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| 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 PETITIONER AGENT/REPRESENTATIVE | AP 1515 Camden Road, LLC Asana Partners, LP 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 |

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| STAFF RECOMMENDATION | <p>Staff recommends approval of this petition upon resolution of outstanding issues related to building and site 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.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is located on Camden Road in South End, within a ¼ mile walk of the Bland Street Transit Station on the LYNX Blue Line. • 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. • 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. • 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. • 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. • 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. |
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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.
- Optional provisions for the following allowances:
 - To allow the minimum 15 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 existing and new parking to use a "green screen" to screen the parking from the rail trail.
 - 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.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned I-2 (general industrial) and developed with commercial structures.
 - The properties to the north and west are zoned TOD-M (transit oriented development – mixed-use) and TOD-MO (transit oriented development- mixed-use, optional) and developed with commercial structures or vacant.
 - The properties to the south and west are zoned MUDD (mixed use development), MUDD (CD) (mixed use development, conditional), B-1 (neighborhood business) and B-2 (general business) and developed with residential, office, retail and industrial structures.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2015-128 just west of the site was rezoned to TOD-MO (transit oriented development - mixed-use, optional) to allow the development of 285,000 square feet for TOD-M uses.
 - Since the construction of the LYNX Blue Line and the Bland Street Light Rail Station, there have been a number of other rezonings to conventional TOD-M (transit oriented development – mixed-use) and TOD-MO (transit oriented development- mixed-use, optional) in the area where this site is located. These rezonings have supported the transition of the area from a primarily industrial district to a walkable transit supportive district.
- **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 however CDOT would prefer that the petitioner commit to building the festival street, with depressed curb and 16-foot sidewalk, to match the approved cross section across the street (Rezoning 2015-128) when existing buildings to remain are demolished.
 - See Outstanding Issues, Note 3.
 - **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 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 main 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:** Trees cannot be removed from or planted in the right-of-way of all City of Charlotte maintained streets without approval. Contact Laurie Reid at the City Arborist's office to discuss trees species to be planted in the right of way on a City of Charlotte maintained street.
 - **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 Park and Recreation Department:** No issues.

OUTSTANDING ISSUESSite and Building Design

1. Remove optional request "i" to allow murals and artwork placed on walls not to be considered signage from the plan.
2. Adjust the minimum open space area to be 1,300 square feet.

Transportation

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 where feasible.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System
 - Charlotte Department of Housing and Neighborhood 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 Park and Recreation Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326