

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

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design and technical notes.</p> <p><u>Plan Consistency</u> The petition is 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 be provided.</p> <p><u>Rationale for Recommendation</u></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. • The proposal allows a site previously used for industrial/office purposes to convert to transit supportive land uses. • The proposal sets up enhanced connectivity by providing a new north/south street between Tremont Avenue and the site's southern boundary. • In addition, a new east/west street will be provided between the new north/south street and the eastern property line. • 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. • 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.
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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.
- 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".
- Optional Provisions for the following:
 - Construct only a portion of the full cross section of the new public street proposed in Development Area "A".
 - Eliminate required public open space for non-residential uses in Development Area "A", if less than 5,000 square feet of nonresidential uses is developed.
 - 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).
 - Waive the screening requirement for the existing parking located within Development Areas "B" and "C" until each area is redeveloped.
 - Waive the sidewalk connections required from the existing buildings within Development Areas "B" and "C" to West Tremont Avenue until each area 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."
- **Existing Zoning and Land Use**
 - The subject property is developed with industrial warehouse structures.
 - Most of the surrounding properties are zoned I-2 (general industrial) and MUDD (mixed use development). The properties are developed with warehouse, retail, and office uses.
 - Properties across West Tremont Avenue are primarily zoned TOD-M(CD) (transit oriented development – mixed-use, conditional) and I-2 (general industrial). These properties are developed with residential and warehouse uses.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Since the construction of the LYNX Blue Line and the light rail station at the East/West Station, there have been a number of rezonings to conventional TOD-M (transit oriented development – mixed-use) and TOD-MO (transit oriented development - mixed-use, optional) in the area where this site is located. These rezonings have supported the transition of the area to a more walkable transit supportive district.
- **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.

OUTSTANDING ISSUESSite and Building Design

1. Provide architectural standards for non-residential uses.
 2. Modify optional request 2(II)(b) for Development Areas "B" and "C" to read "parking will be screened for a change of use or redevelopment."
 3. Modify optional request 2(II)(c) for Development Area "B" and "C" to read "sidewalk connections will be provided for a change of use or redevelopment."
 4. Move Note 2(I)(a) related to the construction of the new public street in Development Area "A" from the optional section to the transportation section.
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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 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