

REQUEST	Current Zoning: O-2, office district Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately 1.3 acres located on the south side of Kenilworth Avenue between E. Morehead Street and Harding Place
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	The petition proposes a 155,000 square foot mixed-use building and associated parking deck. The optional request will allow additional building height and an alternate location for water quality features.
Property Owner	GMA Industrial Corporation / Prime Solutions, LLC
Petitioner	Planet 5, LLC
Agent/Representative	Jeff Brown and Keith MacVean
Community Meeting	Meeting required and held. Report online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The site plan includes a note that one (1) residential unit may be constructed for every 1,000 square foot reduction in the total allowed non-residential square footage up to a maximum of 155 units. 2. The revised site plan shows a minor amount of articulation by recessing a portion of the wall adjacent to office property. 3. A note has been added that indicates childcare facilities will comply with Section 12.502. 4. All street right-of-way are dimensioned on the site plan. 5. The following note has been added to the end of Section F of the Development Standards: "Such urban open space shall include portable planters and seating areas to create an attractive open space area."
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VOTE	<p>Motion/Second: Johnson/Allen Yeas: Allen, Carter, Griffith, Johnson, Lipton, and Rosenburgh Nays: None Absent: Howard and Randolph Recused: None</p>
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ZONING COMMITTEE DISCUSSION	<p>Staff reviewed the petition noting that the site plan issues relating to a residential conversion, building articulation, reference to the childcare ordinance and right-of-way dimensions had been addressed. In addition, the following note was added for clarification:</p> <ol style="list-style-type: none"> 1. The following note has been added to the end of Section F of the Development Standards: "Such urban open space shall include portable planters and seating areas to create an attractive open space area."
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One Commissioner asked if the right-of-way is being increased. CDOT responded that there will be additional right-of-way dedicated.

STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Central District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee 6-0 (motion by Commissioner Lipton second by Commissioner Rosenburgh)
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

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:

- Maximum building square footage of 155,000.
- Proposed uses include general and medical office, personal services (up to 4,500 square feet), retail and restaurants (limited to 22,000 square feet of which a maximum of 5,000 square feet may be restaurants), and residential uses.
- 1,550 square feet of urban open space.
- Detailed architectural design as depicted in the elevations which include the use of clear glass windows at the street level.
- Dedication of right-of-way along Kenilworth Avenue and the relocation of the existing curb line to accommodate a 4-foot bike lane and 5.5 feet for the extension of the existing left turn lane. The optional provisions are to allow a building height of 140-feet (120-feet is allowed in the MUDD) and to allow the water quality features to be located within the setback under the sidewalk.

Public Plans and Policies

- *Central District Plan (1993)* recommends mixed land use on the subject parcel.

STAFF RECOMMENDATION (Updated)

Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No issues.

Charlotte Fire Department: No comments.

CATS: No comments.

Connectivity: No issues.

Schools: No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: No issues.

OUTSTANDING ISSUES

No outstanding issues.

Attachments Online at www.rezoning.org

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

Planner: Tammie Keplinger (704) 336-5967