

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-RO (transit oriented development - residential, optional)
LOCATION	Approximately 0.74 acres located on the north 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 18 residential units at a density of 24.3 dwelling units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Barringer Capital, LLC. Barringer Capital, LLC. John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design and requested technical revisions.</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.</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 be redeveloped with a residential transit supportive project. • The site plan supports increased connectivity by providing a new north/south street between Tremont Avenue and the site's northern boundary. • The proposal supports pedestrian and streetscape design by placing usable open space near the front of the site with units designed to front along West Tremont Avenue. • This petition will help support the transition of the area to a more walkable transit district.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Development of 18 residential dwelling units in three buildings.
 - A new Public Street to provide a vehicular connection to the north of the site.
 - 16-foot setback along West Tremont Avenue and new proposed Public Street.
 - Eight-foot planting strip and eight-foot sidewalk along West Tremont Avenue.
 - Proposed Public Street with eight-foot planting strip and five-foot sidewalk along the side of the street where residential units will be built.
 - Eight-foot planting strip and five-foot sidewalk along one side of the proposed Public Street.
 - Building elevations with proposed building materials, such as brick, stucco, aluminum siding, metal awning, railings, and composite siding.
 - Restriction of vinyl as a building material except for window trims, soffits, and hand rails.
 - Proposed open space area along West Tremont Avenue.
 - A woonerf (shared pedestrian and vehicle pathway) style motor court that allows for pedestrian and vehicular traffic that is designed with stamped concrete and is internal to the site.
 - Maximum building height of three stories and 50 feet with possible rooftop terraces.
 - Optional Provisions for the following:
 - Site shall not be required to meet the minimum density and floor area ratio requirements for

TOD-R (transit oriented development, residential) district. The standards require that sites within a ¼ of a transit station area to have a minimum density of 20 units dwelling units per acre.

- Construction of only a portion of the full cross section of the new public street proposed along the eastern edge of the site.
 - Construction of an eight-foot planting strip and five-foot sidewalk for the proposed new public street, instead of the minimum eight-foot planting strip and six-foot side walk.
 - The number of off-street parking spaces allowed on the site may exceed the maximum permitted in the district. The requested district allows for a maximum of 1.6 spaces per residential unit. The site plan is currently providing two spaces per unit.
- **Existing Zoning and Land Use**
 - The subject property is zoned I-2 (general industrial) and developed with industrial warehouse structures.
 - Most of the surrounding properties are zoned I-2 (general industrial), TOD-MO (transit oriented development – mixed-use, optional) and TOD-M (transit oriented development – mixed-use). The properties are developed with warehouse, residential, and office uses.
 - See “Rezoning Map” for existing zoning in the area.
 - **Rezoning History in Area**
 - Petition 2016-067 was approved earlier this year from I-2 (general industrial) to TOD-MO (transit oriented development – mixed-use, optional) to allow the development of 402 multi-family residential units, and 2,500 square feet of non-residential uses just south of the site across West Tremont Avenue.
 - Since the construction of the LYNX Blue Line and the light rail station at the East/West Boulevard Transit 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. 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.
 - **TRANSPORTATION CONSIDERATIONS**
 - The site is along a major collector street, approximately 1,000 feet from South Tryon Street a major thoroughfare to the west and the CATS Blue Line to the east. The current site plan commits to construction of a new local street segment which is a valuable contribution to the development of a more dense transportation network to support the overall intensification of the area as envisioned by the area plan.
 - See Outstanding Issues, Notes 9 and 10.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 85 trips per day (based on 23,687 square feet of warehouse use)
 - Entitlement: 85 trips per day (based on 23,687 square feet of warehouse use)
 - Proposed Zoning: 145 trips per day (based on 18 multi-family dwelling units)

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 development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce one student. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is one student.
 - The proposed development is not projected to increase school utilization (without mobile classroom units) for Barringer Elementary, which is at 97%, Sedgefield Middle, which is at 93%, or Harding University High, which is at 125%.
- **Charlotte-Mecklenburg Storm Water Services:** Compliance with the Post-Construction Stormwater Ordinance addresses concerns related to flooding and surface water impacts and therefore staff has no further comments.
- **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 ISSUES

Site and Building Design

1. Remove Optional Note C-1 on minimum density. The site plan shown already meets the minimum required density for the TOD districts of 15 dwelling units per acre.
2. Remove optional request C-2 from the site plan.
3. Revise Optional Note C-3 to commit to providing pavement design in the woonerf as shown on the site plan, including contrasting colored banding and borders and a contrasting central design feature, similar to what was shown on "Conceptual Site Plan: A" dated 10-24-16 as previously submitted by the petitioner.
4. Modify the site plan to show the woonerf with contrasting concrete banding and borders and a central contrasting design feature, similar to what was shown on "Conceptual Site Plan: A" dated 10-24-16 as previously submitted by the petitioner. The pavement materials may be stamped colored concrete or concrete pavers.
5. Update elevations to correlate with the proposed layout of the site.
6. Modify units three and four to provide a front entrance facing the proposed public street and the proposed internal court yard.
7. Add a note that the open space area depicted on the site plan will be a minimum of 1,500 square feet.
8. Add a note that proposed residential units 10, 11, 12, 15, and 16 will have doorway entrances that face West Tremont Avenue.

Transportation

9. Revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued.
10. Revise the site plan to add a note specifying all transportation improvements will be constructed and approved before the site's first building certificate of occupancy is issued or phased per the site's development plan.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

11. Label eight-foot sidewalk and planting strip along Tremont Avenue on site plan.

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