

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M(CD) (transit oriented development – mixed-use, conditional)
LOCATION	Approximately 3.3 acres located on the southeast corner at the intersection of North Brevard Street and East 25 th Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow development of an infill parcel located in the Optimist Park neighborhood and across the street from the proposed 25 th Street Light Rail Station, with 280 multi-family dwelling units and accessory uses, as allowed in the TOD zoning district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	H F Starnes and Howard F. Starnes, Jr. WP East Acquisitions, LLC Jim Guyton, Design Resource Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of the outstanding issues related to accessible parking.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Blue Line Extension Transit Station Area Plan's</i> recommendation for transit supportive development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is located across Brevard Street from the proposed 25th Street Transit Station and is included in a larger area envisioned to be redeveloped with transit supportive or mixed use development. • This proposed TOD-M (transit oriented development – mixed-use) zoning is more consistent with the vision for the area than the current I-2 (general industrial) zoning. • The proposed development is designed to be transit supportive and will include up to 280 multi-family residential units at a density of 84.8 units per acre. • The pedestrian friendly design, with buildings fronting directly on public streets and multiple pedestrian connections to North Brevard Street, will allow a short walk to the proposed light rail station across North Brevard Street. • The proposed development abuts Little Sugar Creek and includes dedication of land along it, as called for by the Mecklenburg County Adopted <i>Greenway Plan</i>. • The plan also commits to an amenitized open space area along the creek to supplement the Cross Charlotte Trail which is preliminarily planned to be located across Little Sugar Creek.
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PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum 280 multi-family dwelling units located in a multi-story building fronting North Brevard Street, East 24th Street and East 25th Street. (Note: Due to the site's distance from existing single family zoning, the height of the building will be limited by the 120-foot maximum in the TOD-M (transit oriented development – mixed-use) zoning district.)
- Parking located onsite and on-street along N. Brevard Street and E. 25th Street.
- Access to the site via East 24th Street.
- Building materials consist of brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, Trespa, decorative block and/or wood. Vinyl and

- aluminum may only be used on windows, soffits and handrails/railings.
- Building facades facing the Cross Charlotte Trail will not have a blank wall in excess of 20 feet vertically or horizontally on any floor.
- Building design facing the Cross Charlotte Trail will incorporate taller ground floor and façade articulation.
- Petitioner will dedicate and convey the SWIM buffer along Little Sugar Creek to Mecklenburg County Parks and Recreation prior to the issuance of a certificate of occupancy for the first unit, for future greenway use.
- A ground floor building connection to the proposed Cross Charlotte Trail will be provided with outdoor seating areas with benches, seatwalls, specialty paving and landscaping.
- Pedestrian scale lighting will be provided along the project connection to the Cross Charlotte Trail.
- **Existing Zoning and Land Use**
 - The subject property is currently not developed with structures or buildings.
 - Surrounding properties south of North Brevard Street are primarily developed with warehouse uses that are interspersed with single family and multi-family dwellings in I-2 (general industrial), I-1 (light industrial) and R-5 (single family residential) zoning.
 - The site is bordered by rail lines and an Amtrack train station across N. Brevard to the north, in I-2 (general industrial) zoning.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Blue Line Extension Transit Station Area Plan* (2013) recommends transit oriented development for this site, as well as a mix of transit-supportive land uses (residential, office, retail, civic/institutional, and park/open space) within the larger transit station area. The Plan recognizes that this mix of transit supportive uses will be realized through new development and redevelopment.
 - The *Blue Line Extension Transit Station Area Plan* (2013) also recommends pedestrian connectivity improvements along 24th Street, and the extension of 25th Street to connect North Davidson Street to North Brevard Street near the 25th Street Transit Station. The Northeast Corridor Infrastructure Program (NECI) has identified the 25th Street extension as a top priority and the project is currently in the design phase.
 - Another capital investment, the Cross Charlotte Trail is planned to be located along Little Sugar Creek, and the preliminary alignment is across the creek from the subject site.
 - The petition supports the *General Development Policies - Environment* by providing transit supportive development and by developing an infill site, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
 - CDOT supports intensification of development in close proximity to light rail transit. This site is located adjacent to the 25th Street Station. The primary transportation goal for this site is to improve walkability, which is accomplished by the petition's commitment to improving the streetscape along the property frontage. This site also makes accommodations for and connections to the future Cross Charlotte Trail and 25th Street extension projects.
 - See Outstanding Issues, Note 1.
 - **Vehicle Trip Generation:**
 - Current Zoning: 120 trips per day (based on warehouse uses).
 - Proposed Zoning: 1,800 trips per day (based on 280 multi-family units).

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 development allowed under the existing zoning would

generate zero students, while the development allowed under the proposed zoning will produce 249 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 249 students. The proposed development is projected to increase the current school utilization (without mobile classroom units) as follows:

- Walter G. Byers Elementary from 91% to 122%
 - Walter G. Byers Middle 91%to 122%
 - West Charlotte High from 94% to 96%
 - **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 comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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OUTSTANDING ISSUE

Transportation

1. Provide one recessed accessible parking space along the site's North Brevard Street frontage.
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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
 - Charlotte Department of Solid Waste Services Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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