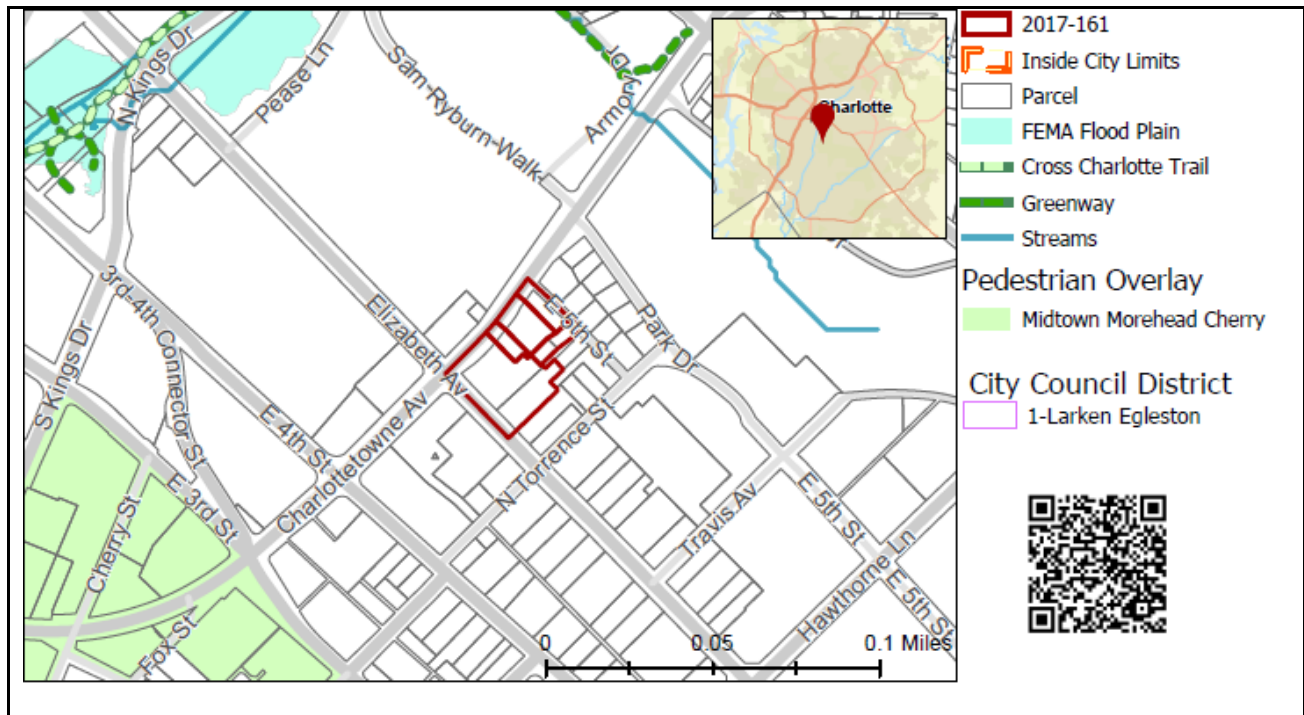


**REQUEST** Current Zoning: O-2 (office), B-2 (general business), NS (neighborhood services)  
Proposed Zoning: MUDD-O (mixed use development, optional) five-year vested rights

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



**SUMMARY OF PETITION** The petition proposes to allow the development of 250,000 square feet for two buildings for all uses in MUDD (mixed use development) except for residential uses.

**PROPERTY OWNER** Various  
**PETITIONER** Central Piedmont Community College  
**AGENT/REPRESENTATIVE** Susanne Todd/ Johnston, Allison & Hord, P.A.

**COMMUNITY MEETING** Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 6

**STAFF RECOMMENDATION** Staff recommends approval of this petition.

Plan Consistency  
The petition is inconsistent with the *Elizabeth Area Plan* recommendation for residential, office and retail uses on the subject parcel.

Rationale for Recommendation

- The proposed development is located in the commercial core of the plan area and is adjacent to the LYNX Gold Line.
- The proposed rezoning will allow for more intensive use of the site for an existing institutional use.
- The petition will provide active ground floor uses and orientation to primary streets, Charlottetowne and Elizabeth Avenues.

- The petition also provides architectural design commitments for the ground floor, street facing facades that encourage pedestrian activity and complement the pedestrian environment.
- The petition will provide urban open space between the two proposed buildings.
- The petition will remove surface parking along Charlottetowne Avenue and utilize parking structures throughout campus to eliminate the need for parking on site.

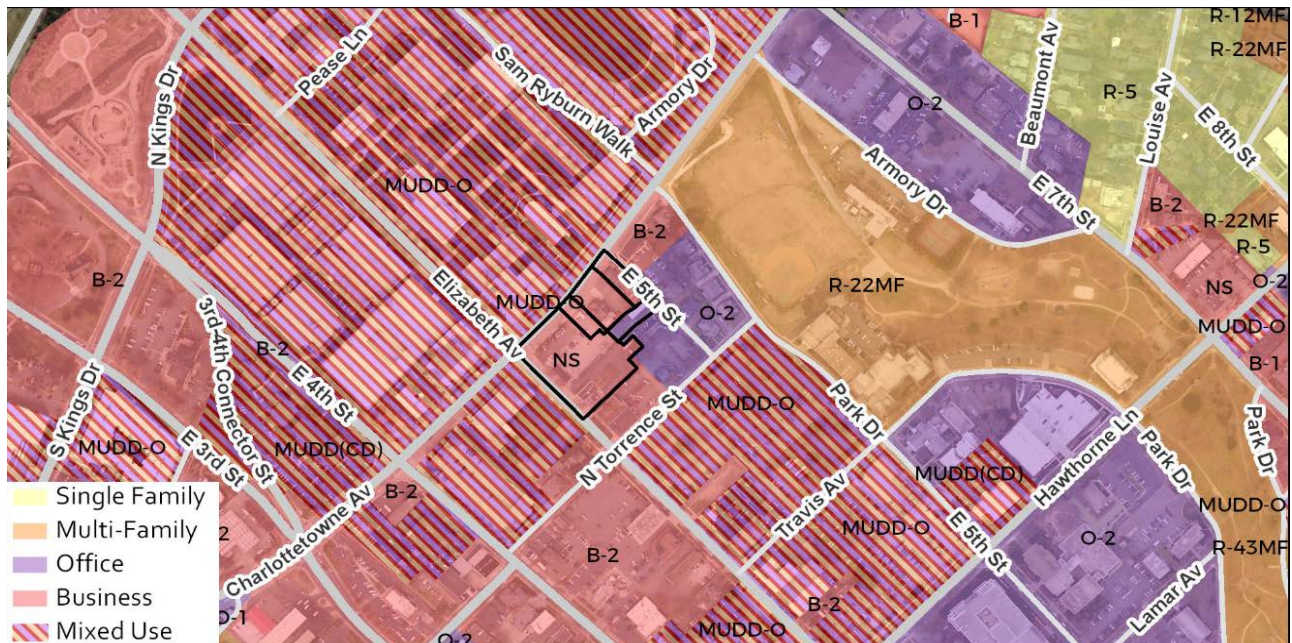
**PLANNING STAFF REVIEW**

**Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the development of two buildings with up to 250,000 square feet for institutional campus and MUDD uses.
- Eight-foot planting strip and 12-foot sidewalk along Charlottetown Avenue.
- Eight-foot planting strip and eight-foot sidewalk along East Fifth Street.
- Fifteen-foot sidewalk with trees in grates along Elizabeth Avenue.
- Maximum height of the proposed structures 100 feet.
- Building elevations with proposed materials to be brick veneer and pre-cast stone, and additional buildings will be compatible with existing buildings on the central campus. Prohibition against the use of vinyl or sheet metal as building materials except for housing of mechanical equipment on the roof of the proposed structure.
- Example materials and architectural elements have been included for Building 2.
- Pedestrian improvements at the intersection of Elizabeth Avenue and Charlottetown Avenue.
- Optional Provisions for the following:
  - To allow a 15 foot setback along Elizabeth Avenue which will include a 15 foot sidewalk and trees in planters or grates.
  - To allow temporary buildings and storage use in conjunction with the construction of six different buildings located on the Central Campus.
  - To eliminate the requirement for additional dedication of right-of-way for the nine-foot planting strip along Elizabeth Avenue.

**Existing Zoning and Land Use**

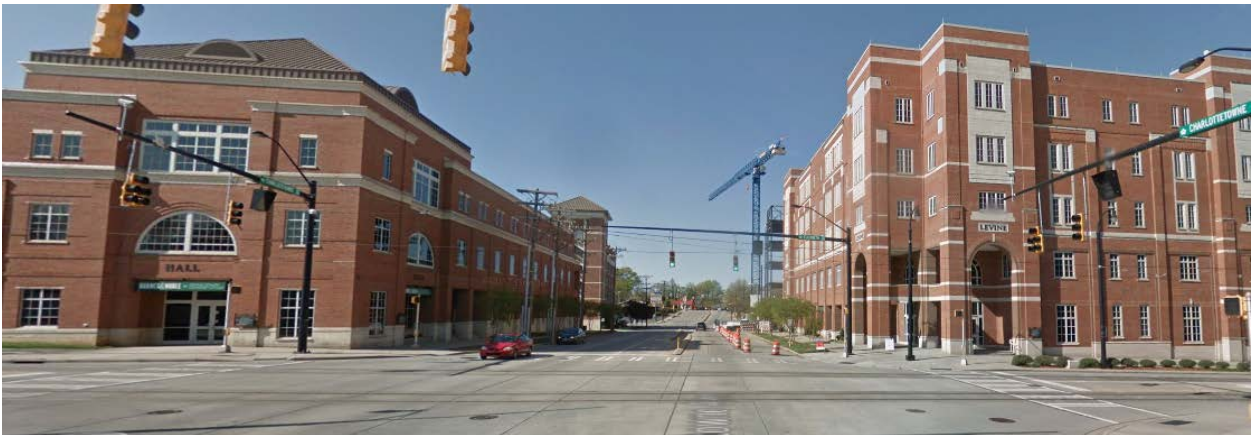


- A portion of the subject site was rezoned by petition 1997-086 to NS (neighborhood services) to allow the re-use and expansion of several buildings on the site with a total square footage of 19,000 square feet.
- The subject site is zoned O-2 (office), B-2 (general business), and NS (neighborhood services), and is developed with existing office and retail structures or vacant. The surrounding properties are zoned B-2 (general business), O-2 (office), and MUDD-O (mixed

use development, optional) and developed with Institutional campus buildings (CPCC), and with various retail and office buildings.



The existing site is developed with retail and office buildings or vacant

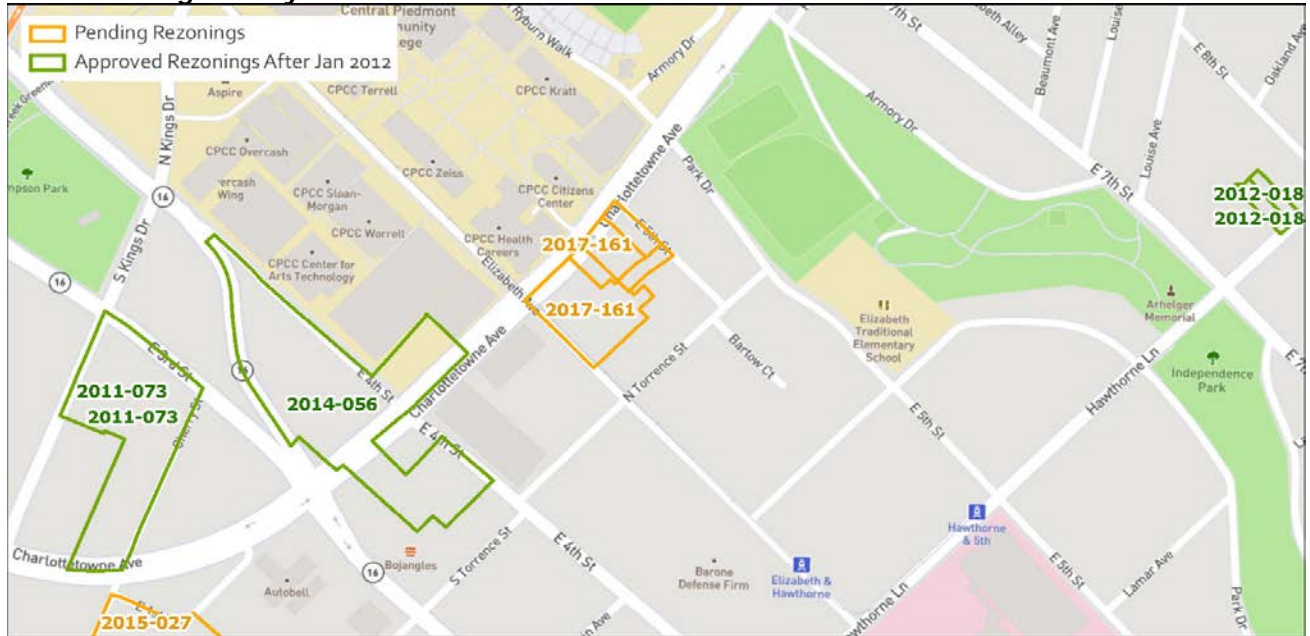


Across Charlottetown Avenue is the CPCC midtown campus.



The surrounding properties are developed with institutional campus buildings (CPCC), and with various retail and office buildings.

**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-056	Rezoned 4.19 acres to MUDD-O (mixed use development, optional) five-year vested rights to allow the development of 909,000 square feet for institutional campus (CPCC).	Approved
2011-073	Rezoned 2.81 acres to MUDD-O (mixed use development, optional) to allow all uses in MUDD with a maximum height of 100 feet.	Approved

**Public Plans and Policies**



- The *Elizabeth Area Plan* (2011) recommends a mix of office, residential, and retail uses.

**TRANSPORTATION CONSIDERATIONS**

- The site is at the signalized intersection of Elizabeth Avenue (major thoroughfare) and Charlottetowne Avenue (minor thoroughfare). The site is located in a corridor inside Route 4 and is within the study boundaries of the *Elizabeth Area Plan*. Elizabeth Avenue carries the City Lynx Gold line streetcar and is signed Bike Route 9. Silver Line study includes this segment of Charlottetown.

- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 40 trips per day (based on 4,050 square feet of office uses).  
Entitlement: 2,210 trips per day (based on 19,400 square feet of office and retail uses).  
Proposed Zoning: 6,870 trips per day (based on 250,000 square feet of institutional uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** The site has water and sewer system availability for the rezoning boundary via an existing six-inch water distribution main located along Charlottetowne Avenue and Torrence Street and eight-inch gravity sewer mains located along 5<sup>th</sup> Street and 12-inch gravity sewer main located along Elizabeth Avenue.
- **Engineering and Property Management:**
  - **Arborist:** Trees cannot be removed from or planted in the right-of-way of all City of Charlotte maintained streets. Contact Laurie Reid (704-336-5753) 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; species must be approved before planting.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**

Site and Building Design

1. ~~Add an optional request to allow a 15 foot setback along Elizabeth Avenue, which will include 15 foot sidewalk with trees in planters.~~ Addressed.
2. ~~Remove optional request 3 b which allows the existing development conditions on the site to remain and requires new development to meet the conditions of the site plan. This is standard practice and is not an optional request.~~ Addressed.
3. ~~Label building materials and architectural features on the proposed elevations.~~ Addressed.
4. ~~Label elevations to reference which building pad they are associated with.~~ Addressed.
5. ~~Provide photos, architectural features and details of similar buildings on the current campus for the proposed building 2.~~ Addressed.
6. ~~Label and provide phasing development areas or details on plans and the technical data sheet.~~ Addressed.
7. ~~In the site development table remove the 306,000 square feet.~~ Addressed.

Transportation

8. ~~The petitioner should revise the site plan and conditional notes to construct a pedestrian refuge at the Charlottetown and 5<sup>th</sup> Street intersection to accommodate the high pedestrian movements generated by the site.~~ Addressed.
9. ~~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. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ Addressed.
10. ~~The petitioner should revise the site plan to add a note specifying median shift and restriping on eastbound Charlottetowne to provide an inbound dedicated left turn lane to 3rd Street. This will help separate uptown commuter traffic from CPCC 4th Street parking deck traffic.~~ Addressed.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- 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

**Planner:** Solomon Fortune (704) 336-8326