
REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately 1.766 acres located on the west side of East Morehead Street between Myrtle Avenue and Oriole Avenue.
SUMMARY OF PETITION	The petition proposes two office buildings with a total maximum building area of 84,500 square feet.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The petition is consistent with the <i>Midtown Morehead Cherry Area Plan</i> .
PROPERTY OWNER	The Duke Endowment
PETITIONER	The Duke Endowment
AGENT/REPRESENTATIVE	John Carmichael, Robinson, Bradshaw & Hinson, P.A.
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:

- Two office buildings equaling a maximum of 84,500 square feet; Building A with 47,500 square feet and Building B with 37,000 square feet.
- A two-level parking structure located partially below grade with an elevated courtyard. The courtyard will contain landscaping, hardscape, pedestrian scale lighting, and outdoor seating.
- Building A is limited to three stories and a maximum building height of 68 feet measured along the Myrtle Avenue frontage and 80 feet along the Oriole Avenue frontage.
- Building B is limited to three stories and a maximum building height of 68 feet measured along the Oriole Avenue frontage.
- A 26-foot setback from the back of curb is provided along West Morehead Street and a 16-foot setback from the back of curb is provided along Myrtle Avenue and Oriole Avenue.
- Eight-foot planting strips and six-foot sidewalks are provided along all street frontages.
- Open space will be provided at the corner of Myrtle Avenue and Morehead Street and will contain landscaping, hardscape, and outdoor seating.
- A 10-foot vegetative buffer is provided along the western boundary of the site next to a 10-foot alley which abuts the residential parcels fronting along Lexington Avenue.
- Building elevations are provided which indicate building materials that include bluestone, limestone, terracotta, and a standing seam metal roof.
- All freestanding lighting will be limited to 20 feet in height and be fully capped and shielded.
- No "wall-pak" type lighting will be allowed.
- Optional provision to allow parking and maneuvering between the building and both Myrtle Avenue and West Morehead Street.

- **Existing Zoning and Land Use**

The subject site is currently occupied with two commercial buildings. Southwest of the property is a mix of single family and multi-family residential uses within R-8, R-22MF, and MUDD(CD) zoning categories. These residential uses are also located within the Dilworth Historic District Overlay. The remainder of the surrounding zoning districts includes B-1, MUDD-O, and UMUD. The majority of the land uses within these districts are office and commercial. However, one multi-family residential building is located directly across East Morehead Street within a B-1 zoning category.

- **Rezoning History in Area**

Recent rezonings approved in the area include:

- Petition 2008-025 rezoned approximately 1.53 acres north of the subject site, diagonally across the East Morehead Street and Myrtle Street intersection, to MUDD-O. The petition allows for the development of up to a 195,000 square foot office building with a maximum height of 160 feet. This development has not been constructed.
- Petition 2007-152 rezoned approximately 0.45 acres at the corner of East Morehead Street and Euclid Avenue to MUDD(CD). The petition allowed for the development of up to a 50,000 square foot office building with a maximum height of 60 feet. This petition is one block northwest of the subject site.

- **Public Plans and Policies**

- The *Midtown Morehead Cherry Area Plan* (2012) recommends mixed use pedestrian oriented development for the subject site.
 - The petition is consistent with the *Midtown Morehead Cherry 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:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 890 trips per day.
Proposed Zoning: 1,170 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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.
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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*.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Modify the maximum building height to indicate a 40-foot base maximum average height at the 10-foot buffer line. Then provide a height ratio equaling one additional foot of height for every additional two feet in distance the portion of the building is from the 10-foot buffer line adjacent to abutting single family zoning district.
 2. Incorporate the roll-out trash and recycling enclosure along Myrtle Avenue into the design of Building A so they appear to be one structure. Provide a building elevation along Myrtle Avenue to illustrate this proposed design.

3. Provide a detail of the driveway/drop-off area and the open space at the corner of Morehead Street and Myrtle Avenue. This area should be designed to appear as a plaza with the incorporation of plantings, hardscape, and outdoor seating. Indicate that the driveway will be constructed with pavers and/or stamped asphalt.
 4. Modify Note 4F to indicate if ventilation openings are provided on the western side of the structured parking facility that ornamental metal grillwork will be provided for screening.
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Attachments Online at www.rezoning.org

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

Planner: Shad Spencer (704) 353-1132