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<b>REQUEST</b>	Current Zoning: MUDD(CD), mixed use development, conditional Proposed Zoning: MUDD(CD) SPA, mixed use development, conditional, site plan amendment
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with The <i>Blue Line Extension (BLE) Transit Station Area Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Edgeline Residential, LLC Edgeline Residential, LLC Matt Langston/Landworks Design Group
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

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## **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.
  - 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, barber, and beauty shops.
  - Maximum height limited to five stories or 65 feet adjacent to 15<sup>th</sup> Street and Davidson Street and four stories or 52 feet adjacent to 16<sup>th</sup> Street and Davidson Street.
  - Building elevations of the proposed structure.
  - 50 percent of the ground floor multi-family units that front on 16<sup>th</sup> Street will have a direct access to 16<sup>th</sup> Street.
  - Eight-foot planting strip and six-foot sidewalk will be provided along the project frontage on 15<sup>th</sup> Street, Caldwell Street, and 16<sup>th</sup> 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 16<sup>th</sup> Street has reduced from three to two.
- **Existing Zoning and Land Use**
  - The subject parcel is zoned MUDD(CD) (mixed use development, conditional) and developed with 36 residential units. The surrounding area has a range of uses from single family residential to commercial and industrial within various zoning classifications.
- **Rezoning History in Area**
  - There have been no rezonings in the immediate area in recent years.
- **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*.
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#### **DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** The petitioner should extend the on-street parking along 16<sup>th</sup> Street.
    - **Vehicle Trip Generation:**  
Current Zoning: 1,800 trips per day.  
Proposed Zoning: 1,700 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 27 students. The proposed development would generate 51 students. The net change in the number of students generated from existing zoning to the proposed zoning is 24 students.
  - **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.
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#### **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*.
  - Minimizes impact to the natural environment by building on an infill lot that scores high on the General Development Policies for accessibility and connectivity.

#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Indicate the proposed non-residential square footage on the site plan.
    2. Provide additional architectural details for the podium parking on Building 4 fronting on 16<sup>th</sup> Street. Details should consider at a minimum ground floor uses other than parking, clear glass, public art, pedestrian entrances and/or the potential for upper units to access the street level.
    3. Provide details of the proposed grillwork screening for the structured parking.
    4. Modify the proposed veterinary use to "veterinary use/indoor pet services".
    5. Reword the following sentence as noted: No spans of blank **un**articulated walls greater than twenty feet in length will be allowed.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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