

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 1.18 acres located on the southeast corner at the intersection of Yancey Road and Southside Drive. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow the reuse of an existing 17,455-square foot industrial warehouse building near the Scaleybark Station, for all uses allowed 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	WP Yancey, LLC Meck City Social Parent, LLC 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>Scaleybark Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends low to moderate intensity office, industrial and warehouse-distribution 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"> • The <i>Scaleybark Transit Station Area Plan</i> did not identify this site for the retail, office and residential uses and the urban form called for by the MUDD (mixed use development district) and typically found in transit station areas; and • However, the site is located within a ½ mile walk of the Scaleybark Transit Station on the LYNX Blue Line; and • At the time the plan was written, this area was not expected to transform into a more urban district, but recently existing structures in the area have converted from industrial/warehouse uses. One notable example is the Olde Mecklenburg Brewery, which includes a large eating and entertainment component; and • The proposal will allow a building previously used for warehouse and distribution to be used for a range of non-industrial uses such as retail, eating/drinking/entertainment, office and residential uses; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Wiggins).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A purpose statement has been added that the intent of the rezoning is to re-use the existing building. 2. The optional request had been modified to request an eight-foot planting strip and eight-foot sidewalk along both public streets. 3. Pavement markings for on-street parking have been removed from the site plan. 4. An optional request and detail of a proposed sign has been added to the site plan.
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VOTE	Motion/Second: Eschert/Dodson Yeas: Dodson, Eschert, Labovitz, Majeed, Sullivan, and Wiggins Nays: None Absent: Lathrop Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this item and noted that all the outstanding issues had been addressed. 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:

- Will repurpose and renovate an existing 17,455-square foot industrial building.
- Building modifications may include the installation of windows and doors.
- Allows all uses permitted in the MUDD (mixed use development) district.
- Identifies a 4,600-square foot area for possible outdoor seating areas.
- Provides a screen wall for parking along Southside Drive and Yancey Road.
- Provides an eight-foot planting strip and eight-foot sidewalk to be installed along Yancey Road and Southside Drive.
- Optional Provisions for the following:
 - Parking and maneuvering between the existing building and street frontages on Yancey Road and Southside Drive to accommodate off-street parking areas.
 - Modification of the streetscape requirements along Yancey Road and Southside Drive to allow an eight-foot planting strip and an eight-foot sidewalk. The adopted area plan calls for an eight-foot planting strip, eight-foot sidewalk, and eight-foot amenity zone for an overall setback of 24 feet from the back of curb.
 - To allow a 47 foot tall sign, in addition to the five-foot tall ground mounted sign allowed in the district.

• **Public Plans and Policies**

- The *Scaleybark Transit Station Area Plan* (2008) recommends the continuation of low to moderate intensity office, industrial, and warehouse-distribution uses. The plan identifies the subject site and surrounding vicinity as a potential relocation opportunity for uses that may need to relocate as the area immediately around the transit stations redevelop.
- The petition supports the *General Development Policies-Environment* by reusing an existing building near a transit station, thereby minimizing further environmental impacts while accommodating growth.

• **TRANSPORTATION CONSIDERATIONS**

- Since the proposed zoning district allows for a wide variety of uses it is not possible to predict the number of expected vehicle trips per day. CDOT is not concerned about this rezoning, because the robust network of local streets in the area allow for easy dispersal of traffic. The primary transportation goals for the site are to improve the walkable character of the area through improvements to the streetscape. The site plan commits to installing new sidewalks and planting strips. The site also proposes on-street parking to be added to Yancey. CDOT supports on-street parking in this area for this type of use, but cannot guarantee it will always be available.
- **Vehicle Trip Generation:**
Current Zoning: 40 trips per day (based on 11,600 square feet of warehouse uses).
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.

- **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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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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