

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD-O (mixed use development district, optional)
LOCATION	Approximately 2.27 acres located on the north side of Woodward Avenue, between Statesville Avenue and Vanderbilt Road, and south of Carter Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment/reuse of the existing industrial warehouse building, south of the Druid Hills neighborhood, for a brewery, bakery, butcher shop and other uses permitted in the district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	TPM Properties Limited Partnership Heist Brewery Kurt Hogan
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 19.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design, pedestrian facilities and other requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the recommendation in the <i>Statesville Avenue Corridor Area Plan</i> which recommends industrial uses for the subject site. The petition is inconsistent with the plan's recommendation for the realignment and extension of Arden Street through the site to Woodward Avenue.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is located within the Applied Innovation Corridor, an area identified for specific CIP (Community Investment Plan) projects, with the goal of spurring economic development and investment. • This portion of the Applied Innovation Corridor is transitioning from primarily industrial and warehouse uses to a mixture of uses including residential, commercial, adaptive reuse, institutional and recreational uses. • Though the use of optional provisions, the proposal allows a unique opportunity for adaptive reuse of the existing industrial building for pedestrian friendly, neighborhood oriented uses that are more compatible with adjacent residential uses. • In addition, the proposed site plan includes sidewalk connections from Carter Avenue to Woodward Avenue to facilitate pedestrian connections in lieu of the vehicular connection recommended by the area plan that is not longer feasible. This provides area residents with better access to the Mecklenburg County swimming pool facility at the corner of Woodward Avenue and Statesville Avenue.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows a brewery, bakery, butcher shop and other uses allowed in the MUDD (mixed use development) district.
 - Maintains the existing building and proposes the addition of covered and uncovered patios, lawn space, and parking.
 - Specifies that the building is to be renovated and commits to engaging both road frontages with windows, doors and public spaces. Stipulates that clear glass will be utilized on all first floor openings.

- Provides a 41.25-foot wide “Class A” buffer with a fence along the northern property lines abutting the Gables at Druid Hills property.
- Provides vehicular access from Carter Avenue and Woodward Avenue.
- Provides an eight-foot planting strip and six-foot sidewalk along Woodward Avenue.
- Provides a pedestrian connection through the site connecting Carter Avenue to Woodward Avenue.
- Requests the following optional provisions to facilitate the reuse of the building and property:
 - Allow the existing parking to remain between the street and a portion of the building.
 - Allow the existing building to remain within the setback of Carter Avenue.
- **Existing Zoning and Land Use**
 - The site is developed with a warehouse/industrial building constructed in 1954 in I-2 (general industrial) zoning.
 - North of the site, fronting Kohler Avenue, is the Gables at Druid Hills multi-family site in B-2 (general business) zoning and fronting Carter Avenue are single family homes in R-5 (single family) residential zoning.
 - East of the site is an automotive mechanic use in I-2 (general industrial) zoning.
 - Across Woodward, south of the site is property that was once home to a Ford factory and munitions plant, in I-2 (general industrial) zoning with light industrial uses on approximately 70 acres.
 - Abutting the site to the west is property zoned NS (neighborhood services) for a Mecklenburg County swimming pool facility currently under construction.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2015-042 rezoned property located at the corner of Statesville Avenue and Woodward Avenue to from NS (neighborhood services) and I-2 (general industrial) to NS (neighborhood services) and NS SPA (neighborhood services, site plan amendment) to allow the development of a Mecklenburg County swimming pool facility.
 - Across Statesville Avenue is the Brightwalk community which has undergone a number of rezonings, most recently 2014-046 to facilitate various portions of the large, phased development.
 - Petition 2014-068 rezoned property south of the site, north of Dalton Avenue, between Statesville Avenue and North Graham Street from I-2 (general industrial) to MUDD-O (mixed use development district, optional) to allow the development of the City of Charlotte Joint Communications Center and other uses permitted in the MUDD (mixed use development) district.
- **Public Plans and Policies**
 - The *Statesville Avenue Corridor Area Plan* (2001) recommends industrial uses for the subject site.
 - The plan also recommends a realignment and extension of Arden Street to Carter Avenue and ultimately to Woodward Avenue. The recommended alignment would be through the subject property.
 - This site is within the Applied Innovation Corridor (Community Investment Plan) study area. The nearest potential project is the Woodward Avenue/24th Street realignment project (currently unfunded).
- **TRANSPORTATION CONSIDERATIONS**
 - This site is located on a major collector street (Woodard Ave.) across the street from the proposed Camp North End (ATCO) project; therefore good pedestrian connectivity is important for the subject petition and surrounding area. This rezoning project has revised their site plan to include an 8’ planting strip and 6’ sidewalks along their Woodard St. frontage.
 - See Outstanding Issues, Notes 4-7.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 80 trips per day (based on 22,620-square foot warehouse).
 - Entitlement: 120 trips per day (based on 34,000-square foot warehouse).
 - Proposed Zoning: 1320 trips per day (based on 13,634 square feet of warehouse, 767 square feet of office and 7,296 square feet of retail).

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:** 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 an existing two-inch water distribution main located along Carter Avenue and an existing six-inch water distribution main located along Woodward Avenue. Charlotte Water has sanitary sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located along Carter Avenue, Woodward Avenue, and through the site.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUES

Site and Building Design

1. Provide vertical architectural elements and/or articulation along the entirety of the proposed retaining wall along Woodward Avenue to break up expanses longer than 20 feet.
2. Amend the site plan to ensure the pedestrian connection between Carter Avenue and Woodward Avenue is ADA accessible through the site.
3. Provide an eight-foot planting strip and six-foot along Carter Avenue from the driveway to the eastern property edge. In the area where the building directly abuts Carter Avenue provide hardscape rather than a sidewalk and planting strip between the curb and building façade. Trees in this location may be placed in tree wells.

Transportation

4. Revise the site plan to construct the following pedestrian/bike connections within a proposed public sidewalk utility easements (SUE) and/or existing public right-of-way:
 - A ten-foot “ADA accessible” multi-use path directly connecting Woodard Avenue through the site to Carter Avenue. (i.e. no stairs).
 - An eight-foot planting strip and ten-foot multi-use path along the site’s northern property frontage, west of the driveway, and connecting Carter Avenue to Mecklenburg County’s new community pool site located in the northeast quadrant of Statesville Avenue and Woodard Avenue (upon approval by Mecklenburg County).
 - A six-foot sidewalk connection to the existing six-foot sidewalk along parcel 07904401 (Gables at Druid Hills) eastern property line to provide for a continuous pedestrian path between Woodard Avenue and Kohler Avenue (upon approval by parcel 07904401 property owner).
5. Revise the site plan and add a conditional note to prohibit site deliveries using Carter Avenue, a local residential street.
6. Revise the site plan to label and add a conditional note specifying dedication and fee simple conveyance of 14-feet of right-of-way to the City along the site’s Woodard frontage as measured from the street’s existing back of curb before the site’s first building certificate of occupancy is issued.
7. Revise the site plan to add a conditional note specifying all transportation improvements will be approved and constructed before the site’s first building certificate of occupancy is issued or phased per the site’s development plan.
8. Add a note that sidewalks requested under Outstanding Issue 4 will be publically accessible.

REQUESTED TECHNICAL REVISIONS

Land Use

9. Amend the proposed use in the development data table and “Note 3: Permitted Use” to say: “All uses permitted and with prescribed conditions in MUDD excluding automotive service stations and pet services outdoor.”

Site and Building Design

10. Add an optional provision to not require the building and streetscape design standards in Section 9.8506 2(a),(d)-(j) of the MUDD (mixed use development district) as the existing building is to remain.
11. Move the note regarding fenestration through vision glass, doors or active outdoor spaces from the separate box to the Architectural standards section of the notes.
12. Add a note under “Lighting” to limit the height of free standing lighting to a maximum of 21 feet.

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 Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Transportation Review

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