

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. Number of people attending the Community Meeting: 3

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of technical revisions and minor outstanding issues related to site design and on-street.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Scaleybark Transit Station Area Plan</i> recommendation for low to moderate intensity office, industrial and warehouse-distribution uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The Scaleybark Transit Station Area Plan 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. • However, the site is located within a ½ mile walk of the Scaleybark Transit Station on the LYNX Blue Line. • 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. • 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.
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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 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 4,600 square feet 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.

- **Existing Zoning and Land Use**

- The subject property is currently zoned I-2 (general industrial) and developed with an existing warehouse.
- The surrounding properties are zoned I-2 (general industrial) and developed with a brewery, manufacturing and industrial/office-warehouse buildings.
- 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 *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.
- See Outstanding Issues, Note 3.
- **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.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg County Schools:** No comments received.
- **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 comments received.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. Add a note that the existing building will remain.
2. Modify and add to the optional request to state that eight-foot planting strip and eight-foot sidewalk will be provided along Yancey Road and Southside Drive.

Transportation

3. The pavement markings for individual spaces should be removed from the site plan as CDOT cannot guarantee that the parking will always be allowed.

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-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326