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| REQUEST | Current Zoning: I-2, general industrial Proposed Zoning: MUDD-O, mixed-use development district, optional |
| LOCATION | Approximately 3.63 acres located in the block bounded by N. Davidson Street, E. 26th Street, E. 27th Street and Yadkin Avenue. |
| CENTER, CORRIDOR OR WEDGE | Corridor |
| SUMMARY OF PETITION | <p>This petition proposes to allow a mixed-use development of up to 200 multi-family residential units, 31,000 square feet of retail, with the ability to convert to office and 9,000 square feet for a restaurant, with the ability to convert to office and or retail. The Optional provisions are as follows.</p> <p>Continue to allow existing parking located between E. 27th Street right-of-way and the existing building. Steps and retaining walls may be located in the setbacks along N. Davidson Street to accommodate grade change. A roof-top patio may be added to the building at the corner of N. Davidson Street and E. 27th Street. Design Flexibilities for the N. Davidson Street trees and sidewalk.</p> |
| STAFF RECOMMENDATION | Once all issues have been addressed Staff is recommending approval of this petition. |
| Property Owner | Noda@27 th Street, LLC |
| Petitioner | Noda@27 th Street, LLC |
| Agent/Representative | Brian Bradley |
| Community Meeting | Community Meeting is required and report is available online. |

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- This development will allow up to 200 residential units, 31,000 square feet of retail with the ability to convert to office and 9,000 square feet for a restaurant with the ability to convert to office and or retail. The plan shows a structured parking deck wrapped by office, retail, and residential structures. The maximum height for the development will be 75 feet. The optional request are the following.

Continue to allow existing parking located between E. 27th Street right-of-way and the existing building.

Steps and retaining walls may be located in the setbacks along N. Davidson Street to accommodate grade change.

A roof-top patio may be added to the building at the corner of N. Davidson Street and E. 27th Street.

- Design Flexibilities for the N. Davidson Street trees and sidewalk.

Existing Zoning and Land Use

The subject property is zoned I-2 and is occupied by a commercial building. I-2 zoning developed with warehouses or vacant lots is located across N. Davidson Street. West of the site is I-1 zoning, and R-5 zoning developed with warehouses, associated office uses, single family dwellings and undeveloped lots. South of the site there is R-5 zoning developed with single family dwellings, I-1 and O-2 zoning developed with commercial uses. The property to the east is zoned MUDD-O developed with a mixed-use development.

Rezoning History in Area

The most recent rezoning in the area was for the property located to the east of the petitioned site. The property was rezoned in 2005 under petition 2005-110 from O-2 to MUDD-O for a maximum of 180 residential units, and up to 20,000 square feet of retail and office.

Public Plans and Policies

Central District Plan (1993). The *Central District* Plan recommends industrial uses at this location. However, the parcel is within one-quarter (1/4) mile of a Northeast Transit Corridor proposed transit station and consistent with the *Transit Station Area Principles (2001)*, which propose office, retail and residential uses at this location.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 2,700 trips per day
Proposed Zoning: 5,490 trips per day

CDOT: We typically request traffic impact studies for developments that result in more than 2,500 additional trips per day. Because the site is location within ¼ mile of a proposed transit station area and existing street network in the area, we will not request that a traffic study be prepared. As shown on the site plan, access to the dumpster by waste collection vehicles is blocked by parking spaces. The site plan needs to be revised to show unimpeded access.

Charlotte Fire Department: No issues

CATS: No comments received

Connectivity: Eight-foot planting strips and six-foot sidewalks will be provided along E. 26th St, E. 27th St and Yadkin Ave. A six foot bike lane, six foot amenity zone, and eight foot sidewalk will be provided along N. Davidson St.

Schools: The development allowed under the existing zoning does not generate any students, while the development allowed under the proposed zoning will produce six students. Therefore, the net change in the number of students generated from the existing zoning to proposed zoning is six.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: The Petition shall comply with the requirements of the Post Construction Ordinance.

LUESA: The Petition will submit a Solid Waste management plan prior to initiating land clearing, demolition and /or construction activities.

OUTSTANDING ISSUES

1. The Petitioner should address CDOT's issue with dumpster location.
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Attachments Online at www.rezoning.org

- Application Form
- Site Plan
- CDOT Review
- CATS Review
- Storm Water Review
- LUESA Review
- CMPD Review
- Fire Department Review

Planner: Solomon Fortune (704)336-8326