

REQUEST	Current Zoning: 1-2 (general industrial) Proposed Zoning: MUDD-O (mixed use development, optional), five-year vested rights
LOCATION	Approximately 10.04 acres at the northwest corner at the intersection of Wilkinson Boulevard and Suttle Avenue. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow up to 354 multi-family residential units on an infill site in the Bryant Park area located north of Wilkinson Boulevard and west of Interstate 77.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Suttle Avenue LLC c/o Merrifield Patrick Alliance Residential Company Collin Brown and Bailey Patrick, Jr.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and urban design.</p> <p><u>Plan Consistency</u> The petition is consistent with the adopted future land use for a mix of residential, office, and retail for this site and the surrounding area, per the <i>Bryant Park Land Use and Streetscape Plan</i>.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is located on the former Radiator Specialty industrial property. • The <i>Bryant Park Land Use & Streetscape Plan</i> called for the former and mostly vacant industrial site, which includes the subject property, to be redeveloped with a mix of uses to include office, multi-family and retail. • The addition of multi-family development on this site will begin to create the mix of uses recommended by the area plan and will complement the County owned office building across Suttle Avenue and the charter school located north of the site. • The proposed development will also help to implement the desired vehicular and pedestrian connectivity for the larger area by providing segments of two new streets and locating buildings close to the sidewalk to support walkability.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows up to 350 multi-family residential units at a density of 34.86 dwelling units per acre with clubhouse and pool amenities.
 - A maximum building height of 75 feet and a maximum number of five stories.
 - Proposes the following optional provisions:
 - To allow for the use of a “green screen” to meet the screening requirements of the Ordinance as alternative screening between surface parking and Public Street 2 (detail of green screen provided on site plan).
 - To allow total signage located on any building wall of a structure not to exceed 10% of the building wall area to which the sign is attached for a maximum of 200 square feet.
 - To allow a ground mounted or monument sign and such sign shall have a maximum height of five (5) feet and a maximum face area of fifty (50) square feet.
 - Creates an internal vehicular system with two public streets (with angled and parallel parking) that will connect to Suttle Avenue and Wilkinson Boulevard. Proposed streets will also have a future stub to the north and will accommodate a future street connection to the west.
 - Commits to the following Architectural Standards:

- All principal buildings abutting a network required public or private street will comprise a minimum of 20% of the building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material.
- Prohibits vinyl siding (but not vinyl hand rails) and concrete masonry units not architecturally finished.
- Proposes buildings will front a minimum of 50% of street frontage.
- Prohibits locating parking lots between any building and street.
- Requires buildings exceeding 120 feet in length to include modulations of the building massing/façade plan (such as recesses, projections, and architectural details).
- Provides for incorporation of architectural façade features; recognizable architectural base on all facades facing network required public or private streets; prohibition of expanses of blank walls greater than 20 feet; and roof form and articulation.
- Limits the height of ground-mounted lighting fixtures to 25 feet in height.
- **Existing Zoning and Land Use**
 - The site is currently vacant and surrounded by a mix of institutional, office/warehouse, and residential uses and vacant land.
 - North of the site are vacant land, office, office/warehouse uses, a park, and multi-family residential development zoned O-1 (office), MUDD-O (mixed use development, optional), I-1 (light industrial), and I-2 (general industrial).
 - To the east are institutional and office uses, and vacant land zoned MUDD (mixed use development), B-1 PED (neighborhood business, pedestrian overlay), and I-1 PED (light industrial, pedestrian overlay).
 - To the south of the site are single family residential neighborhoods, office/warehouse and retail uses, and vacant land zoned R-4 (single family residential), R-8 (single family residential), I-1 (light industrial) and I-2 (general industrial).
 - To the west are single family residential homes, townhomes, office/warehouse and retail uses, and vacant land zoned R-5 (single family residential), R-8 (single family residential), R-22MF (multi-family residential), MUDD-O (mixed use development, optional), O-2 (office), B-1 (neighborhood business), I-1 (light industrial), and I-2 (general industrial).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2017-034 (pending) proposes to rezone approximately 1.60 acres located on the west side of Suttle Avenue between Wilkinson Boulevard and Isom Street from O-1 (office) to MUDD(CD) (mixed use development, conditional), with five-year vested rights, to allow up to 26 townhouse units at a density of 16.25 units per acre. This site directly abuts petition 2017-032 to the north.
 - Petition 2017-014 rezoned approximately 17.57 acres located south of the Southern Railway and on the northeast corner at the intersection of Parker Drive and Berryhill Road from R-4 (single family residential) and I-1 (light industrial) to MUDD-O (mixed use development, optional) to allow the development of a 55,000-square foot indoor/outdoor pet services facility and an eating/drinking/entertainment establishment on a vacant lot.
 - Rezoning petition 2013-045 rezoned approximately 21.55 acres located on the north side of Wilkinson Boulevard along both the east and west sides of Suttle Avenue from I-2 (general industrial) to MUDD (mixed use development district) and O-1 (office) to allow all uses within the MUDD zoning district on an 18.97-acre portion and all uses allowed within the O-1 zoning district on an 2.58-acre portion of the parcel.
 - Petition 2013-035 rezoned approximately 0.494 acres located on the southwest corner at the intersection of West Morehead Street, Freedom Drive and Walnut Avenue from B-1 PED (neighborhood business, pedestrian overlay) to B-1 PED-O (neighborhood business, pedestrian overlay, optional) to allow the reuse of an existing building for uses allowed in the underlying B-1 (neighborhood business) zoning district. Various optional provisions to the pedestrian overlay district were requested due to existing conditions on the site and to allow for a drive-through service window associated with a restaurant.
 - Petition 2012-006 approved a MUDD-O (mixed use development, optional) site plan amendment on approximately 5.75 acres located on the north side of Millerton Avenue near the intersection of West Morehead Street, allowing the increase in the number of residential buildings while maintaining the same number of residential units at 270.
- **Public Plans and Policies**
 - The adopted future land use for this site is for a mixture of residential/office/retail uses as per the *Bryant Park Land Use & Streetscape Plan* (2007). The mixture may include either mixed use in individual buildings or single use buildings mixed on larger site.
 - The plan included a potential development scenario for the Radiator Specialty site which

illustrated new medium intensity office and residential development along Wilkinson Boulevard, which would be designed to be part of a larger pedestrian-friendly, urban district.

- **TRANSPORTATION CONSIDERATIONS**

- This site is located at the unsignalized intersection of a Class III major thoroughfare and a local street. The current site plan commits to construction of a local street network as envisioned by the area plan.
- See Outstanding Issues, Notes 1 through 4.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 360 trips per day (based on 100,000 square feet of warehouse use).
 - Proposed Zoning: 2250 trips per day (based on site plan-350 multi-family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** Developer must comply with the City's Housing Policies if seeking public funding.
 - **Charlotte-Douglas International Airport:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce 158 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 158 students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Ashley Park PreK-8 from 132% to 150%
 - Ashley Park PreK-8 from 132% to 143%
 - West Charlotte High from 96% to 97%.
- The additional projected students at Ashley Park will result in overutilization that surpasses the capacity of the site. Additional mobile units will be required. Boundary changes may be needed to accommodate the anticipated student growth.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Suttle Avenue and a six-inch water distribution main located along Wilkinson Avenue. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located along Suttle Avenue and Wilkinson Boulevard. There is also availability via an existing eight-inch gravity sewer main located in the northern portion of parcel 067-02-116.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** The proposed development will result in residential development adjacent to property zoned for industrial use (I-1 or I-2). Many industrial uses can be considered incompatible with residential uses due to regulated air emissions and other common features of industrial uses such as odors, dust, noise, and truck traffic. MCAQ recommends that Planning determine this rezoning request constitutes an incompatible land use because the requested rezoning will result in residential development in close proximity to industrial use.

(Planning Response: The referenced property that is zoned for industrial use is currently vacant, and the adopted area plan recommends a mixture of office, residential and retail uses for the area between Wilkinson Boulevard and Morehead Street. However, if the referenced properties are developed with industrial uses, the new industrial development will be required to provide buffers to protect abutting residential properties.)

- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Transportation

1. The petitioner is requested to revise the site plan to show cross section A-A to have a 10-foot travel lane and 14-foot travel lane. Reduce parallel parking width to five feet.

2. The petitioner is requested to revise the Morton Street extension right-of-way note to say: "Reserve portion of right-of-way to be dedicated at time of construction of Morton Street extension".
3. The petitioner should 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. CDOT requests right-of-way set at two feet behind back of sidewalk.
4. The petitioner should revise the site plan to add a 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.

Site and Building Design

5. Add sidewalk extensions on Public Street 2 where they are absent.
 6. Add sidewalk extensions on Public Street 1 like the opposite side of the street.
 7. Development Note VI.c.4. indicates driveways intended to serve single units shall be prohibited on all network required streets. The proposal is to allow multifamily buildings.
 8. Limit height of freestanding lighting to 21 or 26 feet per industry standards.
 9. Limit the number of signs to one per street frontage.
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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-Douglas International Airport
 - 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

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