

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.
STAFF RECOMMENDATION	The request is consistent with the <i>South End Transit Station Area Plan</i> , which recommends transit supportive development at this location. Staff feels with the addition of design elements for the deck along Lincoln Street the optional request is appropriate for approval if the outstanding site plan issues are addressed.
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 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:

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).

- **Existing Zoning and Land Use**

The surrounding properties are zoned I-2, TOD-MO, and TOD-M and are occupied by residential dwellings and industrial uses.

- **Rezoning History in Area**

The property to the east across South Church Street was rezoned to TOD-MO in 2007 to allow town homes.

- **Public Plans and Policies**

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

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation**

Current Zoning: approximately 2,700 trips per day

Proposed Zoning: approximately 6,700 trips per day. This will have a significant impact on the surrounding thoroughfare system. CDOT notes that this request will require a Traffic Impact Study.

- **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 comments received.
 - **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.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN

- **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. The petitioner should remove the request to allow the parking deck to cover 41.37% of the lot width. (This request should be removed as the 35% maximum applies to surface parking and not parking structures.)
 2. The petitioner should remove the option to establish the 5-foot yard as it is a minimum ordinance requirement.
 3. The petitioner should address LUESA comments.
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Attachments Online at www.rezoning.org

Application Form

Site Plan

CDOT Review

Storm Water Review

LUESA Review

Fire Department Review

CMPD Review

Community Meeting Report

Planner: Tim Manes (704-336-8320)