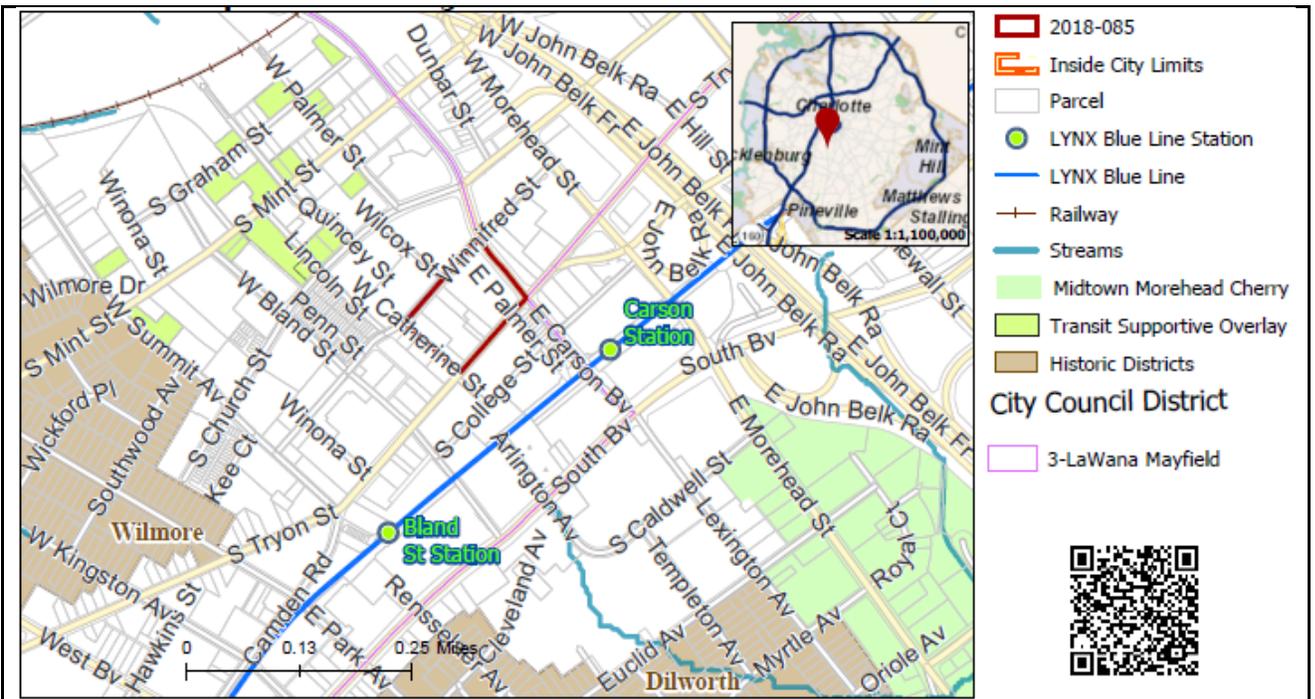


REQUEST

Current Zoning: I-2 (general industrial) and TOD-M (transit oriented development - mixed-use)
Proposed Zoning: TOD-M(O) (transit oriented development - mixed-use, optional)

LOCATION

Approximately 4.89 acres located on the west side of South Tryon Street, south of Carson Boulevard.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow the redevelopment of a full block of commercial buildings and surface parking for all uses in the TOD-M (transit oriented development – mixed-use district).

PROPERTY OWNER

Various

PETITIONER

The Spectrum Companies

AGENT/REPRESENTATIVE

Keith MacVean and Jeff Brown, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *South End Transit Station Area Plan* and the *South End Vision Plan* land use recommendations for transit supportive development.

Rationale for Recommendation

- The subject site is within a ¼ mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line, which allows underutilized sites to convert to intensities appropriate for transit supportive development.

- The petition will include a mixture of uses, a minimum of at least two land uses permitted by ordinance standards, which is consistent with the *South End Vision Plan* recommendation to expand the mix of uses in the district.
- The 250-foot building height optional request in Development Area A is 130 feet greater than what is allowed by ordinance standards. However, the site is separated from single family neighborhoods by some distance and will not have a negative impact on established neighborhoods. Furthermore, the site is located within a ½ mile walk of Uptown.
- The petition includes a central plaza which will be accessible from Carson Boulevard; ground floor active uses on all public streets; and sidewalk/streetscape improvements on all streets. Together, these improvements will significantly enhance the pedestrian environment for the subject site.
- The proposed development is providing design standards and regulations consistent with the new TOD language under development.

PLANNING STAFF REVIEW

• Proposed Request Details

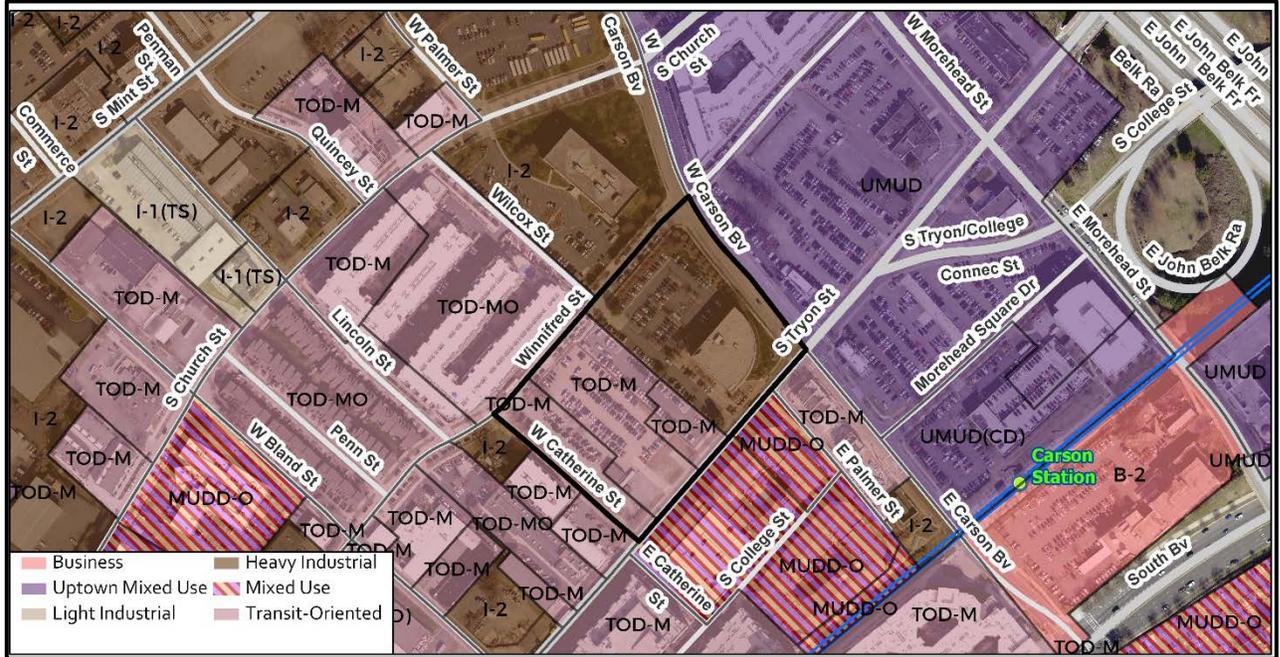
The site plan accompanying this petition contains the following provisions:

- Three development areas with all uses in the TOD-M district.
- 18.5-foot setback from curb line along South Tryon Street, 16-foot setback along Winnifred Street, Carson Boulevard, and Catherine Street, West Bland Street, including eight-foot sidewalk and trees in grates.
- New streetscape improvements on all adjacent streets, including on-street parking on all adjacent streets.
- 20,000 square foot open space areas and plaza area with pedestrian path and entrances that open onto the plaza from the proposed building.
- Proposed internal private street with a proposed 11-foot setback.
- Transportation improvements along the adjacent public streets.
 - Dedication of public-right-of-way.
 - Construct a northbound turn lane on South Tryon Street.
 - Install pedestrian signal at South Tryon Street and Catherine Street.
 - Install high visibility crosswalk across Carson Boulevard with a "Z" crossing pedestrian refuge island on the west side of the intersection and install new APS pushbuttons/PED Ramps for this crossing.
 - Pedestrian and receiving ramps at various intersections along the site.
- Provides the following architectural treatments:
 - Height of each pedestrian level to be taller than it is wide.
 - Buildings longer than 150 will be architecturally divided.
 - No building will exceed 250 feet in block face without a break or variation of the façade.
 - Proposed buildings will not be longer than 400 feet.
 - First floor commercial will be clearly defined with visual delineation.
 - Facades over 50 feet will be divided into shorter segments by architectural features.
 - Building elevations will be designed with vertical bays or articulated architectural features.
 - Buildings will have no blank wall greater than 20 feet in length or height.
 - Blank walls greater than 10 feet will be treated with architectural features.
 - High quality, durable finish materials such as face brick, stone, and metal panels shall be used on the first-floor street facade of buildings.
 - Buildings over 185 feet in height will provide a step back of no less than 10 feet along each abutting public street.
 - Active ground floor uses will occupy 70 percent of the site's linear frontage along S. Tryon Street.
 - Active ground floor uses will occupy 50 percent of the site's linear frontage along the other public streets.
 - Along S. Tryon Street the first floor of each building will have a minimum building Transparency (as defined below) of 75%.
 - Along W. Catherine Street, Winnifred Street and W. Carson Boulevard the first floor of each building will have a minimum Transparency of 60%, with the exception that the building located within Development Area A with frontage on Winnifred Street will only be required to provide 30% building Transparency.

Minimum Ground Floor "Transparency": The first floor of all buildings must include transparent windows and/or doors (not screened by any opaque material) arranged so that the uses are visible to a depth of 20 feet along the street frontage between 2 feet and 10 feet measured from the sidewalk grade, as indicated below.

- The upper floors (above the ground floor) of the proposed buildings within Development Area B will have a minimum Transparency of 25%.
- The minimum ground floor height for active ground floor uses with frontage on the existing public streets will be a minimum of 18 feet.
- The minimum active ground floor use space depth will be twenty (20) feet along S. Tryon St, W. Catherine Street, Winnifred Street, and W. Carson Boulevard.
- The maximum entrance/operable door spacing for active ground floor uses along S. Tryon Street will be sixty (60) feet.
- The maximum entrance/operable door spacing for active ground floor uses along W. Catherine St., Winnifred Street, and W. Carson Boulevard will be one-hundred (100) feet, except that that the building within Development Area A with frontage on Winnifred Street may have a greater building entrance spacing.
- A minimum of one entrance along W. Carson, W. Catherina and Winnifred will be a "Prominent Entrance"; along S. Tryon Street at least two Prominent Entrances will be provided.
- Along S. Tryon Street no less than 50% of the building entrances will be at grade with the abutting sidewalk. Along W. Carson, and W. Catherine, a minimum of 25% of the building entrances will be at grade with the abutting sidewalk.
- Possible overhead component/canopy
- The following standards will apply to any above ground parking structures constructed on the Site:
 - The upper floor levels of the parking (the 2nd floor and above) will have a minimum floor to floor height of 10'-8". Façade openings will be vertically and horizontally aligned and will be designed such that all parked motorized vehicles, and associated parking area lighting, on all levels, are screened.
 - The upper floors of a parking structure with frontage on S. Tryon Street will be treated with specific architectural features.
- Optional provisions for the following allowances:
 - Additional building height in excess of the TOD (transit oriented development) height plane. The development area "A" will be approximately 250 feet tall and the allowable TOD height for this property is 120 feet due to the proximity of single family zoning along West Summit Avenue in the nearby Wilmore neighborhood. This represents a height optional request of 130 feet.
 - Additional building height in excess of the TOD (transit oriented development) height plane. The development area "B" will be approximately 180 feet tall and the allowable TOD height for this property is 120 feet due to the proximity of single family zoning along West Summit Avenue in the nearby Wilmore neighborhood. This represents a height optional request of 60 feet.
 - To allow wall signs up to 250 square feet per wall. The ordinance allows up to 200 square feet for wall signage.
 - To allow a phased development that exceeds the parking maximums of the district. However, when the final phase of the development is completed, the total number of parking spaces will comply with the ordinance.

• Existing Zoning and Land Use



The subject property is developed with office, commercial, and warehouse uses.



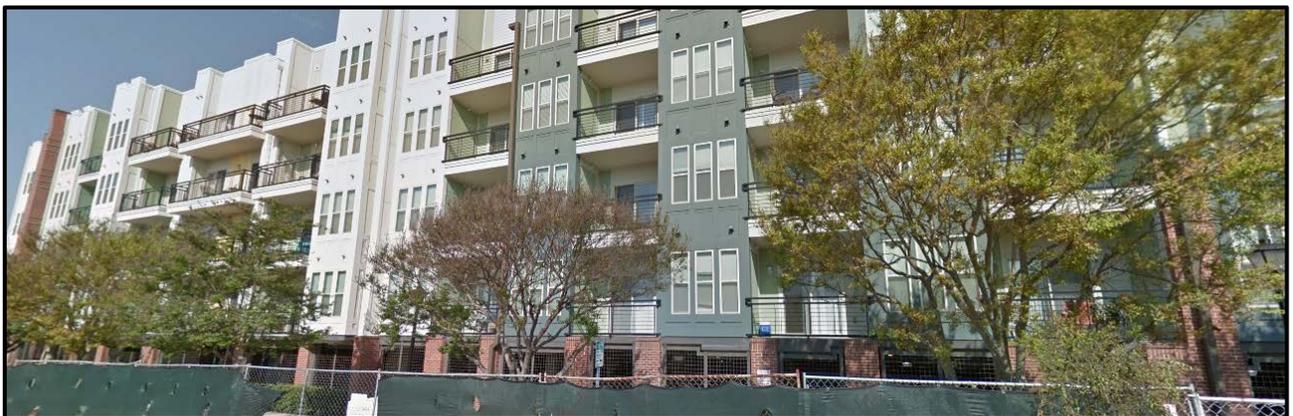
The property to the north along West Carson Street is developed with a car rental use.



The properties to the south along Catherine Street are developed with apartments and retail uses.

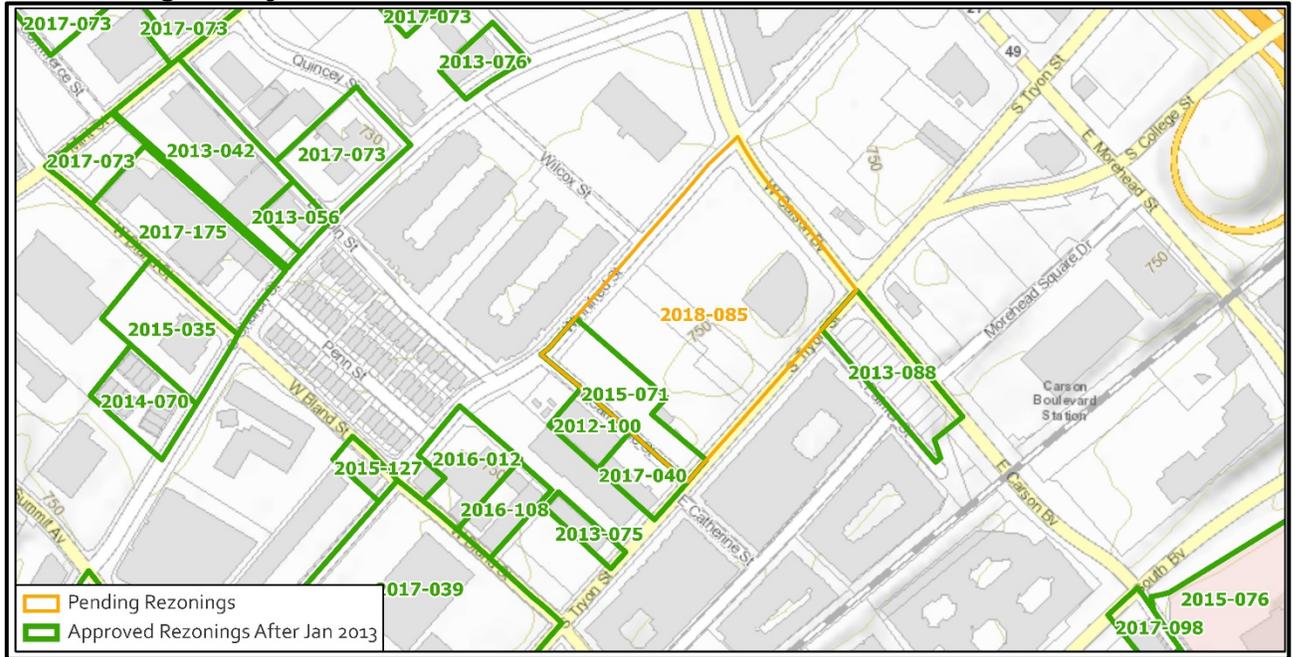


The property to the east along South Tryon Street is developed with apartments.



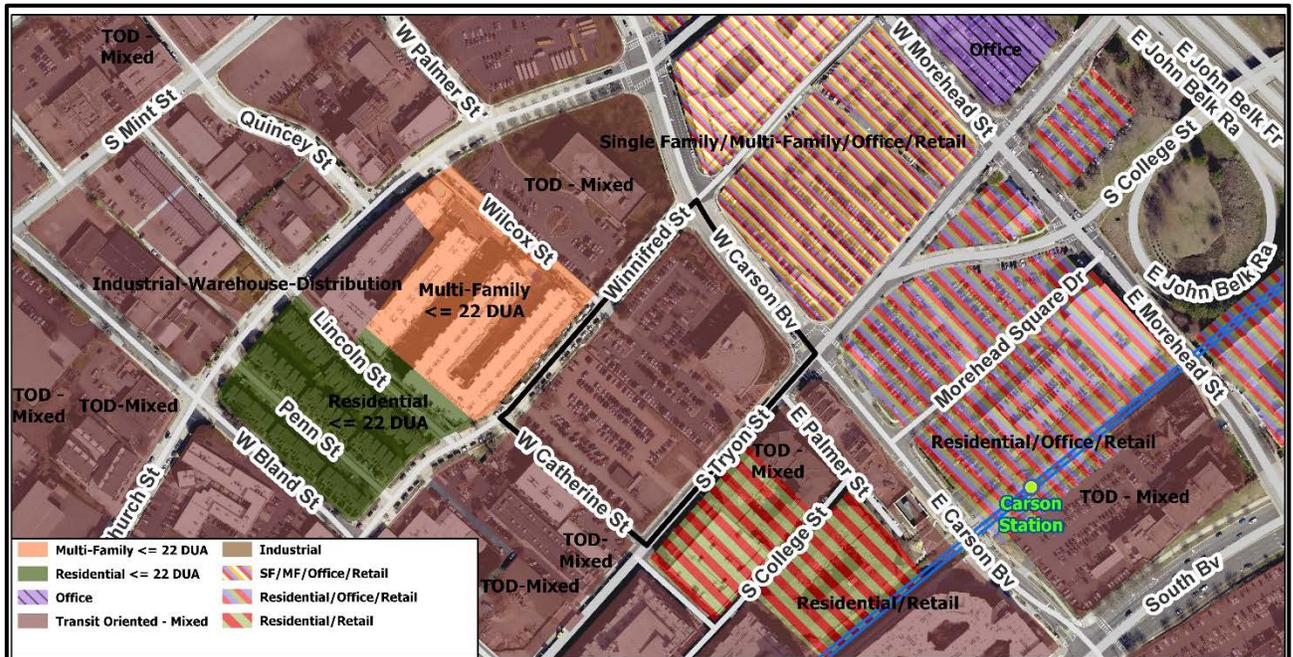
The property to the west along Winnifred Street is developed with apartments.

• **Rezoning History in Area**



- There have been numerous other rezonings to TOD-M (transit oriented development – mixed-use) and TOD-MO (transit oriented development – mixed-use, optional), and MUDD (mixed use development) in the area to support transit supportive uses.

• **Public Plans and Policies**



- The *South End Vision Plan* (2018) recommends a mixed-use transit supportive uses and design guidelines for the subject site.
- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site.
- **TRANSPORTATION CONSIDERATIONS**
 - The site plan is located at the intersection of two major thoroughfares. The site plan commits to vehicular and pedestrian improvements identified in the traffic impact study, *South End Corridor Study*, and *South End Transit Station Area Plan*.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 890 trips per day (based on 60,000 square feet of office use).

Entitlement: Too many uses to determine

Proposed Zoning: 9,320 trips per day (based on 200 room hotel, 40,000 square feet of retail use, and 425,000 square feet of office use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. The proposed rezoning is in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water's Park Avenue and Wilmore Drive to Interstate 77 Sanitary Sewer Improvements Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow will be coordinated to discharge after completion of said project. There is an anticipated completion date of late-2019.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Remove the optional request for the increased ground-mounted sign.~~ Addressed
2. ~~Provide a definition or examples of visual delineation as mention in the architectural standards.~~ Addressed
3. ~~Under Architectural notes modify note a2 to "shall be taller than it is wide".~~ Addressed
4. ~~Under Architectural notes modify note a3 to "elements "shall help create this effect".~~ Addressed
5. ~~Under Façade & Material Detailing modify note 3 to "durable finish materials shall be used on the first-floor street façade of buildings".~~ Addressed
6. ~~Under Façade & Material Detailing modify note 4 to "store front windows shall have intermediate piers".~~ Addressed

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326