

REQUEST

Current Zoning: B-2 (general business)
Proposed Zoning: MUDD-O (mixed used development, optional)

LOCATION

Approximately 0.24 acres located near the intersection of East 4th Street and South Torrence Street, south of Charlottetowne Avenue. (Council District 3 – Egleston)



SUMMARY OF PETITION

The petition proposes to retain the existing buildings with possible expansions and new outdoor areas, and will allow most uses in MUDD (mixed use development) district.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

American Billiard Company, Inc.
Greg Grueneich and Brian Wallace
Greg Grueneich

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design, environment, and transportation.

Plan Consistency

The petition is consistent with the *Midtown, Morehead, Cherry Area Plan* recommendation for residential, office, and/or retail uses on the subject property.

Rationale for Recommendation

- The proposal will allow a building previously used for warehouse and distribution to be used for a range of non-industrial uses such as retail, eating/drinking/entertainment, office and residential uses.

- The petition will maintain and renovate two existing structures with the requested optional provisions, preserving elements of the area’s historic fabric and character.
- The petition will upgrade the pedestrian experience along South Torrence Street frontage with new active uses such as outdoor dining and entertainment.

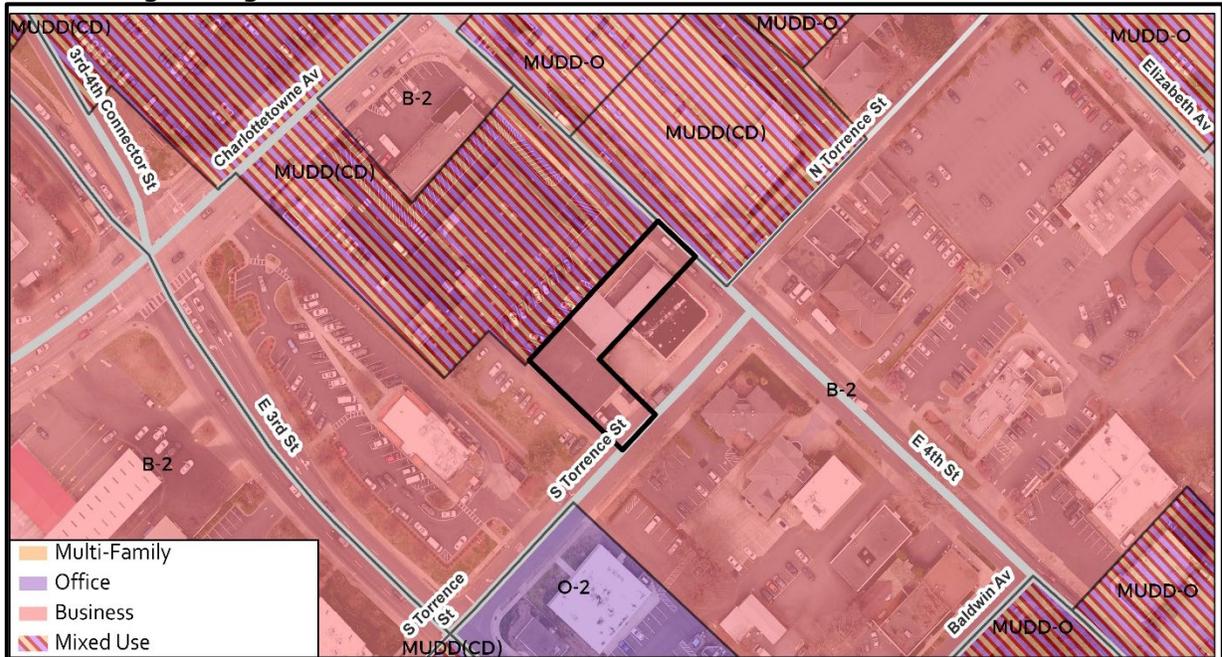
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the existing 7,261-square foot buildings to remain with a possible building expansion of 2,489 square feet plus 3,200 for outdoor entertainment, patio and dining areas.
- Allows all uses in MUDD (mixed use development) with the exception of adult establishments, nightclubs, any medical use or clinic, and drive-thru windows.
- Twelve-foot sidewalk along a portion East 4th Street will remain.
- New six-foot sidewalk along South Torrence Street.
- Maximum building height of 60 feet.
- Optional provisions requested:
 - Allow wall signage up to 10 percent or 200 square feet for the South Torrence Street Building.
 - Waiver of the required off-street parking. The Ordinance requires one space per 600 square feet.
 - Elimination of the required streetscape design standards along S. Torrence Street.

• **Existing Zoning and Land Use**



The subject property is currently developed with a commercial building. The adjoining properties are developed for non-residential purposes.



The subject property is developed with a commercial use.



The abutting properties are developed with retail uses along East 4th Street. The red star indicates the subject property.



The property to the north along East 4th Street is the CPCC parking deck.



The property to the west along 3rd Street is developed with a Bojangles restaurant.

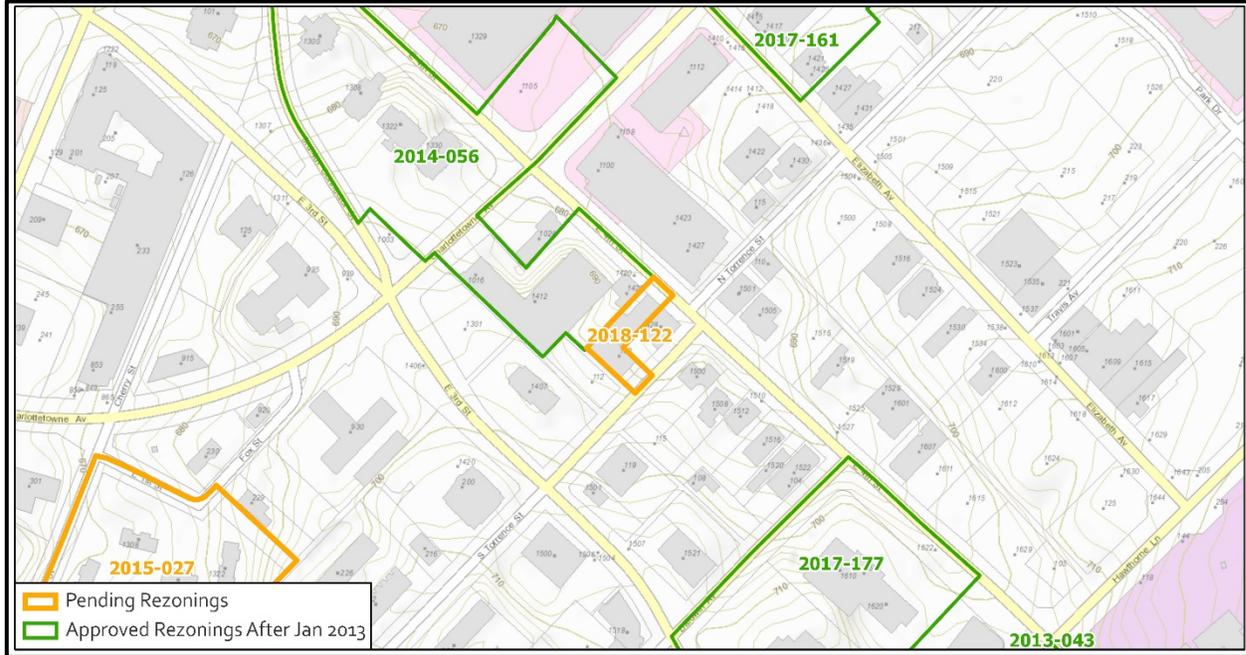


The property across South Torrence Street is developed with an office use.



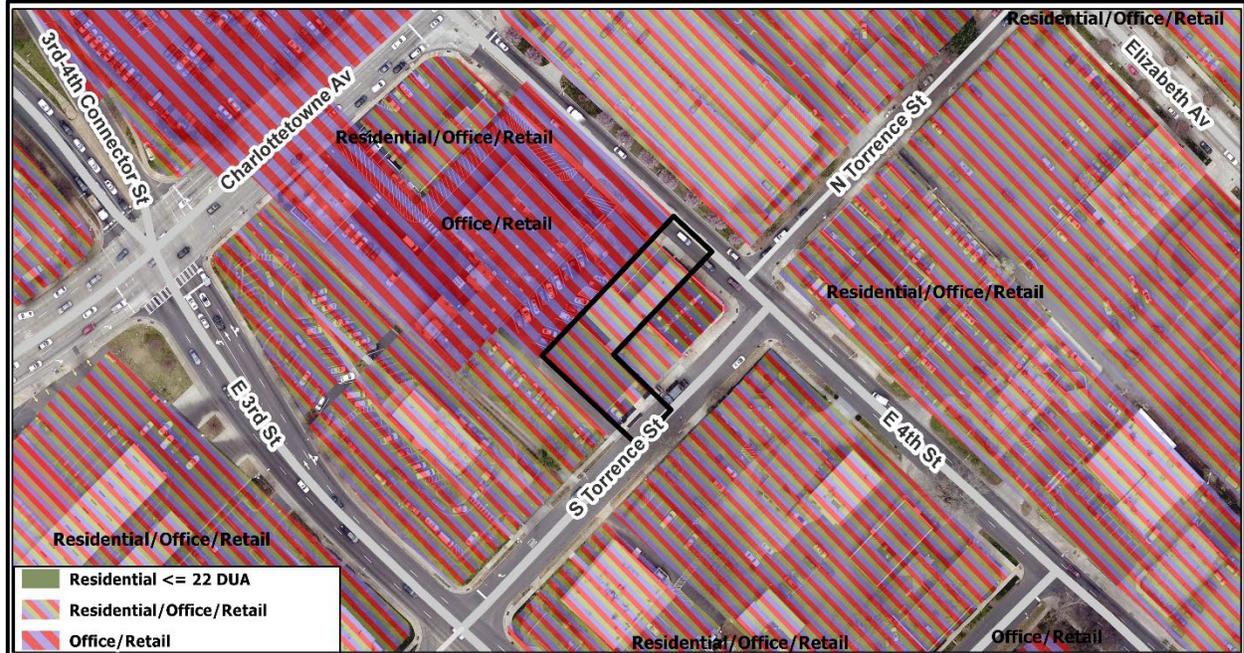
The adjacent property along East 4th Street is developed with an office use. The red star indicates the subject property.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-177	Rezoned 3.4 acres to MUDD-O (mixed used development, optional) to allow the development of 512,500 square feet of office, 16,800 square feet of retail and eating/drinking/ entertainment establishments and a 240-room hotel.	Approved
2017-161	Rezoned 1.76 acres to MUDD-O (mixed used development, optional) to allow the development of 250,000 square feet for two buildings for all uses in MUDD (mixed use development) except for residential uses.	Approved
2015-027	Requesting to rezone 3.03 acres to UR-C(CD) (urban residential-commercial, conditional) to allow up to 200 multi-family units.	Pending
2014-056	Rezoned 4.19 acres to MUDD-O (mixed used development, optional) to allow up to 909,00 square feet of institutional uses associated with Central Piedmont Community College.	Approved
2013-043	Rezoned 6.4 acres to MUDD-O (mixed used development, optional) to allow the development of a surface parking lot and modifications to the proposed streetscape.	Approved

- **Plans and Policies**



The *Midtown Morehead Cherry Area Plan* (2012) recommends residential, office, and/or retail for the subject property.

- **TRANSPORTATION CONSIDERATIONS**

- This site is located along a local and major thoroughfare. CDOT continues to request the petitioner to provide an 8-foot-wide sidewalk along South Torrence Avenue.
- See Outstanding Issues, Notes 8 and 9.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 910 trips per day (based on 4,400 square feet of retail and 4,320 square feet of warehouse).

Entitlement: 910 trips per day (based on 4,400 square feet of retail and 4,320 square feet of warehouse).

Proposed Zoning: Too many uses to determine.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing six-inch water distribution main located along South Torrence Street and existing eight-inch distribution main along East 4th Street. Sanitary sewer system infrastructure for the rezoning boundary via an existing eight-inch gravity sewer main located along South Torrence Street and existing 12-inch gravity sewer main located along East 4th Street.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **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 ISSUESSite and Building Design

1. Remove references to the site being redeveloped.
2. Remove optional request 2 "B" for not providing any sidewalks along South Torrence Street.
3. Remove optional request 2 "A" under the optional provision "(exclusive of any wall mounted signage)".
4. Add an optional provision that the existing 12-foot sidewalk along East 4th Street will remain.
5. Modify and show a 16-foot setback from the existing back of curb along South Torrence Street.
6. Modify the note and site plan to show a 16-foot sidewalk along the frontage of South Torrence Street.
7. Indicate the proposed height of the silo.

Transportation

8. The petitioner should revise the site plan and conditional note(s) to upgrade frontage along South Torrence Street to have an obstructed 8' wide sidewalk at the back of curb. This will be an interim solution, since the development is re-using the building.
9. The petitioner should revise the site plan to show 10x10 pedestrian sight triangle to be located at back of sidewalk along South Torrence Street at entrance for service access.

REQUESTED TECHNICAL REVISIONSSite and Building Design

10. Remove the number of proposed bicycle spaces under note 4 "C" transportation.
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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 Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - 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