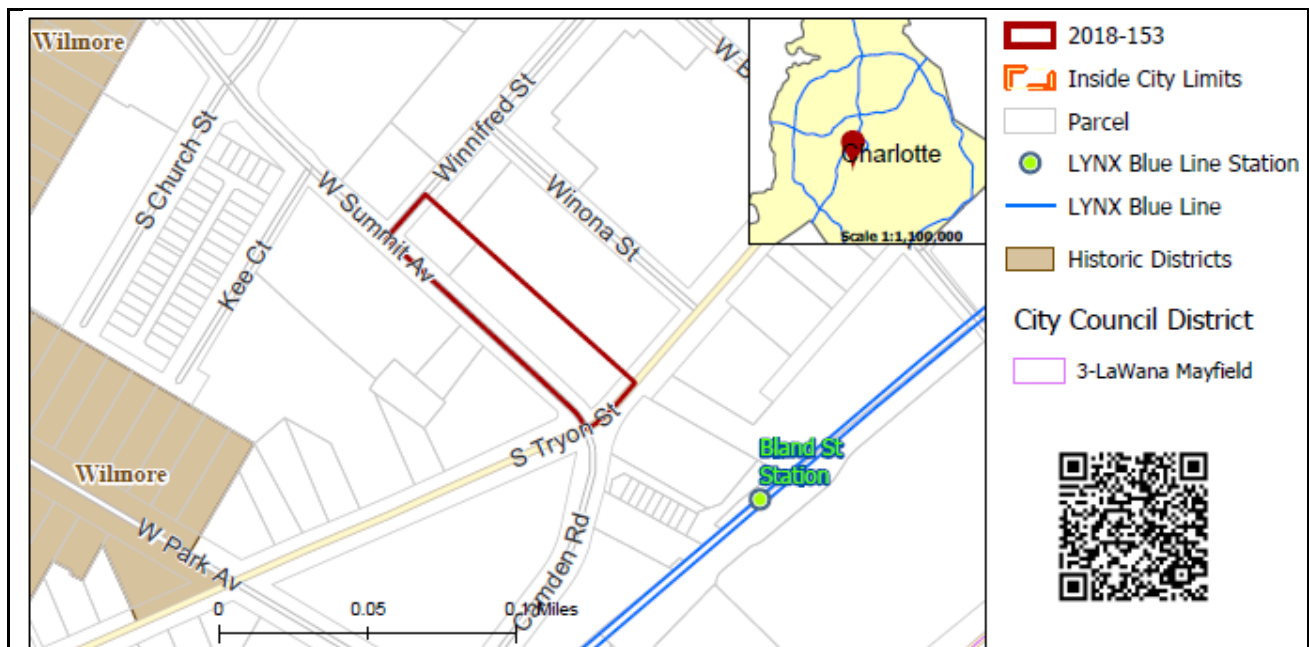


REQUEST

Current Zoning: TOD-M (transit oriented development – mixed-use)
Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)

LOCATION

Approximately 0.83 acres located on the west side of South Tryon Street, north of West Summit Avenue and east of Winnifred Street. (Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow the reuse of the existing 30,000 square foot building with a possible outdoor patio expansion area.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Browder Investments, LLC
Browder Investments, LLC
Matt Browder

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site design, transportation, and requested technical revisions.

Plan Consistency

The petition is consistent with the *South End Transit Station Area Plan* and the *South End Vision Plan* land use recommendations for transit supportive development.

Rationale for Recommendation

- The subject site is within a ¼ mile walk of the Bland Street Transit Station on the LYNX Blue Line.
- The proposal will allow the expansion of transit supportive uses such as eating/drinking/entertainment, retail, and office in a building previously used for warehouse and distribution.

- The proposal will remove parking between the building and the street and include streetscape improvements that will enhance the pedestrian environment.

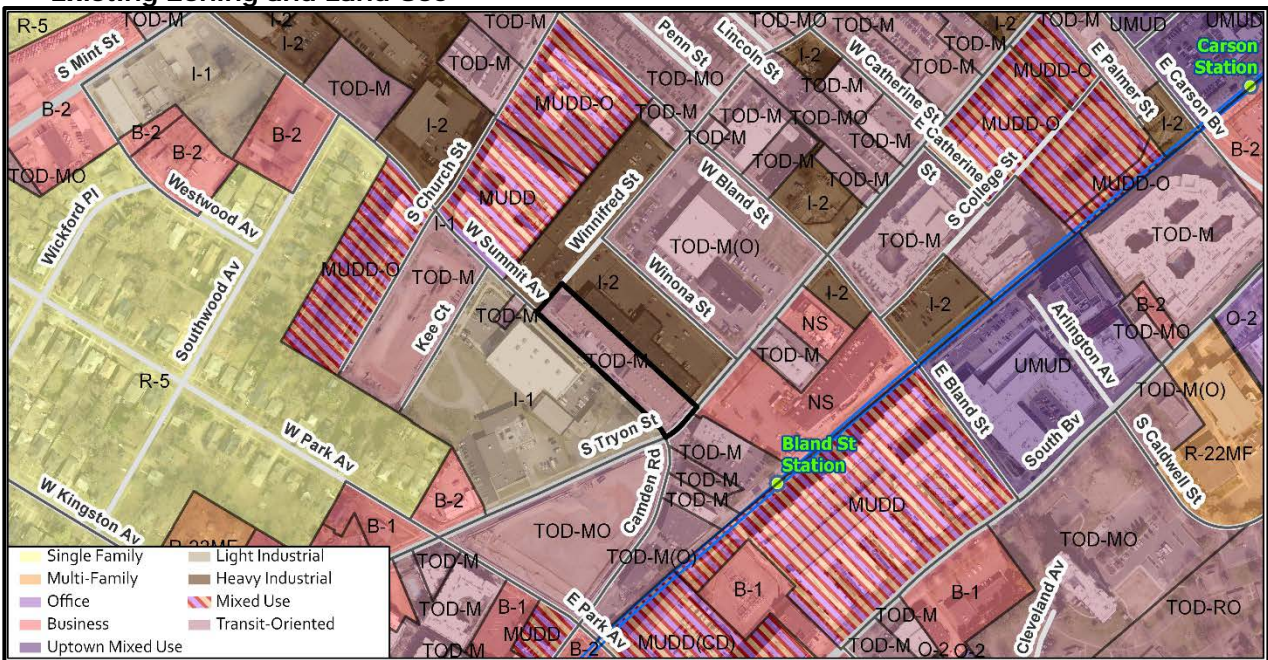
PLANNING STAFF REVIEW

• Proposed Request Details

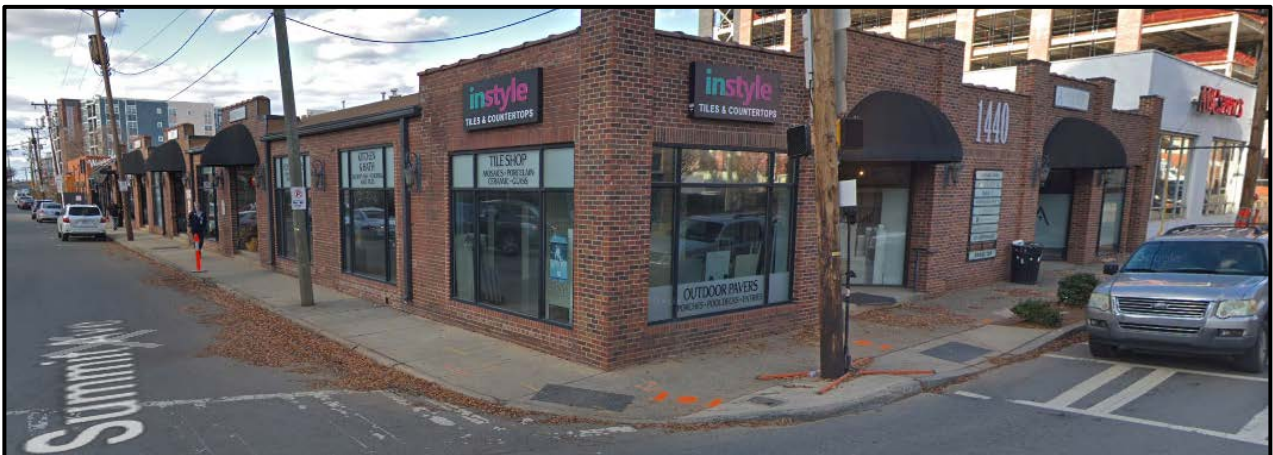
The site plan accompanying this petition contains the following provisions:

- Allows the reuse of the existing building on site for all uses in the TOD-M district.
- Possible outdoor patio addition.
- 10-foot setback along Winnifred Street.
- Optional provisions for the following:
 - Site shall not be required to meet the parking requirements for EDEE uses within 800 feet of a residential use in a residentially zoned district. The TOD-M district requires one space per 125 square feet for EDEE uses within 800 feet. The site is 725 feet from a residential use in the R-5 zoning district

• Existing Zoning and Land Use



The subject property is developed with a single-story retail and mixed use former warehouse building. The surrounding properties are used for industrial, warehouse and transit supportive uses.



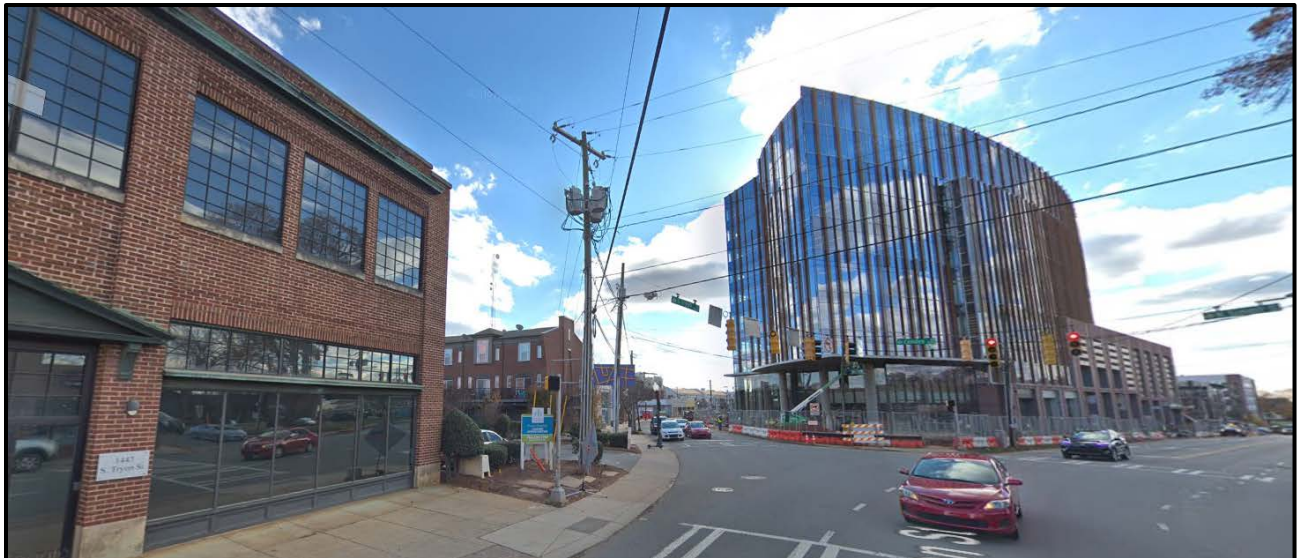
The subject property is developed with a mix of retail uses and office uses.



The property to the north and west along Winona Street are is developed with office and warehouse uses.



The property to the south along West Summit Avenue is developed with an art gallery and warehouse/showroom uses.

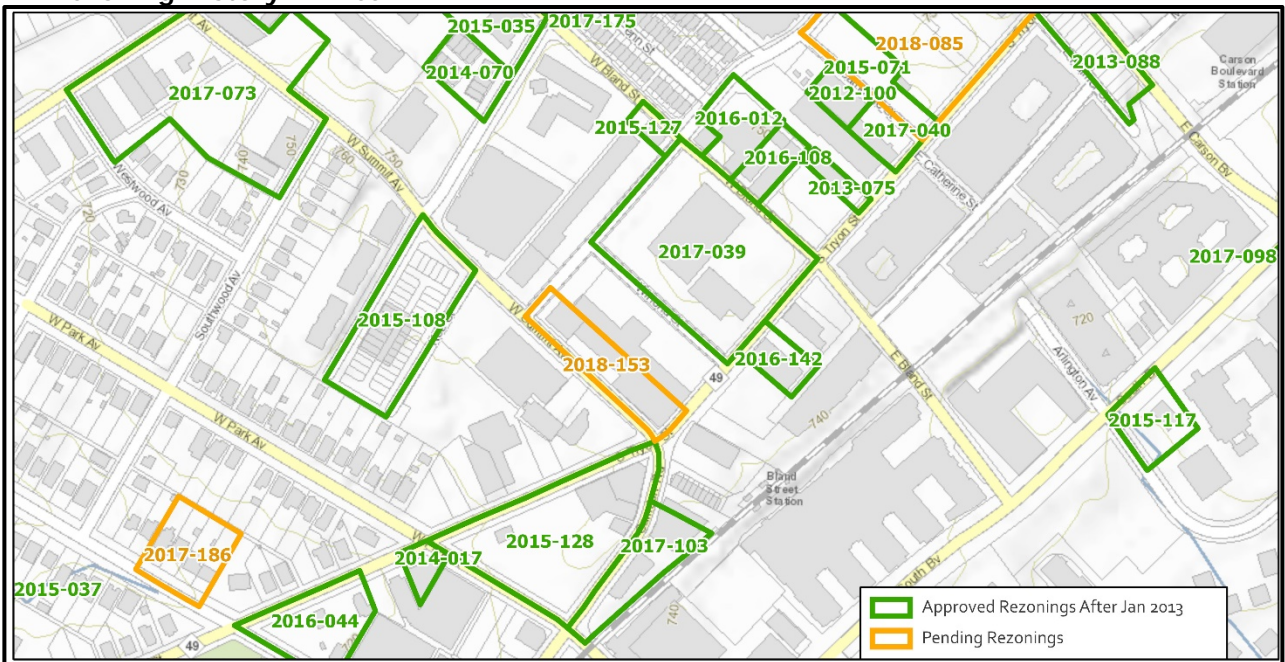


The properties to the east and south along South Tryon Street are developed with a mix of office, retail, and residential uses.



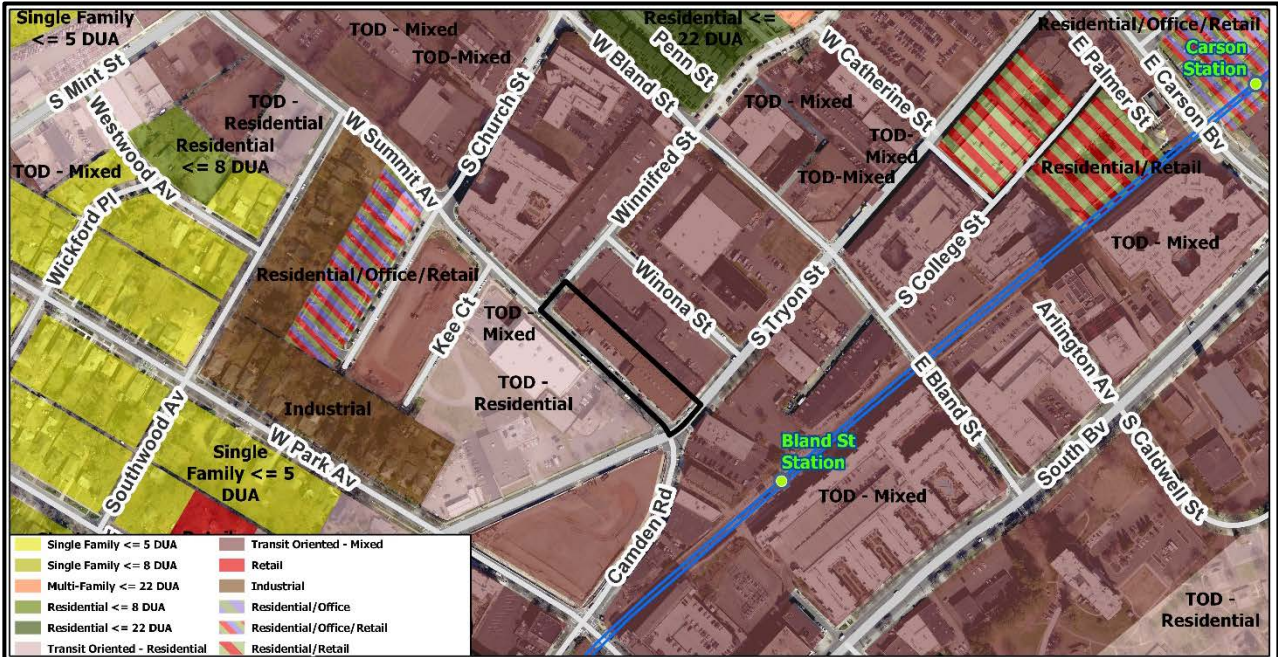
The properties to the north and west along Winnifred Street are developed with a mix of residential, warehouse, and retail.

- Rezoning History in Area**



- There have been numerous other rezonings to TOD-M (transit oriented development – mixed-use) and TOD-MO (transit oriented development – mixed-use, optional), and MUDD (mixed use development) in the area to support transit supportive uses.

• Public Plans and Policies



- The *South End Vision Plan* (2018) recommends a mixed-use transit supportive uses and design guidelines for the subject site.
- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site.

• TRANSPORTATION CONSIDERATIONS

- The site is on West Summit Avenue (existing major collector) between Winnifred Street (local) and South Tryon Street (major thoroughfare). The site is located in a corridor inside Route 4 and is within the limits of the *South End Transit Station Area Plan*.
- See Outstanding Issues, Note 5.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 2,470 trips per day (based on 27,020 square feet of retail uses).

Entitlement: Allows for a wide variety of uses.

Proposed Zoning: Allows for a wide variety of 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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The requested district allows for a wide range of uses therefore impacts on the school system cannot be determined.
- **Charlotte Water:** Has accessible water system infrastructure for the rezoning boundary via existing 6-inch water distribution mains located along West Summit Avenue, Winnifred Street and an existing 12-inch water distribution main located along South Tryon Street.
- The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project— Charlotte Water's Wilmore Drive Park Avenue Sanitary Sewer Replacement 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 late-2019.
- **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. Provide expansion square footage for the proposed patio area.
2. Provide the proposed sidewalk and plating strip modification under the option request on the site plan.
3. Add a note that if the site is redeveloped the required planting strip and sidewalk will comply with the adopted area plan.
4. Add a note that if the site is redeveloped the site will comply with the required setbacks of the adopted area plan.

Transportation

5. Revise the site plan and remove the proposed accessible parking space. The existing/proposed sidewalk is back of curb and the right-of-way is less than 14 feet from face of curb. Due to these reasons, a full accessible space with a ramp is not required. Add a conditional note stating the commitment to converting an existing parking space to an accessible parking space. The design and location would be determined during permitting.

REQUESTED TECHNICAL REVISIONSSite and Building Design

6. Label and show proposed setbacks along all public streets.

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 Department of Solid Waste Services 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