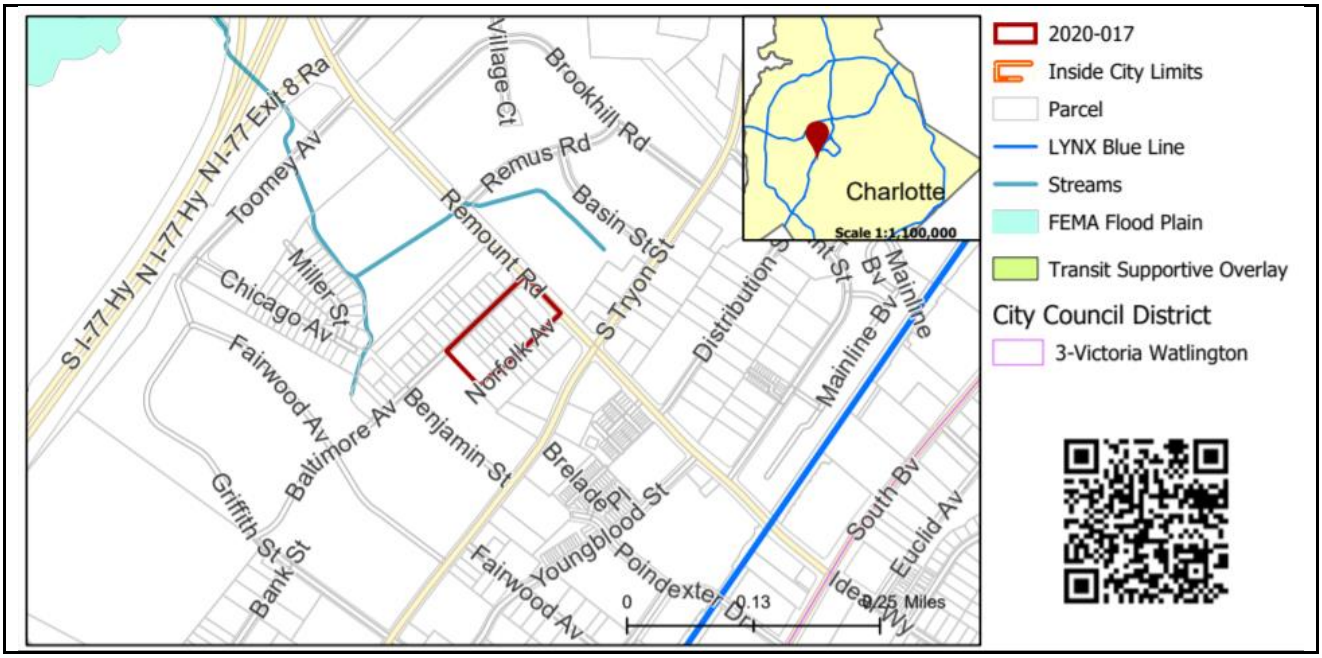
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-017
Pre-Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: R-22MF (multi-family residential) Proposed Zoning: MUDD(CD) (mixed use development, conditional)
LOCATION	Approximately 2.75 acres located east of Baltimore Avenue, south of Remount Road, and north of Benjamin Street.



SUMMARY OF PETITION	The petition proposes to allow a multifamily residential community on a parcel currently developed with The Bethlehem Center of Charlotte.
PROPERTY OWNER	The Bethlehem Center of Charlotte, Inc. Christian Service Methodist Church
PETITIONER **AGENT/REPRESENTATIVE**	Aspen Heights Partners Collin Brown and Brittany Lins
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to environment, transportation, site and urban and technical item.

Plan Consistency

The petition is **inconsistent** with the *New Bern Transit Station Area Plan* recommendation for institutional uses.

Rationale for Recommendation

- The project site is along Baltimore Avenue, which is primarily residential in character.
- The proposed residential use is compatible with the surrounding uses.
- A 20-unit townhouse community is proposed on the opposite side of Baltimore Avenue via petition 2020-018.
- The proposed site plan will enhance the connectivity and walkability of the emerging mixed-use neighborhood.

- The parcels surrounding this site are being redeveloped from former industrial and vacant sites into a mixed-use area with office, residential and retail uses.
- The development commits to community space for local non-profit organizations.
- The development commits to streetscape improvements, on street parking, a pedestrian refuge island, and a new ADA compliant bus waiting pad.

The approval of this petition will revise the adopted future land use as specified by the *New Bern Transit Station Area Plan* from institutional to residential greater than 22 dwelling units per acre.

PLANNING STAFF REVIEW

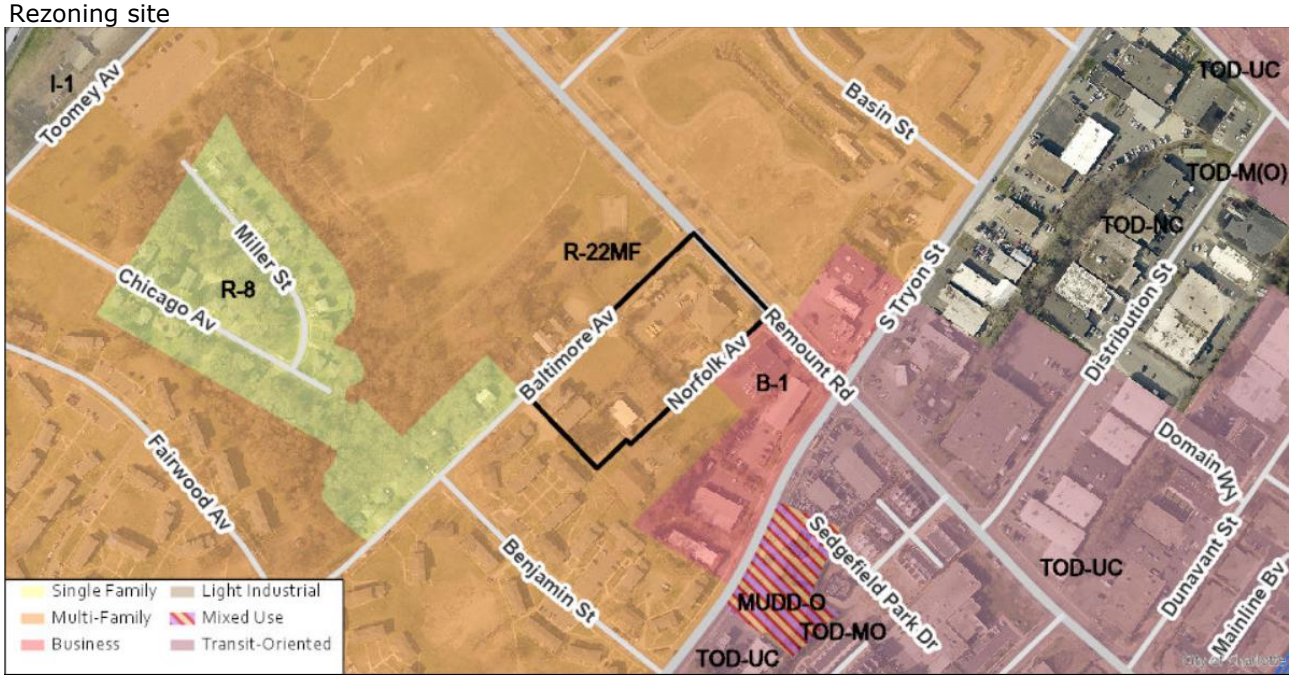
- **Proposed Request Details**

  The site plan accompanying this petition contains the following provisions:
  - Allows up to 274 multifamily residential units with parking garage.
  - Limits building height of 68 feet.
  - Commits to reserving a minimum 1,000 square feet of community space for local non-profit organizations, to be used as seen fit through coordination with The Bethlehem Center.
  - <u>Commits to the following transportation improvements:</u>
    - Allows one point of access onto Baltimore Avenue.
    - Allows one point of access onto Norfolk Avenue, along with one dedicated service driveway with vehicular maneuvering (accessing dumpster/compactor and recycling area within).
    - Proposes dumpster/compactor and recycle area within the building.
    - Extends the bike lane from the site's frontage to the intersection of Remount Road and South Tryon Street.
    - Constructs a pedestrian refuge island across Remount Road and enhanced intersection crossing.
    - Constructs a new ADA compliant bus waiting pad on Remount Road.
    - Provides 8-foot sidewalk, 8-foot planting strip, and 8-foot amenity zone along Remount Road.
    - Provides 8-foot sidewalk and 8-foot planting strip along Baltimore Avenue.
    - Provides 8-foot pedestrian zone and 8-foot planting strip along Norfolk Avenue.
    - Accommodates on street parking along Norfolk Avenue.
  - <u>Proposes the following architectural standards:</u>
    - Uses a combination of the following building materials: brick, glass, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or materials.
    - Prohibits vinyl siding and limits use of vinyl to hand rails, windows, soffits, or door trim. Prohibits concrete masonry units not architecturally finished.
    - Designs building massing to break up monolithic building forms through modulations of the building massing/façade plane (such as recesses, projections, wall offsets, pilasters, and other architectural details.
    - Designs buildings with a recognizable architectural base on all facades facing network required streets.
    - Provides a minimum of 1 prominent entrance along the site's frontage of Remount Road.
    - Notes ground floor transparency area shall be a minimum of 50% transparency and all upper floor transparency shall be a minimum of 15% transparency.
    - Limits blank wall expanses to a maximum of 15 feet on all building levels.
    - Prohibits building elevations facing network required streets from having expanses of blank walls greater than 20 feet.
    - Provides a "green screen" to adjacent properties with a minimum 12-foot Evergreen plantings at time of installation.
    - Notes facades of structured parking facilities fronting Baltimore Avenue and/or Norfolk Avenue, if provided, shall be designed so that vehicles parked on all levels of the structure and associated lightings are screened by a wall or panel measuring a minimum of 42 inches in height. Screening will include both vertical and horizontal treatment that resembles patterns and architecture of the occupied portions of the building. Remaining openings on all levels will be screened using decorative elements such as grillwork, lovers, green walls or a similar treatment. Minimum evergreen plantings of 12 feet, at the time of installation, will be provided to additionally screen structured parking facilities.

- **Existing Zoning and Land Use**

Rezoning site

Rezoning site

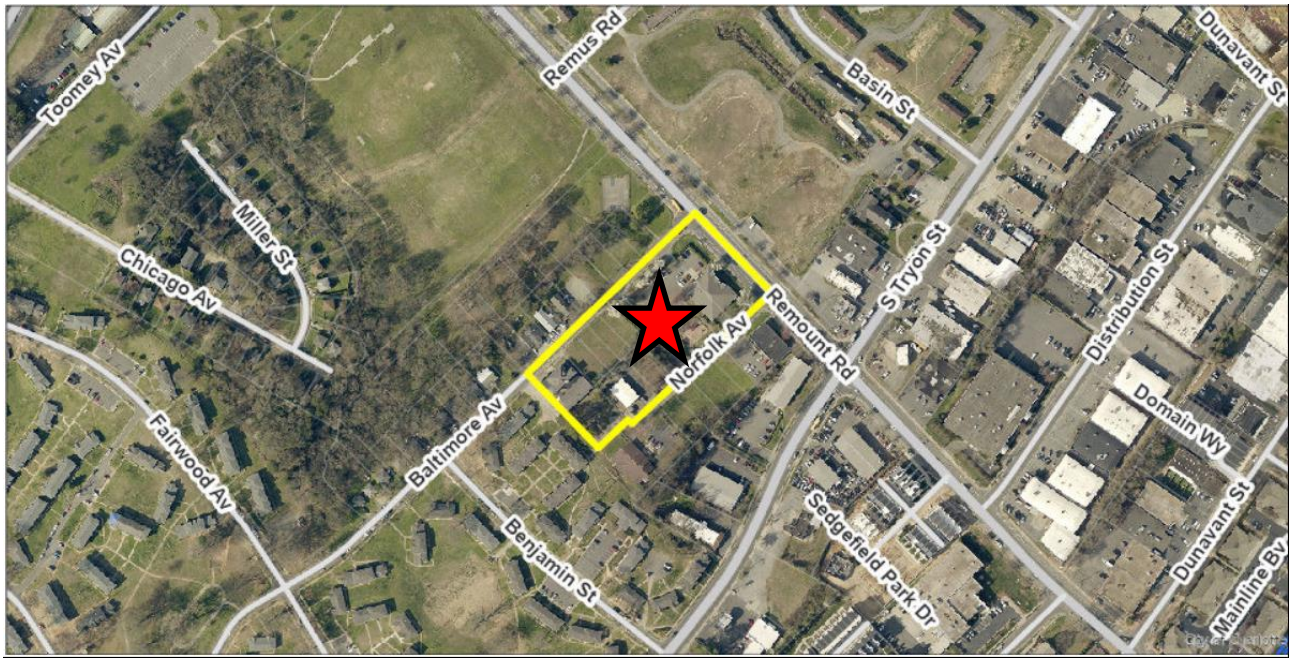


- The site is developed with The Bethlehem Center of Charlotte and is surrounded by residential, institutional, and commercial uses in various zoning districts.

North are residential uses and Southside Park.

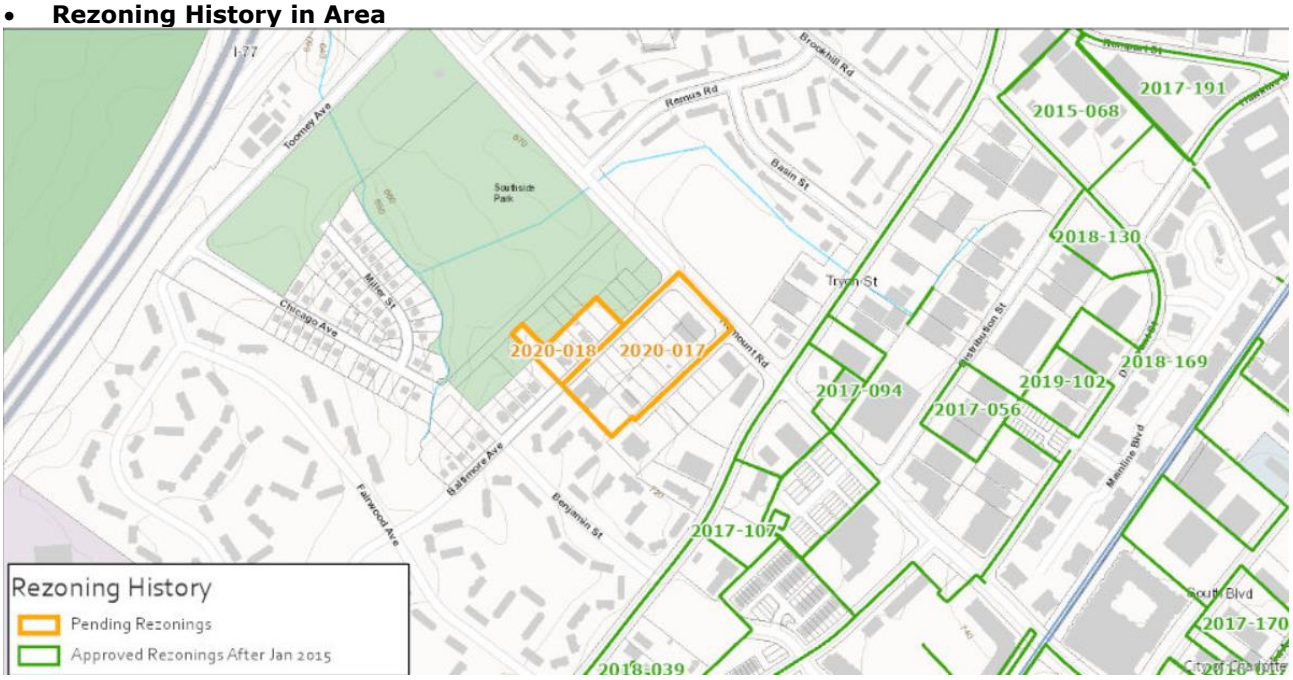
South are single family and multifamily homes.

Along Remount Road are commercial and warehouse uses.



The site is immediately surrounded by residential, institutional, recreational, commercial, and warehouse uses.

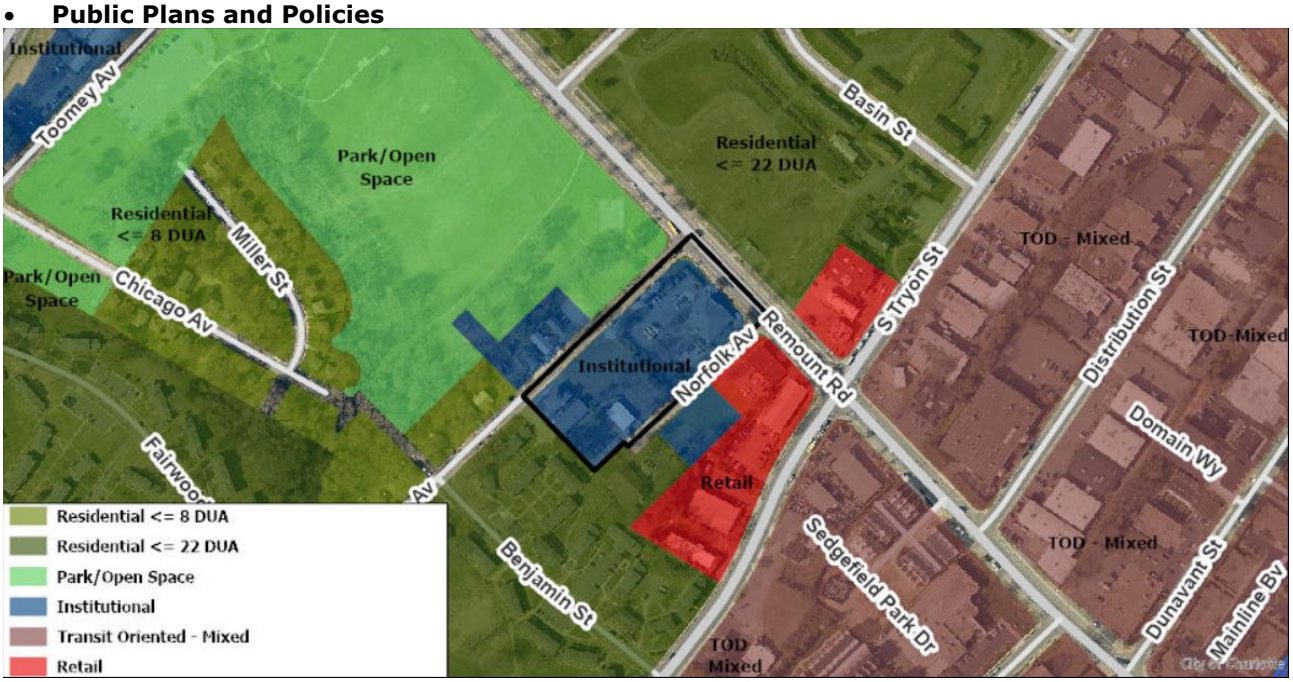
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-018	Rezone 0.917 acres to UR-2(CD) for townhouse units.	Pending
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR	Approved
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations	Approved
2018-130	Rezoned 0.97 acres to TOD-M(O) to allow the reuse of an existing building with a possible 4,000-square foot expansion for all uses in the TOD-M	Approved
2018-039	Rezoned 0.17 acres to TOD-M	Approved
2017-191	Rezoned 2.44 acres to TOD-M	Approved
2017-170	Rezoned 1.4 acres to TOD-M	Approved

2017-107	Rezoned 1.25 acres to MUDD-O to allow up to 105,000 square feet of warehousing within an enclosed building and 3,000 square feet of office and retail.	Approved
2017-094	Rezoned 0.35 acres to TOD-M	Approved
2017-056	Rezoned 1.33 acres to TOD-M	Approved
2015-068	Rezoned 3.06 acres to TOD-M	Approved

- **Public Plans and Policies**



- The *New Bern Transit Station Area Plan* (2008) recommends institutional uses.

- **TRANSPORTATION CONSIDERATIONS**
- The site is located on a minor thoroughfare. With consideration to the Vision Zero Action Plan, the petitioner has committed to construct a pedestrian crossing at the intersection of Baltimore and Remount Road, which is classified within Charlotte's High Injury Network. Charlotte WALKS was also applied by CDOT to request these pedestrian connectivity improvements across from an existing CATS bus stop. In reference to Charlotte BIKES, the petitioner has also committed to extend the buffer bike lane on Remount to the intersection of South Tryon, to provide a continuous bike facility to the Rail Trail. This rezoning petition is also located across from rezoning petition 2020-018. CDOT and petitioner have previously discussed that trash handling will occur internal to the site, and CDOT continues to request for a conditional note to be added to the site plan to establish this commitment.
- Active Projects
  - South Tryon Corridor Implementation
    - The project will implement pedestrian hybrid beacons, bulb-outs, and pavement markings at various locations along South Tryon Street between Clanton Road and Carson Boulevard.
    - Construction: TBD; real estate acquisition to finish end Q1 2020
  - I-77 Lane Widening (I-5718A STIP)
    - This project will implement additional managed lanes to widen to a 10-lane freeway from the South Carolina state line to I-277/US 74 (Belk Freeway). The project will also reconstruct the I-77/I-277 (Belk Freeway) interchange and install ramp meters.
    - Construction: 2029; real estate acquisition to start 2025
- See Outstanding Issues, Note 2, Technical Revision Note 5.
  - **Vehicle Trip Generation:**

    Current Zoning:

    Existing Use: 152 trips per day (based on 21,878 square foot religious institution).

    Entitlement: 325 trips per day (based on 60 apartments and R-22MF zoning).

    Proposed Zoning: 1,492 trips per day (based on 274 apartments; site plan).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.

- **Charlotte Department of Solid Waste Services:** See advisory comments a www.rezoning.org regarding dumpster/compactor and recycling requirements and adequate room for truck maneuvering/turnaround.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org regarding approved turnaround and fire hydrant distance from building.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 7 students, while the development allowed under the proposed zoning will produce 32 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 25.
  - The proposed development is projected to impact the school utilization over existing conditions (without mobile classroom units) as follows:
    - Marie G. Davis K-8 increases from 114% to 120%
    - Myers Park High to remain at 125%.
  - See advisory comments at www.rezoning.org for CMS impact statement.

Charlotte Water: No comments submitted.

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** This property drains to Irwin Creek, which is an impaired/degraded stream and may contribute to downstream flooding. This project has the opportunity to mitigate future impacts to this stream. See advisory comments at www.rezoning.org.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments online at www.rezoning.org regarding air quality and groundwater services.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Petitioner needs to clearly note that petition 2020-018 as illustrated is not part of this rezoning petition, or it should be removed from the site plan. At the writing of this staff analysis, petition 2020-018 in the rezoning process.
2. Clarify the term "green screen" and to what standard it will be installed.

Transportation

3. The petitioner should revise the site plan and conditional note(s) to clarify the trash container locations and how handling will be performed.

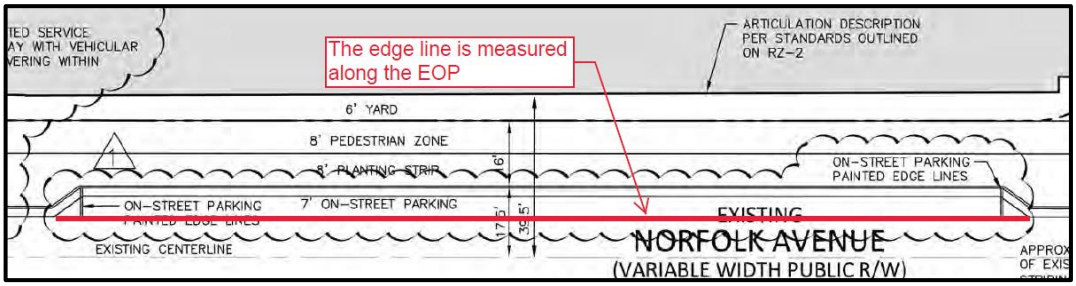
Environment

4. Mecklenburg County Park and Recreation requests a note be added stating the petitioner will coordinate sidewalk easement on county-owned land with Mecklenburg County real estate prior to construction.

REQUESTED TECHNICAL REVISIONS

Transportation

5. The petitioner should revise the site plan to show the edge line measured parallel to the edge of pavement and curb line.



See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Claire Lyte-Graham (704) 336-3782