



Zoning Committee

REQUEST

Current Zoning: O-2 (office), B-2 (general business), and NS (neighborhood services)
Proposed Zoning: MUDD-O (mixed-use development, optional) five-year vested rights

LOCATION

Approximately 1.76 acres located on the southeast side of Charlottetowne Avenue, between Elizabeth Avenue and East 5th Street.
(Council District 1 - Egleston)

PETITIONER

Central Piedmont Community College

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Elizabeth Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends a mix of office, residential, and retail uses.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed development is located in the commercial core of the plan area and is adjacent to the LYNX Gold Line; and
- The proposed rezoning will allow for more intensive use of the site for an existing institutional uses; and
- The petition will provide active ground floor uses and orientation to primary streets, Charlottetowne and Elizabeth Avenues; and
- The petition also provides architectural design commitments for the ground floor, street facing facades that encourage pedestrian activity and complement the pedestrian environment; and
- The petition will provide urban open space between the two proposed buildings; and
- The petition will remove surface parking along Charlottetowne Avenue and utilize parking structures throughout campus to eliminate the need for parking on site.

Motion/Second: McClung / Nelson
 Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan
 Nays: None
 Absent: McMillan
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Staff also noted that the outstanding issues from the public hearing had been addressed. As part of the discussion staff clarified the note for the allowed uses on the site.

One Commissioner had a question about overlapping transportation improvements in the area from proposed developments and how does staff handle them. Staff stated that each development is reviewed individual to assess the necessary traffic improvements. If the improvements overlap, the developers for each development will coordinate the timing of the improvements.

Another Commissioner had a question about the parking required for the new buildings. Staff replied that the parking would be verified during the permitting process for the each building . The MUDD district allows for parking within 1600 feet and the existing parking structures on campus could be used to meet the parking requirements for the proposed buildings.

A Commissioner noted that there were questions about the type of uses that would be allowed. He wanted to make sure that the notes regarding the uses is clear so that an office or retail use could not develop on the site without the community college. Staff responded that the note is clear that the use is for the community college and other retail or offices (such as a restaurant or coffee shop) would be allowed only as a part of the community college campus and not free standing.

A question was asked about whether the request to eliminate the right-of-way dedication for the planting strip along Elizabeth Avenue was temporary or permanent. Staff noted that was permanent and that there was already enough right-of-way for the streetcar project.

There was no further discussion of this petition.

Planner

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