

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional) with five-year vested rights
LOCATION	Approximately 3.53 acres located at the northeast intersection of South Tryon Street and Winona Street and east of Winnifred Street (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of a full block of single story commercial buildings and surface parking for all uses in the TOD-M (transit oriented development – mixed-use district).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Beacon Partners Beacon Partners Collin Brown, K&L Gates LLP
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site and building 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, with the greatest intensity of development within ¼ mile of the Bland Street transit station.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is within a ¼ walk of the Bland Street Transit Station on the LYNX Blue Line, and the proposal allows a site previously used for industrial/warehouse purposes to convert to transit supportive land uses appropriate for this location. • The 170-foot building height optional request is 50 feet greater in height than what is allowed by the ordinance standards. • However, the extra height request is proposed on the side of the building that is furthest away from the Wilmore Neighborhood; and the additional height will not have a negative impact on the Wilmore neighborhood, which is separated from this site by commercial development. • In addition, the petition includes a central plaza which will be accessible from South Tryon Street; ground floor active uses on South Tryon Street, Winona Street and West Bland Street; and sidewalk/streetscape improvements on all streets. Together, these improvements will significantly enhance the pedestrian environment for the subject site.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Multi-story building with commercial ground floor and residential uses and structured parking wrapped with residential units.
 - A 16-foot setback from curb line along South Tryon Street, Winnifred Street, West Bland Street, South Tryon Street, and Winona Street including eight-foot sidewalk and trees in grates.
 - New streetscape improvements on all adjacent streets, including on-street parking on South Tryon Street, West Bland Street, and Winona Street.
 - 7,000 square foot plaza area with pedestrian path and entrances that open onto the plaza from the proposed building.
 - Building elevations of the proposed structures are provided.

- Provides the following architectural treatments:
 - Building materials will be a combination of portions of the following: a minimum of 20 percent of the building abutting a street will include brick, glass, natural stone, synthetic stone, stucco, or other material approved by the Planning Director. Vinyl or concrete masonry may only be used on windows, garage doors, soffits, trim and handrails/railings.
 - Buildings exceeding 120 feet in length shall include modulations of building massing/facade (such as recesses, projections, and architectural details). Modulations shall be a minimum of ten feet wide and project or recess a minimum of two feet extending through at least a full floor.
 - Elevations shall be designed with vertical bays or articulated facade features which may include exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - Active ground floor uses shall occupy 50 percent of the site's linear frontage.
 - 75 percent of all parking structures shall be screened from public streets at the pedestrian level or street level by active uses.
- Optional provisions for the following allowances:
 - Additional building height in excess of the TOD (transit oriented development) height plane. The primary building component will be approximately 170 feet tall and the allowable TOD height for this property is 124 feet due to the proximity of single family zoning along West Summit Avenue in the nearby Wilmore neighborhood. This represents a height optional request of 46 feet.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned I-2 (general industrial) and developed with industrial warehouse buildings.
 - Surrounding properties are zoned a mixture of NS (neighborhood services), TOD-M (transit oriented development – mixed-use), TOD-MO (transit oriented development – mixed-use, optional), MUDD (mixed use development), and I-2 (general industrial). Some of these properties have converted to primarily residential transit oriented development, while other properties remain developed with commercial and industrial land uses.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2015-126 rezoned 2.3 acres south of the site along South Tryon Street to TOD-MO (transit oriented development – mixed use, optional), to allow the development of a 156 foot high, 285,000 square foot office building.
 - There have been numerous other rezonings to TOD-M (transit oriented development – mixed-use) and TOD-MO (transit oriented development – mixed-use, optional), and MUDD (mixed use development) in the area to support transit supportive uses.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is bordered by a major thoroughfare, major collector and two local streets. The proposed mixed use development will likely increase pedestrian and vehicular traffic. The current site plan improves the bordering streets per area plan recommendations. CDOT continues to request adjustment of site's building envelope on Bland Street at South Tryon Street edge to accommodate future left turn lane by others.
 - See Outstanding Issues, Note 7 and
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 400 trips per day (based on 43,730 square feet of warehouse/office uses).
 - Entitlement: 400 trips per day (based on 43,730 square feet of warehouse/office uses).
 - Proposed Zoning: Allows for a wide variety of uses.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See outstanding issue number 8.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The requested district allows a variety of uses; therefore, the

impact on local schools cannot be determined.

- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water distribution main located along Winnifred Street and Winona Street; an existing eight-inch water main located along West Bland Street; and a 12-inch water distribution main along South Tryon Street. Sewer system availability is via an existing eight-inch gravity sewer main located along South Tryon Street, West Bland Street, Winona Street, and Winnifred Street.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right of way of North Tryon Street without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Laurie Reid (704-336-5753) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right of way once plans have been approved by the City.
 - No trees can be removed from or planted in the right of way of Winnifred Street, W. Summit Avenue, or W. Bland Street without permission of the City Arborist's office.
 - The petitioner must submit a tree survey for all trees two inches or larger located in the rights-of-way and all trees eight inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** 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. Provide cross-section of the proposed streetscape along Winnifred Street.
2. Clarify height of residential units, and provide elevations of proposed units along Winnifred Street.
3. Annotate building materials on the proposed site plan.
4. Show and label the proposed future back-of-curb along all public streets. All setbacks should be measured from the future back-of-curb.
5. Show and label the centerline of the public street and show the proposed setbacks.
6. Add a note that active ground floor uses will cover 80 percent of the building frontages.

Transportation

7. The proposed zoning district has a setback measured from an existing or proposed future curbline. The location of the future back of curb on Bland Street should account for a south bound left turn lane (100 feet of storage and 100-foot taper). CDOT is requesting a commitment that the building edge will be located so that it is not in conflict with the future configuration, not for the project to construct the turn lane.
8. The petitioner is requested to provide and construct a new waiting pad along the site's frontage on South Tryon Street for a relocated bus stop.

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 Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review

- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Solomon Fortune (704) 336-8326