
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.
STAFF RECOMMENDATION	The proposed land use is consistent with the Central District Plan. The optional request to increase the building height to 140-feet is within keeping of other buildings in the vicinity such as the hospital and the Metropolitan which are both 160-feet in height. The optional request to allow water quality features to be located within the setback under the sidewalk is acceptable. Staff is recommending APPROVAL of this petition upon resolution of the outstanding site plan issues.
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.

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.

- **Existing Zoning and Land Use**

The properties surrounding the petitioned site are zoned O-2 and are predominately developed as offices with an assortment of residential uses.

- **Rezoning History in Area**

The most recent rezoning in the immediate area was for the Dilworth Inn 1997 and for MUDD (CD) on Greenwood Cliff in 2004.

- **Public Plans and Policies**

- *Central District Plan (1993)* recommends mixed land use on the subject parcel.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 500 trips per day
Proposed Zoning: 7,700 trips per day
CDOT: The TAP relies on the Centers, Corridors, and Wedges land use strategy to be implemented. This project site is located in a Wedge and appears to support the Centers, Corridors, and Wedges land use strategy. All CDOT issues have been resolved.
- **Charlotte Fire Department:** No comments.
- **CATS:** No comments received.
- **Connectivity:** The site plan shows access to Kenilworth Avenue and East Morehead Street.
- **Schools:** The number of residential units is not indicated therefore the school system did not comment on this petition.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** After C.2. a note should be added that the petitioner will comply with the adopted Post Construction Controls Ordinance.
LUESA:
Air Quality -_The proposed project may be subject to an asbestos Notification of Demolition and Renovation, and certain air quality permits requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.0805 - "Parking Facilities."
Solid Waste -_A Solid Waste Management Plan should be submitted prior to initiating demolition and/or construction activities.
- **SITE DESIGN:**
 - Protects/restores environmentally sensitive areas by making a "good faith" effort to preserve the trees within the right-of-way of East Morehead Street.
 - Facilitates the use of alternative modes of transportation by providing bicycle parking and through the dedication of right-of-way along Kenilworth Avenue and the relocation of the existing curb line to accommodate a 4-foot bike lane.

OUTSTANDING ISSUES

1. A conversion rate for the office use to residential use should be provided.
2. The right-of-way should be dedicated prior to the issuance of building permits not prior to the issuance of certificates of occupancy.
3. Additional architectural features should be provided along the southern walls adjacent to office property.
4. The notes should indicate that childcare facilities will comply with Section 12.502.
5. All street right-of-way should be dimensioned on the site plan.

Attachments Online at www.rezoning.org

CDOT Review
Storm Water Review
LUESA Review
Community Meeting Report

Planner: Tammie Keplinger (704) 336-5967