
REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)
LOCATION	Approximately 0.80 acres located at the northeast intersection of East Park Avenue and Camden Road, between South Tryon Street and South Boulevard. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow the reuse of 14,381 square feet in two existing buildings for all non-residential uses in the TOD-M (transit oriented development – mixed-use) district.
PROPERTY OWNER	AP 1515 Camden Road, LLC
PETITIONER	Asana Partners, LP
AGENT/REPRESENTATIVE	Keith MacVean & Jeff Brown / Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none">• The Zoning Committee found this petition to be consistent with the <i>South End Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The plan recommends mixed use transit supportive development for the site.• Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The subject site is located on Camden Road in South End, within ¼ mile walk of the Bland Street Transit Station on the LYNX Blue Line; and• The petition proposes to maintain and renovate two existing low scale commercial structures and allow them to be occupied by any use allowed in the TOD-M (transit oriented development – mixed-use) district; and• A third structure will be demolished to allow expansion of an existing parking area located between the two buildings to be retained. The existing driveway serving the parking area will be maintained and improved to minimize interruption to the sidewalk system; and• The requested optional provisions related to parking, screening, streetscape and setback are needed due to the small and shallow lots that are included in this petition; and• The petition will enhance the site by eliminating the existing parking located near the corner of Park Avenue and Camden Road, and will improve this part of the site with a public urban open space and outdoor dining for the adjacent building. This open space is small but in a prominent location long identified and desired by local community groups for an open space which will support the urban pedestrian environment; and• The petition will also enhance the pedestrian environment along the rail corridor by widening the abutting eight-foot rail trail to 12 feet where feasible;

By a 7-0 vote of the Zoning Committee (motion by Sullivan seconded by Spencer).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 1. Optional request "i" to allow murals and artwork placed on walls not to be considered signage has been removed. 2. A minimum open space area to be 1,000 square feet open to the general public will be provided. 3. A note has been added that a portion of the rail trail will be upgraded with additional four feet of pavement. 4. A note and detail has been provided that a portion of Camden Road will be improved to a festival type street. 5. An optional request for a minimum 12 parking spaces to meet the required parking per code has been added. <p><u>Transportation</u></p> <ol style="list-style-type: none"> 6. A note has been added that a sidewalk easement will be provided for any portion of sidewalk that falls outside of the right-of-way.
VOTE	<p>Motion/Second: Fryday / Sullivan</p> <p>Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan</p> <p>Nays: None</p> <p>Absent: None</p> <p>Recused: None</p>
ZONING COMMITTEE DISCUSSION	<p>Staff reviewed the petition and noted that all the outstanding issues had been addressed. Staff also stated that this petition is consistent with the <i>South End Transit Station Area Plan</i>. There was no further discussion of this petition.</p>
STAFF OPINION	<p>Staff agrees with the recommendation of the Zoning Committee.</p>

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Permitted uses include all non-residential uses allowed in the TOD (transit oriented development) district. Uses allowed in the TOD-M district include office, retail, eating/drinking/entertainment establishments and civic uses.
- The two existing four-sided buildings will be retained.
- A 10-foot setback from curb line will be provided along Camden Road, and will be improved with trees in grates.
- Proposed minimum 1,000-square foot urban open space which may contain a mobile food unit.
- Detached lighting will be limited to 16 feet in height.
- Non-residential uses shall have a minimum 60 percent transparent glass located between two feet and 10 feet on the first floor.
- Additional four feet of sidewalk will be added to the existing rail trail where feasible along the rail frontage.
- Camden Road will be improved to a festival type street.
- Optional provisions for the following allowances:
 - To allow the minimum 12 parking spaces to meet the parking requirements for the site. The district normally requires 1 space per 150 square feet within 800 feet of a single family zoning district.
 - Not to require additional new parking spaces for eating/drinking entertainment establishments.
 - To allow new and existing parking to meet a 10-foot setback along Camden Road, instead of the required 24 feet.
 - To allow more than 35 percent of the Camden Road street frontage to be occupied by parking spaces located to the side of existing buildings.
 - To not require the installation of the required streetscape improvements along Camden Road when existing parking is removed to create the urban open space and outdoor dining areas and when a portion of one of the existing buildings is removed to provide additional

parking.

- **Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends transit supportive development for the subject site and surrounding properties.

- **TRANSPORTATION CONSIDERATIONS**

- The site is on a major collector between a signalized intersection with a major thoroughfare and a stop controlled intersection with a major collector and a Blue Line at-grade crossing. The current site plan commits to improving the rail trail, a portion of the sidewalk on Camden Road, and the curb return at Camden Road and Park Avenue. The proposed Camden Road site frontage is adequate.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1,930 trips per day (14,381 square feet of retail).

Entitlement: 40 trips per day (11,940 square feet of warehouse).

Proposed Zoning: Allows a wide variety of uses.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood 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 Water:** The site has water system availability for the rezoning boundary via existing 12-inch water mains located along Camden Road and East Park Avenue. The proposed rezoning is located in an area that Charlotte Water has been determined to have limited sanitary sewer system capacity.
- **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **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.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - 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