

REQUEST	Current Zoning: MUDD(CD), mixed use development, conditional Proposed Zoning: MUDD(CD) SPA, mixed use development, conditional, site plan amendment
LOCATION	Approximately 2.15 acres located on the south corner at the intersection of North Caldwell Street and East 16th Street and generally surrounded by East 15th Street, North Davidson Street, and East 16th Street. (Council District 1- Kinsey)
SUMMARY OF PETITION	The petition proposes a site plan amendment to reduce the total number of units from 150 to 120 and to allow a "for rent" option.
PROPERTY OWNER	Edgeline Residential, LLC
PETITIONER	Edgeline Residential, LLC
AGENT/REPRESENTATIVE	Matt Langston/Landworks Design Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Blue Line Extension (BLE) Transit Station Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 7-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The proposed 20,000 square feet of non-residential uses has been listed on the site plan. 2. A note has been added that states "The streetscapes along 16th Street and Caldwell Street will include enhancements at four locations generally depicted on the site plan. Those enhancements will include a minimum of one piece of artwork at one location, plus specialty pavers and a bench at the other three locations. A minimum of 30 percent of the grillwork will be decorative along 16th Street and Caldwell Street." 3. A note has been provided that decorative grillwork will be provided for the parking deck. 4. "Veterinary use/indoor pet services" has been added as an allowed use on the site plan. 5. A note has been added that "no spans of blank unarticulated walls greater than twenty feet in length will be allowed". 6. "A note has been provided that the elevator lobby entrance located along 16th street will incorporate glass into the façade at the elevator lobby."
--------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

VOTE	<p>Motion/Second: Ryan/Walker</p> <p>Yeas: Allen, Dodson, Labovitz, Nelson, Ryan, Sullivan, and Walker</p> <p>Nays: None</p> <p>Absent: None</p> <p>Recused: None</p>
-------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------

ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee and indicated all but one transportation issue had been addressed. Staff stated that the request to extend the on-street parking along 16 th Street could provide additional parking options for the future commercial and residential development of the proposed buildings.
------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Staff noted that the petitioner had concerns about how the extension of the on-street parking would affect the setback of the building. A Commissioner asked staff about the request. CDOT staff stated that the petitioner could develop the proposed structures without the on-street parking. They stated that the additional on street parking might help with the future commercial development and guest parking on the site but was okay with removing the request since the petitioner was meeting the minimum off-street parking requirements and did not want to cause a time delay in the process. There was no further discussion of this petition.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**

The subject site was rezoned under petition 2006-097 to MUDD(CD) (mixed use development, conditional) to allow the development of 150 for-sale condominium units and 20,000 square feet of retail and office space. Approximately 36 residential units have been constructed to date.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Maximum of 120 multi-family residential units.
 - Maximum of 20,000 square feet for non-residential uses.
 - Modification to allow a "for rent" option for the residential units.
 - Non-residential uses are limited to retail sales allowed in B-1 (neighborhood business) zoning district, office space, studios, restaurants, veterinary clinics with no outdoor runs, barbers, and beauty shops.
 - Maximum height limited to five stories or 65 feet adjacent to 15th Street and Davidson Street and four stories or 52 feet adjacent to 16th Street and Davidson Street.
 - Building elevations of the proposed structure.
 - 50 percent of the ground floor multi-family units that front on 16th Street will have a direct access to 16th Street.
 - The streetscapes along 16th Street and Caldwell Street will include enhancements at four locations generally depicted on the site plan. Those enhancements will include a minimum of one piece of artwork at one location, plus specialty pavers and a bench at the other three locations. A minimum of 30 percent of the grillwork will be decorative along 16th street and Caldwell Street.
 - Decorative grillwork will be provided for the parking structure.
 - No spans of blank unarticulated walls greater than twenty feet in length will be allowed.
 - A note that the street level building elevation along 16th Street will incorporate glass into the façade at the elevator lobby.
 - Eight-foot planting strip and six-foot sidewalk will be provided along the project frontage on 15th Street, Caldwell Street, and 16th Street. A minimum eight-foot sidewalk and eight-foot planting strip will be provided along North Davidson Street.
 - Proposed building materials consist of brick, stone or similar masonry products, metal siding and/or hardi-plank/fiber cement board. Vinyl, EIFS, or Masonite material prohibited as siding materials.
 - Detached lighting limited to 20 feet in height.
 - Number of buildings along 16th Street has reduced from three to two.
- **Public Plans and Policies**
 - The *Blue Line Extension (BLE) Transit Station Area Plan* (2013) recommends transit supportive residential, office, and retail land uses for the subject parcel. The subject property is within the quarter mile walk of the proposed Parkwood Station.
 - This petition is consistent with the *Blue Line Extension (BLE) Transit Station Area Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326