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<b>REQUEST</b>	Current zoning: O-2, office Proposed zoning: MUDD (CD), mixed-use development district, conditional
<b>LOCATION</b>	Approximately 0.36 acres located at the intersection of Greenwood Cliff and Harding Place.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition seeks to develop 1,196 square feet of office space and eight apartment units in a single 25,004 square foot building.
<b>STAFF RECOMMENDATION</b>	The proposed use is consistent with the land use recommendation set forth in the Central District Plan, which calls for mixed use development. Staff recommends approval of the petition, if the outstanding site plan issues can be addressed.
<b>Property Owner</b> <b>Petitioner</b> <b>Agent/Representative</b>	William T. Turner William T. Turner C. L. Helt Architect Inc.
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

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## **PLANNING STAFF REVIEW**

### **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

One office suite at a maximum of 1,196 square feet.

Eight multi-family apartments at a maximum of 15,690 square feet.

Maximum total building heated space of 25,004 square feet

Maximum height from average grade to the top of the structure is 70 feet and limited to four stories.

A total of 14 off-street parking spaces will be provided below grade.

An 8 foot planting strip and 6 foot sidewalk will be provided along the project frontage on Greenwood Cliff.

A private 5 foot walkway connects the residential building to Baxter Street Park.

### **Existing Zoning and Land Use**

Baxter Street to the north is bounded by B-2 and MUDD-O zoning developed with multi-family, office uses or vacant. Properties along East Morehead Street contain office, retail, residential and institutional uses in B-2(CD), B-1, MUDD(CD), O-2 and R-4 zoning districts. Office uses and a few remaining single family dwellings occupy O-2 zoned parcels along Greenwood Cliff and Harding Place.

### **Rezoning History in Area**

Petitions 2005-90, 2004-80 and 2003-42 occurred west of the site along E. Morehead and rezoned properties to MUDD(CD). Petition 2000-61 rezoned four acres on the north side of Baxter Street from U-1 to MUDD-O. Petition 2004-57 rezoned 1.38 acres on the east side of Greenwood Cliff from O-2 to MUDD(CD).

### **Public Plans and Policies**

The *Central District Plan* (1993) recommends mixed use development on the site.

The proposal meets the *General Development Policies* multi-family location criteria for over 17 units per acre.

Assessment Criteria	Density Category - >8 up to 12 du/a
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	5 (High)
Road Network Evaluation	1 (Yes)
<b>Design Guidelines</b>	<b>4 (Yes)</b>
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 14</b>	<b>Total Points: 16</b>

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## PUBLIC INFRASTRUCTURE (see full department reports online)

### Vehicle Trip Generation

Current Zoning: approximately 100 trips per day.

Proposed Zoning: approximately 250 trips per day, which will have a minor impact on the surrounding thoroughfare system.

### CDOT: (CDOT comments as of 7-29-08)

Greenwood Cliff is a local street, requiring a minimum 50 foot right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 25 feet from the centerline of the roadway.

There is a shared driveway serving this property, which needs to be maintained because the lot frontages are narrow along this section of Greenwood Cliff Drive.

The proposed Type II driveway would have to be offset at least 20 feet from any existing driveway.

The developer needs to dedicate a 10-foot wide public easement along the west edge of the site and construct a 5-foot minimum sidewalk connecting Greenwood Cliff with Baxter Street Park to the rear of the site.

**Charlotte Fire Department:** No comments received.

**CATS:** No comments received.

**Connectivity:** Pedestrian connectivity from Greenwood Cliff Drive to the Baxter Street Park has been requested, but not provided.

**Schools:** Two (2) students will be added to the school system in an area where schools are over capacity.

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## ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department comments on line)

**Storm Water:** The petitioner commits to meet the requirements of the Post Construction Ordinance.

**LUESA:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan.

### Site Design:

The petitioner should protect and save the existing trees located in the 10 foot rear yard and in the front setback.

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## OUTSTANDING ISSUES

1. The petitioner must fix the discrepancy in square footage numbers. The site plan states that the maximum total building heated space is 25,004 square feet, the office is 1,196 square feet, and the residential square footage is 15,690. What is the remaining 8,118 square feet?
2. The petitioner should amend Note #A4 under "General Notes" to state that "The maximum

building height proposed is 70 feet from the average grade to the top of the structure, and four stories". Also amend all four elevations by relabeling the height to read "maximum proposed height = 70 feet", not "maximum allowable = 120 feet". Delete Note #H2 under "General Notes". This contradicts information in the Parcel Information box, and in Note A4.

3. The petitioner should address CDOT's requests and issues.
4. The petitioner should re-evaluate the retaining wall and its impact on the shared driveway with the property to the east, in relation to CDOT's comments.
5. The petitioner should amend the site plan to provide a public walkway from Greenwood Cliff to Baxter Street Park, along the west side of the property. The site plan shows a private 5 foot walkway that is accessible only to the residents of the building, not to the public, and it does not extend from Greenwood Cliff, as per CDOT's request.
6. The petitioner should add a note that all mechanical equipment on the roof will be screened from view from the public street and from adjacent property. This is already noted on the elevations, but should also be a note on the site plan.
7. Prior to the issuance of building permits, the petitioner should convey right-of-way in fee simple title to the City, measuring 25 feet from the centerline.
8. The petitioner should commit to protecting and saving the existing trees located in the 10 foot rear yard and in the front setback.
9. The petitioner should label "Greenwood Cliff" on the site plan.
10. The petitioner should label 8-foot sidewalk and 6-foot sidewalk along Greenwood Cliff.
11. The petitioner should add a note that states no spandrel glass will be used.
12. The petitioner should add a note that no reflective surfaces will have a reflectivity value in excess of 36%.
13. The petitioner should add a note that where there are expanses of solid walls, they will not exceed 20 feet in length.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

Application Form  
Site Plan  
CDOT Review  
Storm Water Review  
LUESA Review  
Fire Department Review  
Community Meeting Report

**Planner:** Sandra Montgomery 704-336-5722.