

REQUEST

Current Zoning: MUDD (mixed use development district)
Proposed Zoning: MUDD-O (mixed use development district, optional)

LOCATION

Approximately 0.36 acres located at the corner of Hawkins Street and Doggett Street, south of Worthington Avenue.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow the construction of up to 95 residential units and up to 11,000 square feet of non-residential uses in a building in excess of 120 feet in height.

PROPERTY OWNER

AP 1930 Camden Road LLC

PETITIONER

RAM Realty Advisors

AGENT/REPRESENTATIVE

Bridget Grant and 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: 12

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *South End Transit Station Area Plan* recommendation for transit oriented development.

Rationale for Recommendation

- The petition will remove an existing surface parking lot and utilize the adjacent parking structure to eliminate the need for parking on site.
- The subject site is within ¼-mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line.
- The proposed development will provide a mix of retail and residential uses.
- The petition provides active ground floor uses as well as architectural design commitments for the ground floor, street

facing facades that encourages pedestrian activity and complements the pedestrian environment.

- The 165-foot building height optional request is 45 feet greater in height than what is allowed by right in the MUDD (mixed use) and TOD (transit oriented development) ordinance standards.
- However, the building height and commitments to ground floor design details are consistent with the recent *South End Vision Plan*.

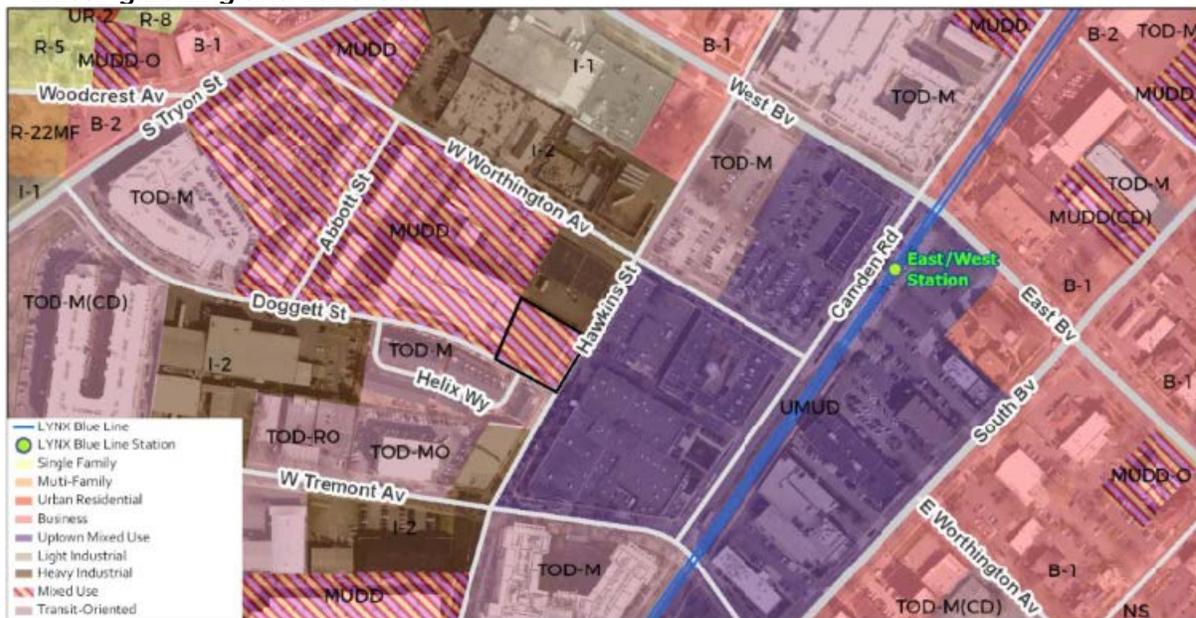
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

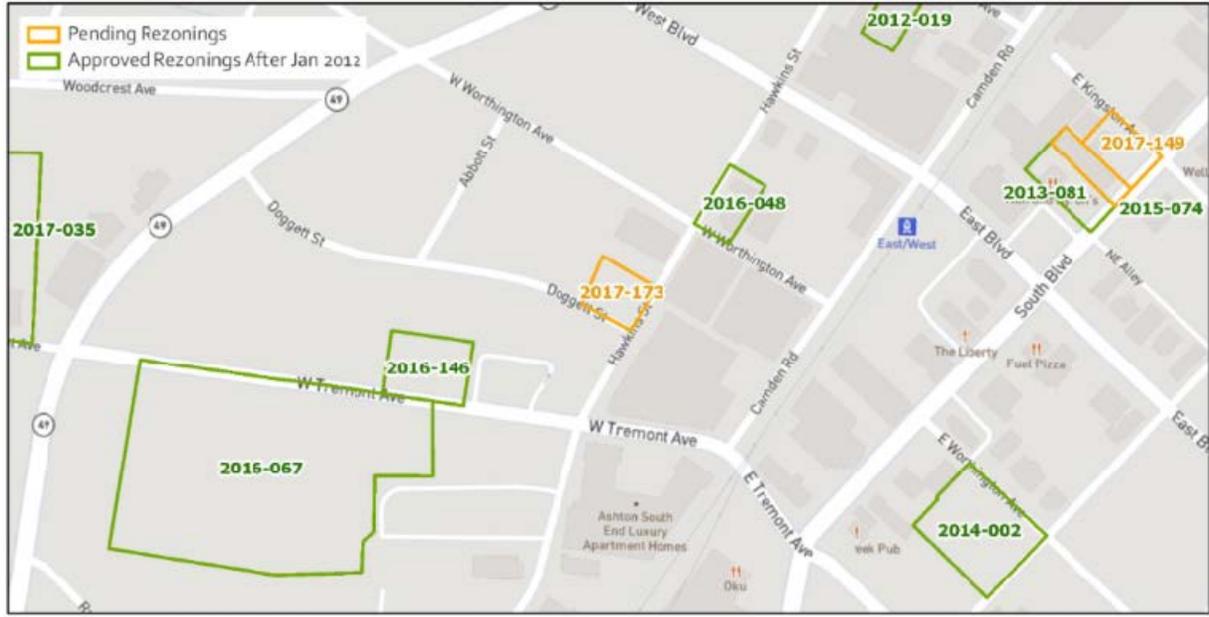
- The proposed rezoning is 0.36 acres of a larger 1.42 parcel currently developed with a parking garage which will remain, and is intended to serve this development.
- Proposed 11,000 square feet for retail and office uses and 95 residential multi-family units.
- 16-foot setback, with existing eight-foot planting strip and eight-foot sidewalk along Hawkins and Doggett Street.
- Building materials will consist of a combination of brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding, stucco, EIFS, decorative metal panels, block and or wood. Vinyl will be prohibited as a building material and may only be used on windows, soffits and hand rails.
- Images to demonstrate the proposed ground level details.
- Tenant space to be a minimum of 20 feet deep.
- The first floor of the building will include transparent doors and windows so that first floor uses are visible.
- Optional provisions for the following:
 - To allow a maximum height limit of 165 feet, which is 45 feet over the allowed height in MUDD.
 - To allow encroachment of sanitary sewer and grease traps and stormwater facilities to encroach into the setback.

• **Existing Zoning and Land Use**



- The subject property is currently zoned MUDD (mixed use development district) and is vacant. The surrounding properties are zoned MUDD (mixed use development district), UMUD (uptown development district), I-2 (general industrial) and TOD-M (transit orientated development-mixed) and developed with residential, office warehouse, parking structure and or vacant.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
Various	The site is at a focal point of the South End Transit Station area, and numerous additional rezonings to TOD (transit oriented development) zoning districts have been approved over the years.	Approved

• **Public Plans and Policies**



- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site and surrounding properties.
- The *South End Vision Plan*, which was published in September 2017, garnered significant public engagement. It is a concept plan prepared by neighborhood groups and City staff. The plan set forth a vision for the area around the subject property to include significant housing and employment density and stated: "Tall buildings are both welcome and expected." In the coming months, staff will be presenting design guidelines for the South End area that were developed as a part of this document to Council for approval. These design guidelines include requirements for ground floor doors and windows, active ground floor uses, and building entrances.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at the unsignalized intersection of local streets. The site plan commits to streetscape as required by City ordinance. CDOT continues to request commitment to reconstruction of an inadequate curb ramp at the street corner on the site frontage.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on parking lot).
Entitlement: too many uses to determine.
Proposed Zoning: 2,320 trips per day (based on 95 apartments and 11,000 square feet of retail).

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 on street parking on Doggett Street or Hawkins Street.
- **Charlotte-Mecklenburg Schools:** The development may add approximately 3 students to the schools in this area if condominium units are included. Alternatively, the development may add approximately 33 students to the schools in this area if apartment units are included
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Barringer Elementary from 121% to 125%
 - Sedgefield Middle from 105% to 106%
 - Harding University High from 129% to 129%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main along Hawkins Street and Doggett Street.

Charlotte Water concurs with the proposed rezoning under the conditions described below: The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. After an analysis of the sanitary sewer system and the proposed development, a conditional approval of a Capacity Assurance is expected to be granted to the applicant with the understanding that the sanitary sewer cannot be provided until the completion of a public infrastructure project—Charlotte Water's Wilmore Drive to I-77 Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. There is an anticipated completion date of end of Summer 2019.

- **Engineering and Property Management:**
 - **Arborist:** The location of structures/driveways/other items illustrated on the site plan are conceptual in nature and do NOT confirm or imply authorization by the City to remove any City trees located in street right-of-way (Doggett Street and Hawkins Street); City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way. No trees can be removed from the right-of-way without explicit authorization from the City Arborist or his designee.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site must comply with the Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Transportation

1. ~~The petitioner should revise the site plan and conditional note to specifying two curb ramps to be built at the corner of the site on Doggett Street and Hawkins Street. Addressed.~~
2. ~~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.~~

Site and Building Design

3. ~~Remove Note 6a which eliminates architectural standards if the proposed building is less than 120 feet in height.~~ Addressed.
 4. ~~Show and label proposed driveway entrances along the public street.~~ Addressed.
 5. ~~Remove the portion of note 6 a. "and the additional requirements set forth herein shall not apply".~~ Addressed.
 6. ~~Modify note viii to include "uses will be visible between two feet and 10 feet."~~ Addressed.
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Attachments Online at 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-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326