

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 conditional 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

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to parking and driveway locations and the requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South End Transit Station Area Plan</i> recommendation for a mix of residential, office, retail and civic transit supportive uses in the area in which the site is located.</p> <p><u>Rationale for Recommendation</u></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.• The building was constructed in 1958 and is a significant landmark along South Boulevard.• The petition will allow the reuse of the existing building for all TOD-M (transit oriented development – mixed-use) uses.• The building is within a 1/4 mile walk of the Carson Boulevard Transit Station.• 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.
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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 and South Caldwell Street.
 - To allow parking to the side of the primary structure to exceed 35 percent of the lot width.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with a building that was previously used as the City of Charlotte Arson Investigation Fire Station and is zoned R-22MF (multi-family).
 - The site is located within a 1/4 mile walk of the Carson Boulevard light rail station.
 - Many of the surrounding properties in this part of South End have been rezoned to conventional and conditional TOD-M (transit oriented development - mixed-use), TOD-MO (transit oriented development - mixed-use, optional), UMUD (uptown mixed use), and MUDD (mixed use development), and are primarily developed with multi-family residential uses.
 - Other properties are zoned a mix of traditional zoning districts including O-2 (office), B-1 and B-2 (business), and R-22MF (multi-family residential) and are developed with institutional and commercial uses.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Since the construction of the LYNX Blue Line and the light rail station at New Bern Street, there have been a number of rezonings around the station to primarily conventional TOD-M (transit oriented development – mixed-use), as well as conditional and optional MUDD (mixed use development), to allow transit supportive development. These include:
 - Rezoning petition 2015-076 from B-1 (neighborhood business) to MUDD-O (mixed use development, optional) for the Dowd YMCA to allow expansion of the existing facility and construction of a new parking structure.
 - Rezoning petition 2010-022 from TOD-M(CD) (transit oriented development - mixed- use, conditional) and R-22MF (multi-family residential) to TOD-MO (transit oriented development - mixed-use, optional) and TOD-RO (transit oriented development - residential, optional) for the Charlotte Housing Authority property which abuts this site and includes Strawn Village. This rezoning allows a primarily residential transit supportive development on 16.70 acres.
- **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 and retail 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

- This site is located a quarter of a mile from a light rail transit station. Although South Boulevard experiences congestion in this area, CDOT supports transit oriented development near transit stations.
- **Vehicle Trip Generation:** This site could generate approximately 50 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 140 (as a bank) or 890 (as a restaurant EDEE) trips per day.

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:** The TOD-M (transit oriented development - mixed-use) district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No issues.
- **Engineering and Property Management:** See requested technical revision, note 2.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUESSite and Building Design

1. An optional request should be added to allow parking and maneuvering between the building and South Boulevard.
2. Petitioner should remove the first two parking spaces along the South Boulevard frontage. One space is allowing maneuvering in the setback and the other is creating parking in front of the building.

Transportation

3. Remove driveway along South Boulevard.

REQUESTED TECHNICAL REVISIONSSite and Building Design

1. Show and label recessed parking along South Boulevard.
 2. The petitioner should show all right-of-way and setback trees protected on site plan.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Transportation Review
 - Charlotte-Douglas International Airport 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