
REQUEST	Current Zoning: MUDD, mixed use development district Proposed Zoning: MUDD-O, mixed use development district, optional and I-2(CD), general industrial, conditional
LOCATION	Approximately 17.91 acres located on the south side of West Morehead Street near the intersection of Interstate 77 and Interstate 277.
SUMMARY OF PETITION	The petition proposes to reestablish industrial zoning for approximately 14 acres of the site to allow for the expansion of limited industrial uses associated with the abutting Charlotte Pipe and Foundry facility. Approximately four acres, fronting along West Morehead Street, will maintain the mixed use development district zoning and be limited to 10,000 square feet of office/museum uses and up to 80 multi-family dwelling units.
STAFF RECOMMENDATION	<p>Staff recommends approval of the petition upon resolution of outstanding site plan issues. The MUDD-O portion of the petition is consistent with the <i>West Morehead Corridor Vision and Concept Plan</i> while the I-2(CD) portion of the petition is inconsistent with the plan. However, based on the following items, the establishment of conditional industrial zoning is appropriate for approval:</p> <ul style="list-style-type: none">• The potential mixed used development along West Morehead Street, the buffering of the industrial uses, and the streetscape improvements will enhance the pedestrian environment along West Morehead Street.• The proposed industrial portion of the petition will allow the existing abutting Charlotte Pipe and Foundry facility to relocate a portion of their operations, currently located on property being purchased by the NCDOT Rail Division for a high speed rail maintenance facility, to the subject site and allow the Foundry to remain at its current location without having to relocate.
PROPERTY OWNER	Clarkson Street, LLC and Margaret Ann Schrum
PETITIONER	Charlotte Pipe and Foundry Company
AGENT/REPRESENTATIVE	Bailey Patrick, Jr. and Collin W. Brown, K&L Gates
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 10,000 square feet of office or museum uses and 80 multi-family dwelling units on the portion of the petition fronting West Morehead Street.
- Up to 162,500 square feet of uses associated with Foundry purposes, which are allowed in the I-2 zoning district, excluding melting or casting of metal or other materials on the portion of the petition proposed for I-2(CD). This portion of the site may also be used for any use permitted in the I-1 zoning district.
- Additional right-of-way dedication will be provided along West Morehead Street measuring 16 feet behind the existing curb.

- Additional right-of-way dedication will be provided for both South Cedar Street and South Clarkson Street measured 32.5 feet on either side of the existing centerline for each street. These streets will be converted to a local industrial street cross section once building permits are issued for parcels abutting those streets.
- Streetscape improvements, which will include trees and shrubs, will be provided along South Cedar Street and South Clarkson Street prior to any building permits being issued on the site.
- A vegetative Class "B" buffer of varying width will be provided between the proposed I-2(CD) zoned portion of the site and the MUDD-O portion after the rezoning is approved and favorable planting conditions exist. However, a four acre portion of the proposed industrial parcel currently contains a large mound of dirt and therefore the buffer in that area will not be established until that portion of the site is developed.
- Optional provision to allow a gateway feature at the intersection of West Morehead Street and South Clarkson Street. The gateway feature will include two monument signs of undetermined size to identify the Charlotte Pipe and Foundry Company located on the adjacent property.
- **Existing Zoning and Land Use**

The majority of the subject site is vacant except for one existing nonresidential building and a billboard. Properties west of the site are zoned I-2 and occupied with the existing Charlotte Pipe and Foundry facility. A mix of commercial land uses are located east of the site, across West Morehead Street and those parcels are zoned MUDD. Interstate 77 is located north of the site along with a MUDD zoned parcel occupied with an office building. Various commercial land uses and zonings are located further north and west of the petitioned property along West Morehead Street and are located within the West Morehead Pedestrian Overlay District. Interstate 277 is located south of the site.
- **Rezoning History in Area**

Petition 2007-113 rezoned approximately 1.85 acres located on the south side of West Morehead Street and west of I-77 from B-1(PED) to B-D(CD)(PED-O). This petition allowed for up to a 210,000 square foot self storage facility with limited office square footage. This rezoning is less than a quarter mile west of the subject site.
- **Public Plans and Policies**
 - The *West Morehead Corridor Vision and Concept Plan* (2001) recommends mixed use for the subject site and encourages an enhanced pedestrian environment along West Morehead Street.
 - The MUDD-O portion of the petition is consistent with the *West Morehead Corridor Vision and Concept Plan*.
 - The I-2(CD) portion of the petition is inconsistent with the *West Morehead Corridor Vision and Concept Plan*. However, due to the NCDOT Rail Division purchasing a portion of the existing Charlotte Pipe and Foundry facility there is a need for additional industrially zoned property to allow for the relocation of a portion of the existing Foundry operation.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** The petitioner is currently working with the Planning Department to develop a streetscape project along the site's West Morehead Street frontage. It is requested that the improvements described below be considered and implemented with this possible jointly funded streetscape project.
 - Remove the note from the current site plan indicating the existing back-of-curb sidewalk is to remain. The revised site plan should indicate the implementation of both an eight-foot planting strip and eight-foot sidewalk along the site's West Morehead Street frontage. The pedestrian streetscape and landscaping improvements should be implemented concurrent with initial phases of construction on the overall site, as opposed to waiting on the development of the sites fronting West Morehead Street.

- The existing curb along the site's West Morehead Street frontage is in poor condition with several non-functioning driveway cuts. The petitioner needs to be aware during the construction plan review process the City and NCDOT may require the existing curb to be replaced.
- **Vehicle Trip Generation:**
Current Zoning: The petition will allow a wide range of trip generation based on the existing zoning classification.
Proposed Zoning: 1,450 trips per day.
- **Connectivity:** It is requested that bicycle connectivity be preserved between Clarkson and Cedar Streets. There are two options to achieve this:
 - Ensure the first private street parallel to West Morehead Street can remain open 24x7 (i.e. no gates) between Cedar and Clarkson Streets for bicyclists; or
 - Provide a 10-foot shared-use path with an eight-foot planting strip along the site frontage (increase the proposed eight-foot sidewalk to ten feet) along West Morehead Street from the Cedar Street intersection to Clarkson Street.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte Department of Solid Waste Services:** 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.

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 developing on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Indicate a 30-foot Class "B" buffer between Parcel A within Tract II and the abutting existing MUDD zoned office building on Sheet RZ-1. Also eliminate the last paragraph within Note 5(b) regarding this required buffer.
 2. Revise 3rd paragraph under Note 3 (b) to indicate that all uses permitted in the I-1 district that are also permitted in the I-2 district are allowed.
 3. Eliminate Notes 5(a)(i) and 5(a)(ii) regarding streetscape improvements along West Morehead Street. Replace the notes with the following: "The petitioner will work with the City of Charlotte to enhance the streetscape along West Morehead. If the City agrees to fund the relocation and construction of an eight-foot sidewalk located eight feet behind the West Morehead Street curb line, the petitioner will design and install the planting strip and sidewalk along West Morehead Street. The petitioner also agrees to install the required number of street trees within the eight-foot planting strip as required by the Tree Ordinance.
 4. Add the following sentence to the second paragraph within Note 5(b): "If Parcel D is used for off-site parking, the screening requirements per the Zoning Ordinance will be met".
 5. Eliminate Notes 5(c)(i) and 5(c)(ii) regarding street improvements along West Morehead Street and reference the modified streetscape improvement note for West Morehead Street.
 6. Modify Note 5(c)(iii) to read "If a building permit is issued for the construction of an occupiable structure on any part of a Parcel within Tract I or Tract II which abuts fronts on South Cedar Street, the Petitioner agrees at its expense to cause the entire portion of South Cedar Street beginning at West Morehead Street and running which runs through Tract II and Tract III and ~~lies between the centerline for South Cedar Street and the Parcel involved with such building~~ permit to be transformed to a Local Industrial Street ~~Semi~~-Section which is compliant with the

Urban Street Design Guidelines prior to the issuance of the first Certificate of Occupancy on a Parcel within either Tract I or Tract II abutting South Cedar Street within 6 months after the building permit is issued. See Cross-Section "B-2" on Sheet RZ-2 for specifications".

7. Modify Note 5(c)(iv) to read "If a building permit is issued for the construction of an occupiable structure on any part of a Parcel within Tract I or Tract II which abuts South Clarkson Street, the Petitioner agrees at its expense to cause the entire portion of South Clarkson Street beginning at West Morehead Street and running which runs through Tract II ~~and lies between the centerline for South Clarkson Street and the Parcel involved with such building permit~~ to be transformed to a Local Industrial Street ~~Semi-~~Section which is compliant with the Urban Street Design Guidelines prior to the issuance of the first Certificate of Occupancy on a Parcel within either Tract I or Tract II abutting South Clarkson Street within 6 months after the building permit is issued. See Cross-Section "B-2" on Sheet RZ-2 for specifications".
8. Modify the second paragraph under Note 7 to commit to a maximum sign face area and maximum signage height.
9. Indicate the building materials proposed for the structures to be constructed within Tracts II and III.
10. Address Transportation comments.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte Department of Solid Waste Services Review
- Charlotte-Mecklenburg Storm Water Services Review

Planner: Shad Spencer (704) 353-1132