

<b>REQUEST</b>	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)
<b>LOCATION</b>	Approximately 2.75 acres located on the west side of West Trade Street and south of South Bruns Avenue. (Council District 2 – Austin)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER</b>	Mosaic Village Holdings, LLC/West End Investments-Charlotte/Mosaic Village Inc.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Mosaic Village Holdings, LLC Neighboring Concepts
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>West End Land Use &amp; Pedscape Plan</i> recommendation for mixed-use (multi-family/office/retail).</p> <p><u>Rationale for Recommendation</u></p> <ol style="list-style-type: none"> <li>1. The request will accommodate a use that is permitted in the recommended B-1 PED (neighborhood business, pedestrian overlay) district.</li> <li>2. The proposal will not result in an increase in the building's footprint.</li> <li>3. The proposal includes a new lot to provide tree save for the development.</li> <li>4. The proposed enclosure will have limited visibility from abutting single family homes.</li> <li>5. The petitioner is providing an enhanced buffer at the ground level where the existing parking structure is visible to abutting single family homes.</li> <li>6. The proposal supports the Plan's vision for this area as an urban/cultural/arts district with a mix of higher intensity uses.</li> </ol>
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**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.
- **Existing Zoning and Land Use**
  - A development known as Mosaic Village currently exists on this site, which consists of student housing, meeting rooms, ground floor retail, and structured parking. The project was built in 2012.
  - Rezoning petition 2006-035 applied a PED (pedestrian overlay district) to this site and other parcels along Beatties Ford Road, based upon the recommendation in the *West End Land Use & Pedscape Plan* (2005).
  - To the north, east, and south are commercial and institutional uses and vacant land zoned B-1 PED (neighborhood business, pedestrian overlay) and INST PED (institutional, pedestrian overlay).
  - To the west are single family homes and vacant land zoned R-8 (single family residential).
  - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - Approval of petition 2011-025 rezoned approximately 1.6 acres located on the northwest corner at the intersection of Wesley Heights Way and Duckworth Avenue from UR-3(CD) (urban residential, conditional) and UR-3(CD) PED-O (urban residential, conditional, pedestrian overlay) to UR-3(CD) PED-O SPA (urban residential, conditional, pedestrian overlay, optional, site plan amendment) to allow a 40-unit elderly multi-family housing facility.
- **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 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.
- **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](http://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
  - 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

**Planner:** Claire Lyte-Graham (704) 336-3782