

REQUEST	Current Zoning: I-1, light industrial, I-1(CD), light industrial, conditional, and I-2, general industrial Proposed Zoning: MUDD(CD), mixed use development district, conditional
LOCATION	Approximately 3.62 acres located on the north side of NC Music Factory Boulevard near the intersection of Interstate 277 and North Graham Street.
SUMMARY OF PETITION	The petition proposes a multi-family development of up to 250 residential units at a density of 69 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Seaboard Street Condominiums, LLC Seaboard Street Condominiums, LLC John Carmichael, Robinson, Bradshaw & Hinson, P.A.
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Charlotte Center City 2020 Vision Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Griffith).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided additional pedestrian connections, minimum five feet in width, from the building to the public sidewalk along NC Music Factory Boulevard. 2. Modified the "Minimum Parking Required" under the "Development Summary" to indicate one parking space per dwelling unit. 3. Indicated the boundary of the right-of-way to be dedicated along the future alignment of NC Music Factory Boulevard. 4. Added a sentence to the end of Note B under "Setback and Yards / Streetscape / Screening" that states the existing five-foot sidewalk along NC Music Factory Boulevard will remain until the street is realigned. 5. Removed the "Loading Space" identified on the site plan along NC Music Factory Boulevard. 6. Addressed Transportation comments.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Griffith/Dodson</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Firestone, Griffith, and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Phipps</td> </tr> <tr> <td>Recused:</td> <td>Zoutewelle</td> </tr> </table>	Motion/Second:	Griffith/Dodson	Yeas:	Allen, Dodson, Firestone, Griffith, and Rosenburgh	Nays:	None	Absent:	Phipps	Recused:	Zoutewelle
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Yeas:	Allen, Dodson, Firestone, Griffith, and Rosenburgh										
Nays:	None										
Absent:	Phipps										
Recused:	Zoutewelle										

ZONING COMMITTEE DISCUSSION	<p>Staff presented the petition to the Committee and indicated all outstanding issues had been addressed.</p> <p>One committee member raised a concern to CDOT staff regarding the limited access to I-277 south from Graham Street. CDOT staff indicated that a planning study is underway for I-277 that will look at the access and exit ramps.</p>
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Another committee member questioned if the modifications to railroad lines in the area of the rezoning will impact the site. CDOT staff indicated that the proposed realignment of NC Music Factory Boulevard and additional right-of-way dedication shown on the site plan are a result of those railroad modifications. Staff also described the proposed railroad and street modifications in the area. The proposed building will comply with the minimum setback requirement of 14 feet from the future back of curb for NC Music Factory Boulevard.

In conclusion, a committee member stated that the site's proximity to the Center City was a good location for the increased density.

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**

A portion of the subject rezoning is zoned I-1(CD). This portion of the site was originally the onramp to Interstate 277 from Graham Street. The conditional zoning is associated with a rezoning approved in 1987 (rezoning petition 1985-079), which included property to the centerline of the onramp right-of-way. The right-of-way has been abandoned; however, the zoning remained. There are no development rights associated with the 1987 conditional rezoning and this subject site.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 250 multi-family residential dwelling units, at a density of 69 dwelling units per acre.
- Maximum building height of four and five stories with the five-story element abutting NC Music Factory Boulevard.
- Building elevations provided.
- 14-foot setback from the back of curb along NC Music Factory Boulevard.
- Eight-foot planting strip and six-foot sidewalk provided along the NC Music Factory Boulevard.
- Right-of-way dedication for portions of the existing and the proposed realignment of NC Music Factory Boulevard.
- Structured parking facility.

- **Public Plans and Policies**

- The *Charlotte Center City 2020 Vision Plan* (2011) recommends that this area be included as part of a larger applied innovation corridor, stretching from South End through Uptown and North End, and linking onward to the UNC Charlotte campus. The North End area includes this site and while not making specific parcel by parcel land use recommendations, the Vision Plan does recommend that this area include opportunities for housing in order to offer more choices, and provide additional residents and workers to support neighborhood centers.
- The petition is consistent with the development vision recommended in the *Charlotte Center City 2020 Vision Plan*.

- **Staff Recommendation (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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 impacts to the natural environment by building on an infill lot.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review

Planner: Shad Spencer (704) 353-1132