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| 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 |

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| STAFF RECOMMENDATION | <p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design.</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 for the area in which the site is located.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is located across South Caldwell Street from Pritchard Memorial Baptist Church and the Dowd YMCA. • The proposed deck will serve both of these institutional uses. • The subject site is also located within a 1/4 mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line. • 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. • 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. |
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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.
 - Eight-foot planting strip and eight-foot sidewalk along South Caldwell.
 - Eight-foot planting strip and six-foot sidewalk along Lexington and Templeton Avenue.
 - Maximum building height of 60 feet and four stories.
 - Building elevations of the proposed parking structure and ground floor active space.
 - Optional provision:
 - To eliminate the non-residential uses along Templeton Avenue. Current standards require a minimum of 50% active uses along the ground floor.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned O-2 (office) and is developed with a surface parking lot.
 - The surrounding properties to the north and east are zoned R-22MF (multi-family residential), O-2 (office) and MUDD-O (mixed use development, optional) and developed with institutional uses (Dowd YMCA and Pritchard Memorial Baptist Church) and general office uses.

- The properties to the south and west are zoned TOD-MO (transit oriented development – mixed-use, optional) and TOD-RO (transit oriented development - residential, optional) and are developed with residential dwelling units or are currently under construction for residential uses.
- See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2015-076 rezoned the parcel northeast of the subject site (Dowd YMCA) to MUDD-O (mixed use development, optional) to allow the expansion of the existing use and structured parking deck with optional provisions related to signage, surface parking and phased development.
 - Rezoning Petition 2014-048 rezoned 2.99 acres south of the site to TOD-MO (transit oriented development - mixed-use, optional) to allow all uses in the district and optional provisions for encroachment into the setback along Lexington Avenue.
- **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 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.

OUTSTANDING ISSUES

Site and Building Design

1. For ground floor active use space, provide a note committing to minimum 20-foot floor to ceiling height and 30-foot depth (distance from front street-facing facade to back of conditioned active use space for non-residential uses).
2. Add a note that active use spaces will be conditioned space and will have all appropriate utilities stubbed in (electric, water, sewer, HVAC, etc.).
3. Add a note that second floor of structured parking will be screened with decorative features and grill work.
4. Provide a note for a minimum square footage of active use space that corresponds to the amount represented in the renderings and elevations.
5. Provide a floor plan showing proposed layout of active use space.
6. Add a note that the proposed walkway through the open space will be a minimum of six feet wide.

7. Along Templeton Avenue elevation add a note to enhance blank wall area to provide visual interest.
 8. Add a note to provide one storefront entrance door on Lexington Avenue.
 9. Add a note that the active space will provide a minimum of five exterior doors on South Caldwell Street elevation. No fewer than two of these doors must be store-front type doors. The remainder may be either storefront or roll-up doors.
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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-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