
REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately 0.45 acres located on the west side of South Boulevard between East Kingston Avenue and East Boulevard. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow the reuse and expansion of an existing building and site in a more urban form.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER	Joanna Andrinopoulos
PETITIONER	Patrick Whalen
AGENT/REPRESENTATIVE	N/A
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**
Petition 1989-100 was a City initiated rezoning that rezoned the subject property, along with many of the surrounding properties along South Boulevard, from B-2 (general business) and I-2 (general industrial) to B-1 (neighborhood business).
 - **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Intended use is a restaurant, however; the petition proposes to allow all other nonresidential uses permitted within the MUDD (mixed use development) zoning district.
 - Provides site access from South Boulevard with two exit points (one at the rear of the site and one onto South Boulevard).
 - Provides cross-access easements to allow access to adjacent properties.
 - Pedestrian plaza area located in front of building.
 - Detached lighting limited to 25 feet in height.
 - Optional provisions include:
 1. Allows surface parking and maneuvering between the permitted use and the required setback.
 2. Eliminates the screening requirements for surface parking along all property lines excluding the South Boulevard frontage.
 - **Existing Zoning and Land Use**
The subject property is currently occupied with a vacant commercial building. The site and many surrounding properties are zoned B-1 (neighborhood business). UMUD (uptown mixed use), MUDD (mixed use development), TOD-M (transit oriented development - mixed use), B-2 (general business) and O-2 (office) zoned properties are also in the area around the site. Current land uses surrounding the site include a mixture of business and office uses.
 - **Rezoning History in Area**
There have been numerous rezonings to TOD-M (transit oriented development – mixed use), TOD-R (transit oriented development – residential) and MUDD (mixed use development) in this area to allow for transit oriented developments within the South End transit station area.
 - **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed transit supportive development. The site is within the ¼ mile walk distance of the East/West Boulevard Station on the Lynx Blue Line.
 - This petition is consistent with the *South End Transit Station Area Plan*.
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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:** CDOT has the following issue:
 - Identify an alternate dumpster location or restrict trash pick-up to non-business hours to prevent on-site conflicts between parked cars and sanitation vehicles.
 - **Vehicle Trip Generation:**
This petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Solid Waste:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** 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*:
 - This site meets minimum ordinance standards.
 - Allows the reuse of an existing building in a transit station area.

OUTSTANDING ISSUES

- The petitioner should:
 1. Clarify how the exit drive onto South Boulevard will align with the existing tree planters.
 2. Provide a method to prevent vehicles on the southernmost parking spaces from pulling forward and turning the wrong way.
 3. Eliminate Note 1 under "Lighting."
 4. Eliminate Note 1 under "Signage."
 5. Modify note under "Lighting" to read "All outdoor lighting shall utilize full cut-off, downwardly shielded lighting fixtures and detached lighting fixtures will be limited to 25 feet in height."
 6. Address CDOT issue.
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Attachments Online at www.rezoning.org

- Application
- Community Meeting Report
- Locator Map
- Site Plan
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review
- Urban Forestry

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