

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD-O (mixed use development, optional)
<b>LOCATION</b>	Approximately 1.18 acres located on the north side of North Davidson Street between Donatella Avenue and Anderson Street. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow for the adaptive reuse of existing buildings located in the historic North Charlotte neighborhood and located within a ½ walk distance of the Sugar Creek Transit Station on the LYNX Blue Line Extension. The proposal would allow any use permitted in the MUDD (mixed use development) district. Uses allowed in the MUDD (mixed use development) district include office, residential, retail and civic uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Imprint Properties, LLC Imprint Properties, LLC Russell W. Fergusson
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: None.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues pertaining to the sidewalk design, placement of windows and doors, and requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Blue Line Transit Station Area Plan</i>, which recommends transit supportive uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject property is located within the historic North Charlotte neighborhood and is also within a ½ mile walk distance of the Sugar Creek Transit Station on the LYNX Blue Line Extension.</li> <li>• The petition proposes to allow for the adaptive reuse of existing buildings located on the subject property.</li> <li>• Preservation of the existing buildings will maintain the character of this part of the North Charlotte neighborhood.</li> <li>• The proposed streetscape enhancements are consistent with the corridor construction plans for the Blue Line Extension project and the NCDOT Sugar Creek Grade Separation project which includes the streetscape project along North Davidson Street.</li> <li>• These enhancements, which include a wider sidewalk and planting strip, will improve the pedestrian environment along the frontage of this site.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Retains the existing 23,344-square foot buildings and allows a 5,200-square foot patio expansion to allow all uses permitted in the MUDD (mixed use development) district.
  - Site will require a rezoning if the existing building is demolished.
  - Existing buildings to retain the same height, with the exception of a rooftop patio. Overall building height not to exceed 50 feet.
  - Artwork and design components to be incorporated in outdoor spaces as part of patio and outdoor common areas.
  - An eight-foot planting strip and eight-foot sidewalk to be provided from the adjacent parcel to the northeast to the point of the street closure of Craighead Road.
  - Parking lot abutting Craighead Road to be screened with a wall that may incorporate art and sculptural elements.

- **Optional Provisions:**
  - Allow the one-way drive exiting onto Craighead Road to deviate from requirements of being perpendicular to the road and to exceed limitations of width, provided it does not exceed 38 feet in width.
  - To facilitate preservation of the existing buildings, parking requirements shall be reduced from 56 spaces to 36 spaces; allow the 36 spaces be the maximum required number of parking spaces, with no additional spaces required for the use of the 33,440 square feet.
  - Areas marked as “future patio expansion” and any future rooftop patio improvements may be used for expansion of the outdoor service, seating, consumption and/or entertainment space not to exceed the aggregate amount of patio square footage and future patio square footage set forth in the development summary. No additional parking spaces in excess of 36 spaces will be required if the patio expansion and/or rooftop patio is developed and used as outdoor service, seating, consumption and/or entertainment. In addition, any applicable parking requirements shall be waived.
  - Parking shall be permitted to extend past the building façade up to the setback and may be located between the existing building /permitted uses and the required setback as shown on the rezoning plan.
  - Existing buildings, entryways and doors, including roll-up doors, may be preserved and additional doorways may be constructed in the same or similar style to existing without requirement to meet MUDD design standards.
  - Unless additional off-site parking is provided sufficient to meet ordinance requirements, the total square footage of all the eating/drinking/entertainment Type 2 use shall not exceed the aggregate amount of 23,000 square feet. The amount of eating/drinking/entertainment Type 2 use square footage shall not include the common areas of the buildings or the production, storage, office and warehouse portions of any brewery use.
  - Petitioner shall meet the requirements of Section 12.544 of the ordinance for the arrangement of windows and doors on the building elevations for the building located at 3701 North Davidson Street.
- **Existing Zoning and Land Use**
  - The subject property is zoned I-2 (general industrial) and currently developed with two warehouse buildings which are connected by a fork lift tunnel.
  - Parcels located south of the Southern Railroad line on either side of Anderson Street and North Davidson Street are primarily zoned I-2 (general industrial) and developed with warehouse uses.
  - Properties south of the Southern Railroad line, east of Herrin Avenue, are zoned R-5 (single family residential), UR-3(CD) (urban residential, conditional), and UR-1(CD) (urban residential, conditional) and developed with single family detached dwellings, apartments and residential condominiums.
  - Lots located on the north side of North Davidson Street, on either side of East Craighead Road, are zoned UR-2(CD) (urban residential, conditional), I-1 (light industrial), I-2 (general industrial) and TOD-M (transit oriented development – mixed use) and developed with three single family dwellings, warehouse uses, and an asphalt manufacturing plant.
  - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
  - Petition 2014-04 rezoned 2.4 acres located on the south side of Raleigh Street between East Sugar Creek Road and Greensboro Street to TOD-M (transit oriented development – mixed-use) to allow all uses permitted in the district.
- **Public Plans and Policies**
  - The *Blue Line Extension Transit Station Area Plans* (2013) recommend transit supportive uses for the subject site.
  - The *BLE Transit Station Area Plans* recommends a 50-foot height limit for future buildings in this area.
- **TRANSPORTATION CONSIDERATIONS**
  - This site has direct access to an existing minor thoroughfare near an unsignalized intersection with a local street. The site is adjacent to the LYNX Blue Line Extension and within the project limits of an approved NCDOT project (U-5008, Sugar Creek Road Grade Separation). Additionally, the potential Cross Charlotte Trail alignment is within 1000 feet of this site. This plan complies with the general transportation policy goals and applicable area plans. CDOT has not identified any negative impacts to the transportation facilities in the area.
  - See Outstanding Transportation Issues, Notes 1 and 2.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 80 trips per day (based on 23,300 square feet of warehouse uses).

Entitlement: 80 trips per day (based on 23,300 square feet of warehouse uses).

Proposed Zoning: Trips per day cannot be determined due to the number of uses permitted.

**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 issues.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **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.

**OUTSTANDING ISSUES**

Transportation

1. CDOT recommends the petitioner revise the site plan to provide additional hardscape pavement material between the back of the proposed eight-foot sidewalk and the building versus small intermittent grass strips and the internal sidewalks. Planning needs to be consulted to define the additional hardscape areas, behind the proposed public sidewalk.
2. The petitioner needs to revise the site plan to include a permanent Sidewalk Utility Easement between the proposed right-of-way line and back of the proposed eight-foot wide sidewalk along the site's North Davidson Street frontage.

Site and Building Design

3. Clarify how the note related to the petitioner meeting the requirements of Section 12.544 of the ordinance for the arrangement of windows and doors on the building elevations for the building located at 3701 North Davidson Street is an optional request. As written, it is not an optional request.

**REQUESTED TECHNICAL REVISIONS**

Other

4. Correct "Craighead Street" to "Craighead Road" throughout the site plan.
5. Replace existing Note 1(d) under General Provisions with the following: "Existing buildings to remain."
6. Delete the following verbiage under Note 2(f) under Optional Provisions and replace as a new note under Permitted Uses: "Unless additional off-site parking is provided sufficient to meet ordinance requirements, the total square footage of all the Eating Drinking and Entertainment Type 2 uses shall not exceed the aggregate amount of 23,000 square feet."
7. Delete all notes that state "per ordinance requirements."
8. Replace existing Note 2(g) under Optional Provisions and replace as a new note under Architectural Standards.

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**Attachments Online at [www.rezoning.org](http://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
  - Charlotte Fire Department 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
- Transportation Review

**Planner:** Sonja Strayhorn Sanders (704) 336-8327