

REQUEST	Current Zoning: B-1 (neighborhood business) Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)
LOCATION	Approximately 0.9 acres located on the northeast corner at the intersection of South Tryon Street and West Kingston Avenue. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes the redevelopment of two single story residential structures and vacant property for a hotel with up to 130 rooms with office and ground floor commercial/retail designed to be transit supportive in the South End area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Various W. Holt Parham Collin Brown and Bailey Patrick/ K&L Gates, LLP
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 10
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>South End Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends mixed-use transit supportive development for the area in which the site is located. • Therefore, 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: <ul style="list-style-type: none"> • The subject site is within a 1/4 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line; and • The proposed development will provide a mix of transit supportive non-residential uses, including hotel and commercial uses, which are appropriate for a transit station area; and • The petition provides a corner open space that encourages pedestrian activity and complements the pedestrian environment; and • The proposed site plan includes active ground floor uses along South Tryon Street and Kingston Street. These uses will support a walkable environment; and • The 75-foot building height optional request is only 15 feet greater in height than what is allowed by the ordinance standards. The additional height will not have a negative impact on the Wilmore neighborhood, which is separated from this site by commercial development; <p>By a 6-0 vote of the Zoning Committee (motion by Majeed seconded by Sullivan).</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. The optional request for deviation from the active street requirement has been removed. 2. The required streetscape on South Tryon Street has been labeled and shown on the plan. 3. An eight-foot planting strip and eight-foot amenity zoned has been shown on the plan. 4. 30 feet from the centerline of South Tryon Street has been shown on the plan as requested by Charlotte Department of Transportation.
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	<p>5. New curb and gutter along South Tryon Street has been shown on the plan.</p> <p>6. The petitioner has committed to dedicate 30 feet of right-of-way to the back of the proposed sidewalk.</p>
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VOTE

Motion/Second: Wiggins / Sullivan
 Yeas: Eschert, Labovitz, Lathrop, Majeed, Sullivan, and Wiggins
 Nays: None
 Absent: Dodson
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition and noted that all the outstanding issues had been addressed. One Commissioner wanted to know why right-of-way is needed to the back of the sidewalk. Staff responded that the right-of-way dedication to the back of the sidewalk is needed for maintenance of the sidewalk. Another Commissioner asked if there were any traffic concerns with this petition. Staff responded and stated that there were no traffic concerns with this request. There was no further discussion of this petition.

Staff noted that this petition is consistent with the *South End Transit Station Area Plan*.

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:
 - Hotel use with up to 130 rooms and associated ground floor commercial uses along South Tryon Street and West Kingston Avenue.
 - 16-foot setback from the future back of curb along South Tryon Street and West Kingston Avenue with sidewalk and trees in grates.
 - New streetscape improvements on all adjacent streets, including on-street parking on South Tryon Street and West Kingston Avenue.
 - Minimum 1,500 square feet for outdoor seating and plazas areas.
 - Building elevations with proposed building materials, such as brick, stucco, black aluminum, and faux wood accents.
 - Optional Provisions for the following allowances:
 - Additional building height in excess of the TOD (transit oriented development) height plane. The primary building will be approximately 75 feet tall and the allowable TOD height for this property is 60 feet due to the proximity of single family zoning across South Tryon Street in the nearby Wilmore neighborhood. This represents a height optional request of 15 feet.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends transit supportive mixed uses for the subject site and surrounding properties.
 - The petition supports the *General Development Policies-Environment* by redeveloping an infill site near a rapid transit station, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
 - The proposed project is located in South End along a major thoroughfare. On this type of facility, CDOT’s primary goal is to protect the future right-of-way and setback needs to help achieve the goals of the area plan and multi-modal transportation needs, including activating parallel on-street parking now, reserving space for future bike lane, and implementing walkable streetscapes.
 - **Vehicle Trip Generation:**
 Current Zoning: 1420 trips per day (based on 9,000 square feet of retail uses).
 Proposed Zoning: 800 trips per day.

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 issues.
 - **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.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department 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: Solomon Fortune (704) 336-8326