

REQUEST	<p>Current Zoning: B-1(PED) (neighborhood business, pedestrian overlay), R-22MF (multi-family residential), R-22MF(PED) (multi-family residential, pedestrian overlay)</p> <p>Proposed Zoning: MUDD-O (mixed use development, optional) and MUDD-O(PED) (mixed use development, optional, pedestrian overlay)</p>
LOCATION	<p>Approximately 1.601 acres located on the west side of Beatties Ford Road, north of Mill Road and east of Campus Street in the Biddleville neighborhood. (Council District 2 - Austin)</p>
SUMMARY OF PETITION	<p>The petition proposes institutional uses associated with Johnson C. Smith University. Specifically, the petition proposes to:</p> <ol style="list-style-type: none"> 1. Renovate and expand the historic Old Mt. Carmel Baptist Church building for classrooms and university offices, 2. Construct an adjacent new building not to exceed 12,000 square feet, along with an accompanying parking lot for Johnson C. Smith University's School of Social Work, and 3. Reuse an existing duplex and single family home for "university use" or to provide housing for university affiliated faculty/persons.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	<p>Johnson C. Smith University, Inc. Johnson C. Smith University, Inc. Neighboring Concepts, PLLC</p>
COMMUNITY MEETING	<p>Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 17</p>

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to clarification of uses and optional provisions, future parking and dedication of right-of-way.</p> <p><u>Plan Consistency</u></p> <ul style="list-style-type: none"> • The proposed institutional use for the portion of this petition along Beatties Ford Road is inconsistent with the <i>West End Land Use & Pedscape Plan</i> recommendation for a mix of multi-family, office, and retail uses for the area in which the site is located. • The institutional use for the portion of this petition along Campus Street, including the historic church building, is inconsistent with the <i>Central District Plan</i> recommendation for single family/ multi-family up to eight dwelling units per acre. <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The <i>West End Land Use & Pedscape Plan</i> does not recommend university controlled institutional uses for the area included in this petition. • While the plan does not call for institutional uses on this site, it does identify the site as being located in the University District. It further recommends land uses that support housing for students and non-residential uses that benefit Johnson C. Smith and other universities. • The proposed institutional uses will accomplish the goal of supporting and benefitting the university and are also designed to be compatible with nearby residential uses. • In addition, the proposed rezoning will renovate and reuse an existing church built in 1921 and located at the edge of the Biddleville neighborhood on Campus Street.
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PLANNING STAFF REVIEW**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Accommodates renovation of an existing church built in 1921 for university classrooms and offices. Building square footage will increase from 11,307 square feet to 11,810 square feet to allow improvements that include an elevator, an HVAC and related mechanical equipment area, and an egress stairway.
- Proposes a new parking area that abuts the church to the north and provides ingress/egress onto Campus Street. Parking area will be landscaped, with pedestrian pathway connecting to church and new sidewalk along Campus Street.
- Identifies a future university building not to exceed 12,000 square feet with an associated parking area.
- Allows a maximum building height of 40 feet (exempting the existing belfry tower of the church).
- Allows an existing 1,038-square foot duplex and existing 1,656- square foot residential home on the site to remain for university use or to provide housing for university affiliated faculty or persons.
- Proposes building materials to be used on buildings constructed on site to be a combination of portions of the following: brick, stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- Proposes a new six-foot wide sidewalk and eight-foot planting strip along frontage of new parking area on Campus Street, and along a portion of Mill Street where "future" parking and a "future" university building are identified on the site plan.
- Notes "future median" in Beatties Ford Road.
- Identifies trees to remain on site.
- Requests the following optional provisions:
 - Relief from sidewalk and planting strip requirements where existing conditions prohibit along Campus Street, Mill Road, and Beatties Ford Road.
 - Relief from setback requirements to accommodate existing buildings and porches along Campus Street.

• Existing Zoning and Land Use

- A portion of the site is developed with a duplex and single family home, constructed in 1929 and 1941, respectively, and a church built in 1921. The remainder of the site is vacant and used for parking. Rezoning petition 2006-035 applied a PED (pedestrian overlay district) to a portion of this site and other parcels along Beatties Ford Road, based upon the recommendation in the *West End Land Use & Pedcape Plan (2005)*.
- North of the site are residential and office uses zoned B-1 PED (neighborhood business, pedestrian overlay) and O-1(CD) PED (office, conditional, pedestrian overlay).
- East, across Beatties Ford Road, is Johnson C. Smith University zoned B-1 PED (neighborhood business, pedestrian overlay) and R-22MF PED (multi-family residential, pedestrian overlay).
- To the south are single family homes, vacant lots, a dormitory and offices affiliated with the university on properties zoned B-1 PED (neighborhood business, pedestrian overlay), R-8 (single family residential), and R-22MF PED (multi-family residential, pedestrian overlay).
- West are single family homes and vacant lots in the Biddleville neighborhood and zoned R-8 (single family residential).
- See "Rezoning Map" for existing zoning in the area.

• Rezoning History in Area

- Rezoning petition 2016-002 is a request to rezone approximately 2.75 acres located on the west side of West Trade Street and south of South Bruns Avenue from R-8 (single family residential) and B-1 PED (neighborhood business, pedestrian overlay) to R-8(CD) (single family residential, conditional) and B-1 PED-O (neighborhood business, pedestrian overlay, optional) to allow an additional 13 feet of height 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. The request is scheduled for decision at the February 15, 2016 City Council Rezoning Meeting.

• Public Plans and Policies

- The *Central District Plan (1993)* recommends single family/multi-family up to eight dwelling units per acre for the portion of this petition along Campus Street, including the historic church building.

- The *West End Land Use & Pedscape Plan* (2005) recommends a mixture of multi-family, office, retail uses for the area in which the site is located. The area plan identifies this area as the University District and recommends land uses that support housing for students and non-residential uses that benefit Johnson C. Smith and other universities.
- The petition supports the *General Development Policies-Environment* by reusing an existing building and redeveloping an existing site in a developed area, thereby minimizing further environmental impacts while accommodating growth, and supporting walkable development where a mix of uses already exist.

TRANSPORTATION CONSIDERATIONS

- This petition is adjacent to the future streetcar alignment. Therefore, the primary transportation goal for this site is to help advance the streetcar project, including obtaining easements and right of way needed for that project.
- See Outstanding Issues, Note 4.
- **Vehicle Trip Generation:**
Current Zoning: 130 trips per day (based on 11,307 square feet of religious uses and three single family units).
Proposed Zoning: 370 trips per day (based on 11,810 square feet of uses associated with a community college).

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 comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Land Use

1. Remove the note shown on the existing church that indicates it will be used for classrooms and offices.

Site and Building Design

2. Revise the site plan so that the "future parking" is located no closer to Mill Road than the abutting structures.
3. Provide the maximum amount of relief from the sidewalk, planting strip, and setback requirements for the optional requests.

Transportation

4. CDOT requests that the petitioner commit to the dedication of all required easements as shown on the most updated Streetcar Plans (SUE and Construction Easement) needed for the construction of the streetcar project.
5. Redraw the cross section along Beatties Ford Road to reflect current conditions. Eliminate the reference to the "future items" including the seven-foot sidewalk along the frontage on Beatties Ford Road, the streetcar stop, and the median in Beatties Ford Road.
6. Identify the existing back of curb and future back of curb on all streets. All setbacks are to be measured from the future back of curb.

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
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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