

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 5.1 acres located on the west side of Old Pineville Road between Yancey Road and Southside Drive. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow the reuse of three existing industrial warehouse buildings with a total of 74,877 square feet near the Scaleybark Station, for all uses allowed in the MUDD (mixed use development) district. Allowed uses in MUDD generally include retail, office, residential, institutional, and eating/drinking/entertainment establishments (EDEE).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	H.L. Bowers Company, Inc., and by Merger, Bowers Fibers Inc. WP Yancey, LLC Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9

STAFF RECOMMENDATION	<p>Staff does not recommend approval of this petition in its current form. Outstanding issues are related to transportation, site design and technical revisions.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Scaleybark Transit Station Area Plan</i> recommendation for low to moderate intensity office, industrial and warehouse-distribution uses.</p> <p><u>Rationale for Recommendation</u> Staff does not recommend the petition in its current form because:</p> <ul style="list-style-type: none"> • The proposed site plan lacks an important street connection. • The area plan recommends a new street connection from Old Pineville Road through the proposed site to Dewitt Lane. • The intent of this connection is to support the City's policy goal of increased connectivity and a denser street network in transit station areas. • The new recommended street alignment depicted in the area plan is not feasible because it traverses existing buildings located on the site which are proposed for re-use. • While the area plan alignment is not feasible, it is possible to incorporate this significant street connection through an area on the site depicted for surface parking. <p>Staff could support approval of the petition if the outstanding issues, including the street connection, are satisfactorily addressed.</p>
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Renovate and repurpose three existing buildings, totaling 74,877 square feet for all uses permitted in the district.
 - Permitted uses in MUDD generally include retail, office, residential, institutional, and eating/drinking/entertainment establishments (EDEE).
 - Building modifications will allow for a new pedestrian plaza and a covered exterior courtyard.
 - An eight-foot planting strip, eight-foot amenity area and eight-foot sidewalk that transitions to an eight foot sidewalk and eight planting strip along Yancey Road.
 - Optional Provisions for the following:
 - Parking and maneuvering between the existing building and street frontages on Yancey Road and Old Pineville Road to accommodate motor court and existing loading space.

- Minor modifications of the proposed streetscape along Yancey Road that may need to be modified once plans are fully developed. Sidewalk deviation will accommodate the existing buildings and possible plaza areas. The adopted area plan calls for an eight-foot planting strip, eight-foot sidewalk, and eight-foot amenity zone for an overall setback of 24 feet from the back of curb.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned I-2 (general industrial) and developed with existing warehouse buildings.
 - There have been several rezonings in the area to support a brewery and future eating/drinking/entertainment establishments (EDEE) including Olde Mecklenburg Brewery, zoned I-2 (TS-O) (general industrial, transit supportive overlay, optional) and an existing warehouse building, zoned MUDD-O (mixed use development, optional) at the intersection of Yancey Road and Southside Drive.
 - The surrounding properties are zoned I-2 (general industrial) and developed with various manufacturing and industrial/warehouse/office buildings.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2016-011 rezoned approximately 1.18 acres located on the southeast corner at the intersection of Yancey Road and Southside Drive from I-2 (general industrial) to MUDD-O (mixed use development, optional) in order to allow the reuse of an existing 17,455-square foot industrial warehouse building for all uses allowed in the MUDD (mixed use development) zoning district.
 - Rezoning petition 2016-102 rezoned approximately 9.52 acres located on the east side of South Tryon Street between Yancey Road and East Peterson Drive from I-2 (general industrial) to I-2 (TS-O) (general industrial, transit supportive, optional) to allow the expansion of the existing uses associated with Olde Mecklenburg Brewery.
- **Public Plans and Policies**
 - The *Scaleybark Transit Station Area Plan* (2008) recommends the continuation of low to moderate intensity office, industrial, and warehouse-distribution uses.
 - The cross section recommended for Yancey Road proposes a 24-foot setback with an eight-foot planting strip, eight-foot amenity zone, and eight-foot sidewalk.
 - The plan recommends a new street connection from Old Pineville Road through the proposed site to Dewitt Lane.
- **TRANSPORTATION CONSIDERATIONS**
 - The *Scaleybark Transit Station Area Plan's* stated transportation goal is to provide new street network connections and improve the pedestrian and bicycle environment. Additional street connections are needed to support high density development desired in the transit station area, to provide additional travel routes for vehicular congestion relief, and block spacing better suited for pedestrian-friendly walking routes.
 - The area plan recommends a public street connecting through this site. Since the petition proposes reuse of existing buildings, it is not possible to implement this specific area plan recommendation. It does appear possible to break the block into two smaller blocks by incorporating a street connection through the area depicted for surface parking. This would support the City's policy goal for block sizes in a transit station area.
 - See Outstanding Issues, Notes 3 and 4.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 400 trips per day (based on 112,317 square feet of warehouse uses).
 - Entitlement: 3,300 trips per day (based on 25,000 square feet of retail uses and 30,000 square feet of office uses with 19,000 square feet unused due to lack of required parking).
 - Proposed Zoning: 5,630 trips per day (based on 74,877 of retail 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 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:** Charlotte Water has water system availability for the rezoning boundary via existing eight-inch water distribution main located on Yancey Road and twelve-inch water distribution main located along Old Pineville Road. Sewer system availability through an existing eight-inch gravity sewer main located along Yancey Road.
- **Engineering and Property Management:** The site shall comply with the requirements of the City of Charlotte Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

1. Provide a detail showing location of requested option to modify and deviate from the required streetscape standards along Yancey Road.
2. Provide a detail of the pedestrian plazas and motor court/drop off.

Transportation

3. Revise the site plan to incorporate a future street alignment section that mimics the intent of the future street alignment between Old Pineville Road and Dewitt Lane as shown in the *Scaleybark Transit Station Area Plan*. Per this area plan, street connections in the transit station area are the highest priority as these connections are needed to support high density development and to provide additional travel routes to relieve vehicular congestion and provide additional pedestrian friendly walking routes. CDOT can work with the petitioner to find an alignment that fulfills the intent of the area plan alignment without affecting the existing buildings that the petitioner proposes to retain and re-use.
4. CDOT is seeking additional information from the petitioner regarding the possible intensity of the site if it were developed under existing conditions.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

5. Show and label required 16-foot setback along Old Pineville Road.
 6. Show and label eight-foot planting strip and eight-foot sidewalk along Old Pineville Road.
 7. Modify building location or list as optional request; existing building at the intersection of Yancey Road and Old Pineville Road appears to encroach into the required setback.
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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 Parks and Recreation Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326