

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: TOD-MO, transit oriented development, mixed use, optional
LOCATION	Approximately 1.63 acres located on the southeast corner of South Mint Street and Lincoln Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This request would allow a mix of retail, office, restaurant, and residential uses within two proposed buildings. The request proposes several options to the TOD
Property Owner	Asset Management 1, LLC and Vivace Enterprises, LLC
Petitioner	Asset Management 1, LLC
Agent/Representative	Stewart Engineering, Inc., Teresa Hawkins
Community Meeting	Meeting required and held. Report online.

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend Approval of this petition, with the following modifications: <ul style="list-style-type: none"> • The petitioner removed the request to allow the parking deck to cover 41.37% of the lot width. (The 35% maximum lot width applies to surface parking and not parking structures.) • The petitioner removed the option to establish the 5-foot yard as it is a minimum ordinance requirement.
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VOTE	Motion/Second: Randolph/Lipton Yeas: Allen, Griffith, Howard, Lipton, Randolph and Rosenburgh Nays: None Absent: None Recused: Johnson
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ZONING COMMITTEE DISCUSSION	Tammie Keplinger reviewed the petition and noted that the request is consistent with the <i>South End Transit Station Area Plan</i> , which recommends transit supportive development at this location. She added that all outstanding site plan comments have been addressed. One Commissioner asked if a traffic impact study was required. Scott Putnam of CDOT responded that the requirement was released due to satisfactory trip generation totals.
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STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South End Transit Station Area Plan (2005)</i> and to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Lipton second by Randolph)
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STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The ground floors of the buildings will include retail, office, or restaurants along both South Church Street and South Mint Street.
- The parking deck will be designed with decorative architecture along Lincoln Street with materials that match the proposed buildings.
- Open space will be provided between the deck and Lincoln Street.
- Optional requests:
 - Elimination of retail, office, or residential uses along the linear street frontage of the parking deck.
 - Increase in the width of the parking deck from an allowed maximum of 35% of the total lot width to 41.37% of the lot width. (This request should be removed as the 35% maximum applies to surface parking and not parking structures.)
- Establishment of a 5-foot rear setback along the southern alley. (This request should be removed as it complies with minimum ordinance standards).

Public Plans and Policies

The *South End Transit Station Area Plan* (2005) recommends Mixed Use Transit Supportive Development.

STAFF RECOMMENDATION (Updated)

Staff recommends approval of the petition.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: In conformance with the *South End Transit Station Area Plan*, South Mint Street has an adopted new cross-section with a 49-foot back-of-curb width, which could require widening. The TOD setback will be measured from the back of this future curb line. See the online memo for additional comments.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: A driveway connection will be provided to the south for a possible future cross access.

Schools: This non-residential request will not impact the school system.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: Storm Water comments have been addressed.

LUESA: LUESA is requesting the petitioner add a note to the plan indicating a Solid Waste Management Plan will be submitted prior to initiating demolition and/or construction activities. See online memo for additional comments.

Site Design:

- Provides transportation alternatives being located within walking distance of a rail stop.
 - Minimizes impact to the environment by constructing a parking deck.
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OUTSTANDING ISSUES

1. All outstanding site plan issues have been addressed.

Attachments Online at www.rezoning.org

- Pre-Hearing Staff Analysis
- Application Form
- Site Plan
- CDOT Review
- Storm Water Review
- Fire Department Review
- Community Meeting Report and Sign-In Sheet

Planner: Tim Manes (704) 336-8320