holdings, LLC Neighboring Concepts
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>West End Land Use & Pedscape Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends mixed-use (multi-family/office/retail) for this site. • Therefore, 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: <ul style="list-style-type: none"> • The request will accommodate a use that is permitted in the recommended B-1 PED (neighborhood business, pedestrian overlay) district; and • The proposal will not result in an increase in the building's footprint; and • The proposal includes a new lot to provide tree save for the development; and • The proposed enclosure will have limited visibility from abutting single family homes; and • The petitioner is providing an enhanced buffer at the ground level where the existing parking structure is visible to abutting single family homes; and • The proposal supports the Plan's vision for this area as an urban/cultural/arts district with a mix of higher intensity uses; <p>By a 6-0 vote of the Zoning Committee (motion by Wiggins seconded by Labovitz).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Labovitz / Dodson Yeas: Dodson, Eschert, Labovitz, Majeed, Sullivan, and Wiggins Nays: None Absent: Lathrop Recused: None
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ZONING COMMITTEE Staff presented this item to the Zoning Committee, noting the issues that were addressed and that the petition is consistent with the *West*

DISCUSSION

End Land Use & Pedscape Plan. A Commissioner asked if the only reason for the rezoning was to allow the proposed enclosure and questioned if it was necessary to go through a rezoning for that sole purpose. Staff responded yes and that the site also needed an optional provision for height and to bring the site into compliance with tree save requirements. Another Commissioner congratulated the developer on providing an innovative idea. There was no further discussion of the petition.

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:

- Shows the existing Mosaic Village development, which consists of student housing, meeting rooms, ground floor retail, and structured parking.
- Adds an optional provision to allow an additional 13 feet in height for an existing 49-foot building consisting of student housing, meeting rooms, retail, and structured parking. Allowable heights for portions of this site are limited because of the abutting R-8 (single family residential) zoning. The proposal does not meet the PED (pedestrian overlay district) standard of a minimum base height of 40 feet when adjacent to single family residential use or zoning with additional 1 foot in height for each 10 feet in distance from the residential property line.
- Additional height will allow enclosure of an existing roof terrace to accommodate special events, and the site plan illustrates the area to be enclosed.
- Proposed building materials will match the existing structure. Proposed building materials will be a combination of the following: metal panel, glass, brick, stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl as a building material will be used only on windows, soffits and on handrails/railings.
- No expanse of solid wall will exceed 20 feet in length.
- Shows approved planting schedule, including identification of enhanced planting in buffer along building elevation facing Duckworth Avenue.
- Includes a lot that faces Duckworth Avenue because it provides required tree save for the entire site.

• Public Plans and Policies

- The *West End Land Use & Pedscape Plan* recommends mixed use (multi-family/office/retail). The plan identifies this area as part of a land use "district 1," which is an urban/cultural/arts district with a mix of higher intensity uses.

• TRANSPORTATION CONSIDERATIONS

- This rezoning is for a roof terrace addition to an approved parking deck. This will not cause any additional trips. There are no transportation issues with this petition.

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 issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **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.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services 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
 - Transportation Review

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