

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 144

Property Owner: BBC Development, LLC

Petitioner: BBC Development, LLC

Location: Approximately 0.71 acres located on the southwest corner of North Davidson Street and Anderson Street.

Center, Corridor or Wedge: Wedge

Request: I-2, general industrial to MUDD(CD), mixed use development district

Summary

BBC Development, LLC is proposing to change the zoning of this parcel to allow the development of a mixed used development consisting of up to 50 residential units and up to 12,000 square feet of retail space or work studios.

Consistency and Conclusion

The proposal is inconsistent with the *North Charlotte Plan* (1995) and *Central District Plan* (1993) recommendations for industrial development in this location, but is consistent with the *Northeast Transit Corridor Station Area Concept* and *Transit Station Area Principles* for transit supportive residential uses at a minimum density of 15 dwelling units per acre. As such, the land use is appropriate, subject to resolution of site plan issues.

Existing Zoning and Land Use

The subject vacant property is zoned I-2. The adjacent property to the west is zoned UR-3(CD) and is occupied by the Renaissance Townhomes development. Properties to the north, east and south are zoned I-2 and utilized for warehouses and other industrial uses.

Rezoning History in Area

A parcel of 11.11 acres located on the northeast corner of Herrin Avenue and Spencer Street was rezoned from I-1 and I-2 to MUDD-O by petition number 2004-042 for the Steel Gardens mixed use project. The site plan for Steel Gardens was amended to allow an increase in density by petition 2007-62.

Public Plans and Policies

The *North Charlotte Plan* (1995) recommends industrial uses on this parcel. The *North Charlotte Plan* updated the *Central District Plan* for this area.

The *Central District Plan* (1993) recommended industrial uses on this parcel. The *Central District Plan* was updated by the *North Charlotte Plan* for this area.

Northeast Transit Corridor Station Area Concept. The Transit Station Area Principles that are part of the General Development Policies apply to the site, as it is within a ½ mile radius of a proposed Northeast Corridor Light Rail Transit Station at 36th Street and the NCRR rail line. The Transit Station Area Principles encourage a mixture of complementary transit-supportive uses and increased land use intensity. For residential development, the principles recommend a minimum of 20 dwelling units per acre within the ¼ mile walk area, and 15 dwelling units per acre within the ½ mile walk area.

Proposed Request Details

The petitioner proposes a building of up to 80 feet in height, and 95,000 square feet in area. This building would include:

- Up to 50 residential units.
- As much as 12,000 square feet of retail and work studio area.
- A pedestrian connection from Warp Street.

Public Infrastructure

Traffic Impact / CDOT Comments. Transportation staff has determined this site could generate approximately 50 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 890 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT staff made the following comments relating to this petition:

- The site plan needs to be updated to show critical information for our review. The existing roadways' right-of-way and centerline, edge of pavement, existing back-of-curbline, and curb type are needed to identify the setback and other items.
- North Davidson Street is an existing minor thoroughfare. New curb and gutter needs to be installed along North Davidson Street at 24 feet from centerline to face-of-curb.
- The site data indicates there are 30 off-site parking spaces. The location of these spaces needs to be shown on the plan with their accessibility to the site.
- The MUDD zoning district requires 8-foot planting strips and 6-foot sidewalks along both North Davidson Street and Anderson Street frontages. Although a 14-foot setback is provided for these items on the site plan, only a 6-foot planting strip is identified.

- The ability of waste collection vehicles to access the proposed dumpsters needs to be verified. The maneuvering path for these vehicles needs to be shown on the plan.
- Although minimum parking aisle widths are provided at most parking space locations, the aisle width (17.5 feet) for the 3 parking spaces in front of the elevator does not meet minimum standards (23 feet).

The balance of CDOT's comments regarding this petition may be found in their attached memorandum.

CATS. CATS staff had no comments concerning this proposal.

Connectivity. There would be a pedestrian connection from Warp Street to the proposed development.

Storm Water. Storm Water Services staff have no requests at this time.

School Information. CMS planners determined that the net change in the number of students under the proposed zoning would be two students.

Outstanding Issues

Land Use. There are no outstanding land use issues regarding this request.

Site plan. Planning Department staff has some outstanding site plan issues, and requested that the petitioner provide a revised site plan. Staff has made the following revision requests:

- To help staff better understand the nature of the proposal, we are requesting that specific proposed uses should be included on the site plan.
- The petitioner should show stormwater detention and water quality plans to assist staff in determining where and how stormwater will be managed.
- The petitioner should provide an improved depiction of how the pedestrian connection from Warp Street will function.
- Conceptual building elevations for all four sides of the building are requested to convey the type of architectural design being proposed.
- A better depiction of building massing is requested to determine to what degree staff can support the current proposal. The site plan needs to better indicate building footprint.
- The petitioner should clearly designate proposed landscape improvements.