

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 1.18 acres located on the north side of North Davidson Street between Donatella Avenue and Anderson Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow for the adaptive reuse of existing buildings located in the historic North Charlotte neighborhood and located within a ½ walk distance of the Sugar Creek Transit Station on the LYNX Blue Line Extension. The proposal would allow any use permitted in the MUDD (mixed use development) district. Uses allowed in the MUDD (mixed use development) district include office, residential, retail, and civic uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Imprint Properties, LLC Imprint Properties, LLC Russell W. Fergusson
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting 0
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>Blue Line 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 <i>Blue Line Transit Station Area Plan</i> recommends transit supportive uses for the subject site. • 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 property is located within the historic North Charlotte neighborhood and is also within a ½ mile walk distance of the Sugar Creek Transit Station on the LYNX Blue Line Extension; and • The petition proposes to allow for the adaptive reuse of existing buildings located on the subject property; and • Preservation of the existing buildings will maintain the character of this part of the North Charlotte neighborhood; and • The proposed streetscape enhancements are consistent with the corridor construction plans for the Blue Line Extension project and the NCDOT Sugar Creek Grade Separation project which includes the streetscape project along North Davidson Street; and • These enhancements, which include a wider sidewalk and planting strip, will improve the pedestrian environment along the frontage of this site; <p>By a 6-0 vote of the Zoning Committee (motion by Sullivan seconded by Dodson).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Transportation</u></p> <ol style="list-style-type: none"> 1. Revised the site plan to provide additional hardscape pavement material between the back of the proposed eight-foot sidewalk and the building versus small intermittent grass strips and the internal sidewalks. 2. Revised the site plan to include a permanent 16-foot Sidewalk Utility Easement between the proposed right-of-way line and back of the proposed eight-foot wide sidewalk along the site's North
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	<p>Davidson Street frontage.</p> <p><u>Site and Building Design</u></p> <p>3. Removed note related to the petitioner meeting the requirements of Section 12.544 of the ordinance for the arrangement of windows and doors on the building elevations for the building located at 3701 North Davidson Street as an optional request and placed it under the heading of Architectural Standards.</p> <p><u>Other</u></p> <p>4. Corrected "Craighead Street" to "Craighead Road" throughout the site plan.</p> <p>5. Replaced existing Note 1(d) under General Provisions with the following: "Existing buildings to remain."</p> <p>6. Deleted the following verbiage under Note 2(f) under Optional Provisions and replaced as a new note under Permitted Uses: "Unless additional off-site parking is provided sufficient to meet ordinance requirements, the total square footage of all the Eating Drinking and Entertainment Type 2 uses shall not exceed the aggregate amount of 23,000 square feet."</p> <p>7. Deleted all notes that stated "per ordinance requirements."</p> <p>8. Removed existing Note 2(g) under Optional Provisions and added it as a new note under Architectural Standards.</p>
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VOTE

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

ZONING COMMITTEE DISCUSSION

Staff provided an overview of the petition and noted that there are no outstanding issues. A committee member commented that the existing traffic pattern in the area is cumbersome. CDOT staff responded that East Craighead Road will be closed when the Blue Line Extension is operational, which is currently slated for late 2017.

Staff noted that this petition is consistent with the *Blue Line 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:

- Retains the existing 23,344-square foot buildings and allows a 5,200-square foot patio expansion to allow all uses permitted in the MUDD (mixed use development) district.
- Existing buildings to retain the same height, with the exception of a rooftop patio. Overall building height not to exceed 50 feet.
- Artwork and design components to be incorporated in outdoor spaces as part of patio and outdoor common areas.
- An eight-foot planting strip and eight-foot sidewalk to be provided from the adjacent parcel to the northeast to the point of the street closure of Craighead Road.
- Parking lot abutting Craighead Road to be screened with a wall that may incorporate art and sculptural elements.
- Provided a Sidewalk Utility Easement between the proposed right-of-way line and back of the proposed eight-foot wide sidewalk along the site's North Davidson Street frontage.
- Petitioner shall meet the requirements of Section 12.544 of the ordinance for the arrangement of windows and doors on the building elevations for the building located at 3701 North Davidson Street.
- Unless additional off-site parking is provided sufficient to meet ordinance requirements, the total square footage of all the eating/drinking/entertainment Type 2 use shall not exceed the aggregate amount of 23,000 square feet.

- **Optional Provisions:**
 - Allow the one-way drive exiting onto Craighead Road to deviate from requirements of being perpendicular to the road and to exceed limitations of width, provided it does not exceed 38 feet in width.
 - To facilitate preservation of the existing buildings, parking requirements shall be reduced from 56 spaces to 36 spaces; allow the 36 spaces be the maximum required number of parking spaces, with no additional spaces required for the use of the 33,440 square feet.
 - Areas marked as "future patio expansion" and any future rooftop patio improvements may be used for expansion of the outdoor service, seating, consumption and/or entertainment space not to exceed the aggregate amount of patio square footage and future patio square footage set forth in the development summary. No additional parking spaces in excess of 36 spaces will be required if the patio expansion and/or rooftop patio is developed and used as outdoor service, seating, consumption and/or entertainment. In addition, any applicable parking requirements shall be waived.
 - Parking shall be permitted to extend past the building façade up to the setback and may be located between the existing building /permitted uses and the required setback as shown on the rezoning plan.
 - Existing buildings, entryways and doors, including roll-up doors, may be preserved and additional doorways may be constructed in the same or similar style to existing without requirement to meet MUDD design standards.
 - The amount of eating/drinking/entertainment Type 2 use square footage shall not include the common areas of the buildings or the production, storage, office and warehouse portions of any brewery use.
- **Public Plans and Policies**
 - The *Blue Line Extension Transit Station Area Plans* (2013) recommend transit supportive uses for the subject site.
 - The *Blue Line Extension Transit Station Area Plans* recommend a 50-foot height limit for future buildings in this area.
- **TRANSPORTATION CONSIDERATIONS**
 - This site has direct access to an existing minor thoroughfare near an unsignalized intersection with a local street. The site is adjacent to the LYNX Blue Line Extension and within the project limits of an approved NCDOT project (U-5008, Sugar Creek Road Grade Separation). Additionally, the potential Cross Charlotte Trail alignment is within 1000 feet of this site. This plan complies with the general transportation policy goals and applicable area plans. CDOT has not identified any negative impacts to the transportation facilities in the area.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 80 trips per day (based on 23,300 square feet of warehouse uses).
 - Entitlement: 80 trips per day (based on 23,300 square feet of warehouse uses).
 - Proposed Zoning: Trips per day cannot be determined due to the number of uses permitted.

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:** 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 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-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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