
REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)
LOCATION	Approximately 8.36 acres located on the south side of West Tremont Avenue between South Tryon Street and Hawkins Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes the redevelopment of several industrial buildings in South End with up to 402 residential units and 2,500 square feet of non-residential uses for a 4.5-acre portion of the site, and all uses allowed in the TOD-M (transit oriented development – mixed-use) district for the remainder of the site.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Joseph Robert Cole, Sr. and CCIP Tremont, LLC Pollack Shores Real Estate Group, LLC Jeff Brown & Keith MacVean/ Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be consistent with the <i>South End Transit Station Area Plan</i> recommendation for mixed-use transit supportive development. The proposal is also consistent with the recommendation for a new north/south street between Tremont Avenue and Rampart Street. However, it is inconsistent with the plan recommendation for a new street connection between South Tryon Street and Hawkins Street, as only a portion of this street will provided based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none">• The plan recommends mixed-use transit supportive development for this site; and• The plan recommends a full street connection between South Tryon Street and Hawkins Street. <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 subject site is within a 1/4 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line; and• The proposal allows a site previously used for industrial/office purposes to convert to transit supportive land uses; and• The proposal sets up enhanced connectivity by providing a new north/south street between Tremont Avenue and the site's southern boundary; and• In addition, a new east/west street will be provided between the new north/south street and the eastern property line; and• Instead of extending the east/west street to the western property line toward South Tryon Street, a 12-foot pedestrian connection will be provided. Requiring the east/west street to be connected to South Tryon Street would result in two 250-foot blocks which are significantly shorter than the 400-foot block length recommended for station areas; and• The petition supplements the base ordinance standards for TOD-M (transit oriented development – mixed-use) with design standards that ensure that uses orient and connect to public streets;

By a 5-0 vote of the Zoning Committee (motion by Majeed seconded by Eschert).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 1. Architectural standards for non-residential uses have been provided on the site plan. 2. The optional request 2(II) (b) for Development Areas "B" and "C" has been modified to read "parking will be screened for a change of use or redevelopment." 3. The optional request 2(II) (c) has been modified to read that a sidewalk connection will not be required for Development Area "B" until redevelopment occurs. 4. Note 2(I) (a) has been moved to the Transportation section. 5. A note has been added that a green screen will be used to screen existing parking for a change of use on Development Areas "B" and "C". 6. A note has been added that non-residential uses in Development Areas "B" and "C" will have entrances and orient to the public streets. 7. Provided that residential buildings will meet additional architectural standards with the following elements: transom windows, terraced or raised planters, decorative lighting, archways, entrances every 150 feet.
--------------------------------	---

VOTE

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

ZONING COMMITTEE DISCUSSION

Staff noted that this petition was consistent with the *South End Transit Station Area Plan* recommendation for mixed-use transit supportive development. The proposal is also consistent with the recommendation for a new north/south street between Tremont Avenue and Rampart Street. However, it is inconsistent with the plan recommendation for a new street connection between South Tryon Street and Hawkins Street, as only a portion of this street will provided. The proposal had several outstanding issues that have been addressed since the public hearing and provided additional notes related to screening for existing parking and architecture for residential and non-residential buildings. There was no further discussion of this 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:
 - General
 - Three Development Areas "A", "B", and "C" with the following development rights:
 - 16-foot setback from the future back of curb along West Tremont Avenue.
 - Eight-foot planting strip and eight-foot sidewalk along West Tremont Avenue.
 - Future public street "A" (between Development Areas "A" and "B" to the south and Tremont Avenue) and future public street "B" (between future public street "A" and the eastern edge of Development Area "B") will be constructed on the site.
 - Detached lighting limited to 16 feet in height.
 - Architectural standards for non-residential uses.
 - Residential buildings will provide the following design elements; transom windows, terraced or raised planters, decorative lighting, archways, and entrances every 150 feet.
 - Development Area "A"
 - 402 multi-family residential units including live work units, and 2,500 non-residential square

- feet in Development Area "A."
 - 12-foot sidewalk/pedestrian path along the southern edge of the site, between the building and the proposed public street.
 - Eight-foot sidewalk/pedestrian path along the western edge of the site, connecting the 12-foot sidewalk/pedestrian path with Tremont Avenue.
 - A note to convert residential units to non-residential square footage if the full 402 residential units are not constructed in Development Area "A."
 - Building elevations with proposed building materials, such as brick, stucco, black aluminum, and wood accents.
 - Restriction of vinyl as a building material except for window trims, soffits, and hand rails.
 - Non-residential uses will include a minimum of 60% transparent glass between two and ten feet on the first floor.
 - Residential buildings over 150 feet in length shall provide façade variations such as window arrangement and size variation, unit entrance design, roof variation, material changes, and/or offset wall planes.
- Development Area "B" and "C"
 - All uses allowed in TOD-M (transit oriented development – mixed-use) district for Development Areas "B" and "C".
 - Green screens will be allowed for existing parking areas for a change of use or redevelopment.
 - Architectural standards for non-residential buildings. Non-residential uses in Development Areas "B" and "C" will have entrances and orient to the public streets.
- Optional Provisions for the following:
 - Construct only a portion of the full cross section of the new public street proposed in Development Area "A".
 - Allow the existing parking and maneuvering area for Development Area "C" to remain between the existing building and public street (Tremont Avenue and proposed public street).
 - Screening requirement for the existing parking located within Development Areas "B" and "C" will be required for a change of use or redevelopment.
 - Sidewalk connections required from the existing buildings within Development Area "B" to West Tremont Avenue will be provided when Development Area "B" undergoes redevelopment.
 - Allow on-street parking along the site's frontage on West Tremont Avenue to be used to meet the parking requirements for the uses (existing or new) located within existing buildings in Development Areas "B" or "C."
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site and surrounding properties.
 - The plan calls for a new local street running north to south, between Tremont Avenue and Rampart Street, and bisecting this property.
 - The plan also calls for a new local street running east to west, between South Tryon Street and Hawkins Street, and running through this property.
- **TRANSPORTATION CONSIDERATIONS**
 - This site is accessed from an existing major collector that connects to an existing major thoroughfare at a signalized intersection approximately 500 feet away. The site plan includes a proposed north-south connection between Tremont and Rampart and an east-west connection between the proposed north-south connection and the site's eastern boundary. This site plan substantially complies with transportation goals as envisioned by the area plan.
 - **Vehicle Trip Generation:**
 Current Zoning: 590 trips per day (based on 164,000 square feet of warehouse uses).
 Proposed Zoning: Unable to determine based on the number of allowed uses.

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:** The proposed district allows a variety of uses; therefore, the

impact on local schools cannot be determined

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** The site has water and sewer system availability for the rezoning boundary via an existing 12-inch water main along West Tremont Avenue and eight-inch sewer main located along West Tremont Avenue.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

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 Schools 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