

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-92

Property Owner:	Alpha Mill, LLC and Housing Authority of the City of Charlotte
Petitioner:	Alpha Mill, LLC and Charlotte Housing Authority
Location:	Approximately 1.9 acres located between North Brevard Street and North Caldwell Street, east of East 12th Street.
Request:	MUDD, mixed use development district, MUDD(CD), mixed use development district, conditional district and MUDD-O, mixed use development district, optional to MUDD-O, mixed use development district-optional

Summary

The petition proposes to rezone approximately 1.87 acres from MUDD, MUDD(CD) and MUDD-O to MUDD-O to allow for additional parking and a driveway between the building and the setback along Caldwell Street. The requested additional parking will be removed with the development of Phase II of the project. The optional request is as follows:

- Allowance of a limited amount of parking and drive aisles between the building and the Caldwell Street.

Consistency and Conclusion

This request is consistent with the adopted plans for this site, which recommends mixed residential development for this location with multi-family, single-family or a combination of both to result in an overall density of 12 dwelling units per acre. This petition only seeks an optional request to allow parking between the building and the street on Caldwell Street and does not amend the previously approved uses or layout. Additionally, the proposed parking between the building and the street will be removed upon development of Phase II of the project. Therefore, from a land use perspective, this petition is considered appropriate for approval.

Existing Zoning and Land Use

The subject properties are zoned MUDD, MUDD(CD) and MUDD-O and are vacant. Historically significant mill buildings occupy the petitioned site west of the Brevard-Caldwell Connector and are zoned I-2. The area around the site is primarily served by industrial uses and zoning. South of Belmont Avenue exists vacant B-1 and B-2 zoned tracts and R-8 zoning occupied by single family residences is located on the north side of Belmont Avenue.

Rezoning History in Area

Petition 2003-99 A,C, D & F proposed corrective rezonings in the immediate area, as recommended in the approved Optimist Park Area Plan. A portion of the subject site was included in Petition 2003-124 A&B, which rezoned approximately 2.8 acres located on the north side of the Brookshire Freeway between North Brevard Street and North Caldwell Street, from I-2 to MUDD(CD) to facilitate the City's HOPE VI grant request. In addition, Petition 2004-17 rezoned a portion of the subject site along with 7.6 acres located on the north side of Brookshire Freeway, west of North Brevard Street from I-2 to MUDD and MUDD-O.

Public Plans and Policies

Optimist Park Neighborhood Plan (2002). The *Optimist Park Neighborhood Plan* recommends mixed residential development for this location, to be developed with multi-family, single-family or a combination of both to result in an overall density of 12 dwelling units per acre. The plan notes that the land use recommendations "may be revisited once a transit alignment and mode are selected for the Northeast Transit Corridor," with a recommendation that the existing single-family neighborhood be protected and that new development blend with the character of the neighborhood.

The **Transit Station Area Principles** (2001). The *Transit Station Area Principles* apply to this site, as it is within a half-mile of the Northeast transit corridor and the proposed station at 16th Street. The Principles call for a mixture of transit-supportive land uses developed at a higher intensity near station locations. Transit-supportive land uses include multi-family and mixed-use development. Further, the Principles state that site design should facilitate walking, biking and the use of transit.

Proposed Request Details

The site may be devoted to residential uses and associated accessory uses, along with surface and/or structured parking and service areas. The site plan accompanying this petition includes the following provisions:

- An 8-foot planting strip and 8-foot sidewalk will be provided along Brevard Street and Caldwell Street.
- An 8-foot planting strip and 6-foot sidewalk will be provided along the new connector street.
- A 5-foot buffer will be provided along Caldwell Street, which shall include a 4-foot landscape area and a 6-foot high decorative screen wall to screen the additional requested parking between the building and the street.
- Surface level storm water detention will not be located in the required building setbacks, nor between the building and all streets.
- The placement and configuration of access points are subject to any modifications needed to obtain the necessary approvals and/or as required by CDOT.
- The alignment of the new Caldwell Street/Brevard Street connector has been approved by CDOT and is scheduled to be constructed by the petitioner.

Public Infrastructure

Traffic Impact / CDOT Comments. **Traffic Impact / CDOT Comments.** Trip generation for this petition has not been calculated, because the purpose of the rezoning is not to change any development rights, but to deviate from MUDD design standards. The deviations from MUDD standards are not expected to change the size of the allowed development or change the trip generation from what would otherwise be allowed.

CATS. There is currently no direct CATS service to the site.

Connectivity. A network of internal and external sidewalks will be provided to increase pedestrian circulation and provide access to adjacent public streets. Connectivity will be further addressed through the residential plan review process.

Storm Water. No significant downstream impacts due to drainage are foreseen due to the rezoning of this parcel. Notes have been added to the plan that pertain to Storm Water Quantity Control, Storm Water Quality Treatment and Volume and Peak Control

School Information. This optional request will have no impact on the school system.

Outstanding Issues

Land Use. This request is consistent with the adopted plans for this site, which recommends mixed residential development for this location with multi-family, single-family or a combination of both to result in an overall density of 12 dwelling units per acre. This petition only seeks an optional request to allow parking between the building and the street on Caldwell Street and does not amend the previously approved uses or layout. Additionally, the proposed parking between the building and the street will be removed upon development of Phase II of the project.

Site plan. There are no outstanding site plan issues associated with this petition.