

REQUEST	Current Zoning: O-2 (office) Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)
LOCATION	Approximately 1.03 acres located on the east side of South Caldwell Street between Templeton Avenue and Lexington Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of a surface parking lot for an existing institutional use (Pritchard Memorial Baptist Church) located in the Dilworth neighborhood to develop structured parking and 17,000 square feet of ground floor non-residential uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The Pritchard Memorial Baptist Church of Charlotte YMCA of Greater Charlotte, Inc. 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: 0
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 plans recommend mixed-use transit supportive development for the area in which it 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 located across South Caldwell Street from Pritchard Memorial Baptist Church and the Dowd YMCA; and • The proposed deck will serve both of these institutional uses; and • The subject site is also located within a ¼ mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line; and • The proposal allows a site being used for surface parking to convert to structured parking. Structured parking is a more appropriate form of parking in a transit station area; and • The proposed parking structure will also include ground floor active uses along South Caldwell Street and Lexington Avenue. These uses will support the transition of the area into a more walkable urban environment; <p>By a 5-0 vote of the Zoning Committee (motion by Dodson seconded by Eschert). Lathrop was recused.</p>

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. Petitioner has added a note that ground floor active use space will provide a minimum 15-foot floor to ceiling height and 18-foot depth (distance from front street-facing facade to back of conditioned active use space for non-residential uses). 2. A note has been added that non-residential space will be fitted with electric service, water and sewer, and heating. The petitioner may also provide air conditioning service to some or all of the non-residential space. 3. A note has been added that structured parking will be screened generally as depicted in the elevations. 4. A note has been added that the non-residential space will be a minimum 5,500 square feet.
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	<ol style="list-style-type: none"> 5. A floor plan has been provided showing the location of the active use space. 6. A note has been added that the walkway through the open space will be a minimum of six feet wide. 7. A note has been added that the walls along Templeton Avenue will comply with the TOD-M design standards. 8. Staff has rescinded the request for a pedestrian door on Templeton Avenue. 9. A note has been added that a minimum of two doors will be provided along Caldwell Street.
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VOTE

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

ZONING COMMITTEE DISCUSSION

Staff noted that this petition is consistent with the *South End Transit Station Area Plan* and that the proposal had several outstanding issues that had been addressed since the public hearing. 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:

- Proposes a structured parking deck wrapped with 17,000 square feet of ground floor commercial uses along South Caldwell Street and Lexington Avenue.
- Minimum 1,400-square foot open space with walking trail along the site’s southern edge.
- Minimum 15-foot floor to ceiling height and 18-foot depth (distance from front street-facing facade to back of conditioned active use space for non-residential uses).
- Non-residential space will be a minimum 5,500 square feet.
- Non-residential space will be fitted with electric service, water and sewer, and heating. Air conditioning service may be provided to some or all of the non-residential space.
- Proposed walkway through the open space will be a minimum of six feet wide.
- A minimum of two entrance doors will be provided along Caldwell Street.
- Eight-foot planting strip and eight-foot sidewalk will be installed along South Caldwell Street.
- Eight-foot planting strip and six-foot sidewalk to be constructed along Lexington and Templeton Avenues.
- Maximum building height of 60 feet and four stories.
- Building elevations of the proposed parking structure and ground floor active space provided.
- Optional provision:
 - To eliminate the non-residential uses along Templeton Avenue. Current standards require a minimum of 50% active uses along the ground floor.

• **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.

• **TRANSPORTATION CONSIDERATIONS**

- This site is bordered by local streets and is between un-signalized intersections. CDOT has not identified any negative impacts to the transportation facilities in the area. Located within the South End Transit Station Area, CDOT’s transportation goals are to promote walkability and ensure proper access. The sidewalks and crosswalks proposed by this plan help to accomplish these goals. In addition, the proposed parking deck will likely relieve some of the on-street parking demand in this area associated with the YMCA adjacent to this site.

• **Vehicle Trip Generation:**

Current Zoning:
 Existing Use: 0 trips per day (based on a parking lot use).
 Entitlements: 235 trips per day (based on 10,300 square feet of office).

Proposed Zoning: 2150 trips per day (based on 17,000 square feet of retail and structured parking).

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:** Water system has availability via existing six-inch main along Templeton Avenue, South Caldwell Street and Lexington Avenue. Sewer system availability is provided via eight-inch mains along Templeton Avenue, South Caldwell Street and Lexington 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.
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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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