

October 28, 2015

REQUEST	Current Zoning: R-22MF (multi-family residential) Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)
LOCATION	Approximately 0.52 acres located on the southeast corner at the intersection of South Boulevard and South Caldwell Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to reuse a former fire station located in South End for any use allowed in the TOD-M (transit oriented development – mixed-use) district. Potential uses include retail, office, residential and civic uses designed to support pedestrian activity.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	City of Charlotte SLT Commercial Properties, LLC Mark Miller
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>South End Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none">• The plan recommends a mix of residential, office, retail and civic transit supportive uses in the area in which the site is located. <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none">• This proposal will allow the reuse of the building that most recently housed the City of Charlotte's Fire Investigation Unit; and• The building was constructed in 1958 and is a significant landmark along South Boulevard; and• The petition will allow the reuse of the existing building for all TOD-M (transit oriented development – mixed-use) uses; and• The building is within a 1/4 mile walk of the Carson Boulevard Transit Station; and• The pedestrian activation of South Boulevard, as shown on the conditional site plan, will be achieved through the addition of an outdoor seating area between the building and the street; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Majeed).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none">1. An optional request has been added to allow parking and maneuvering between the building and South Boulevard.2. Petitioner has agreed to add a note that trees in the required setback will be required to be saved.
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VOTE	Motion/Second:	Lathrop/Wiggins
	Yeas:	Dodson, Lathrop, Majeed, McClung, Sullivan, and Wiggins
	Nays:	None
	Absent:	Eschert, Labovitz, and Nelson
	Recused:	None

ZONING COMMITTEE	Staff presented this item and noted that all but two outstanding issues had been addressed. One Commissioner asked about the outstanding
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DISCUSSION

issue in regards to the driveway being removed. Staff responded that the request to remove was to enhance and improve the pedestrian environment along South Boulevard. There was no further discussion of the petition.

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**

- The subject property was constructed as a fire station in 1958 and has been used for the Fire Investigation Unit since a new fire station was built at 1819 South Boulevard. Fire Investigation staff moved from the building to the new Fire Administration campus in early 2015.
- The property was marketed by the Engineering and Property Management Department and Council approved a sales contract on June 8, 2015.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The reuse of an existing 7,000-square foot fire station, with the addition of an outdoor terrace between the existing building and South Boulevard.
- Allow all uses in the TOD-M (transit oriented development – mixed-use) district.
- Eight-foot planting strip and eight-foot sidewalk will be provided along South Caldwell Street.
- Eight-Foot planting strip, eight-foot sidewalk and eight-foot amenity zone will be provided along South Boulevard.
- Parking will be located to the side and rear of the existing building, and will be screened with a three-foot masonry screen wall along all public streets.
- The following optional provisions are being requested:
 - To allow a F.A.R. (floor area ratio) less than 0.75 as required in transit districts.
 - To allow parking between the existing building along South Boulevard and South Caldwell Street.
 - To allow parking to the side of the primary structure to exceed 35 percent of the lot width.
 - Existing trees in the setback will be preserved.
 - Allow parking and maneuvering between the building and South Boulevard.

- **Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends transit supportive - mixed uses for the subject site and surrounding properties. Appropriate uses include office, multi-family residential, retail and civic uses designed to support walkability and transit use.
- The petition supports the *General Development Policies-Environment* by reusing an existing structure near a transit station, thereby minimizing further environmental impacts while accommodating growth.

Transportation Considerations: See outstanding issue, note 2.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** No issues.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No issues.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

- **Mecklenburg County Parks and Recreation Department:** No issues.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Show and label recessed parking along South Boulevard.
 2. Remove driveway along South Boulevard.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Transportation Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326