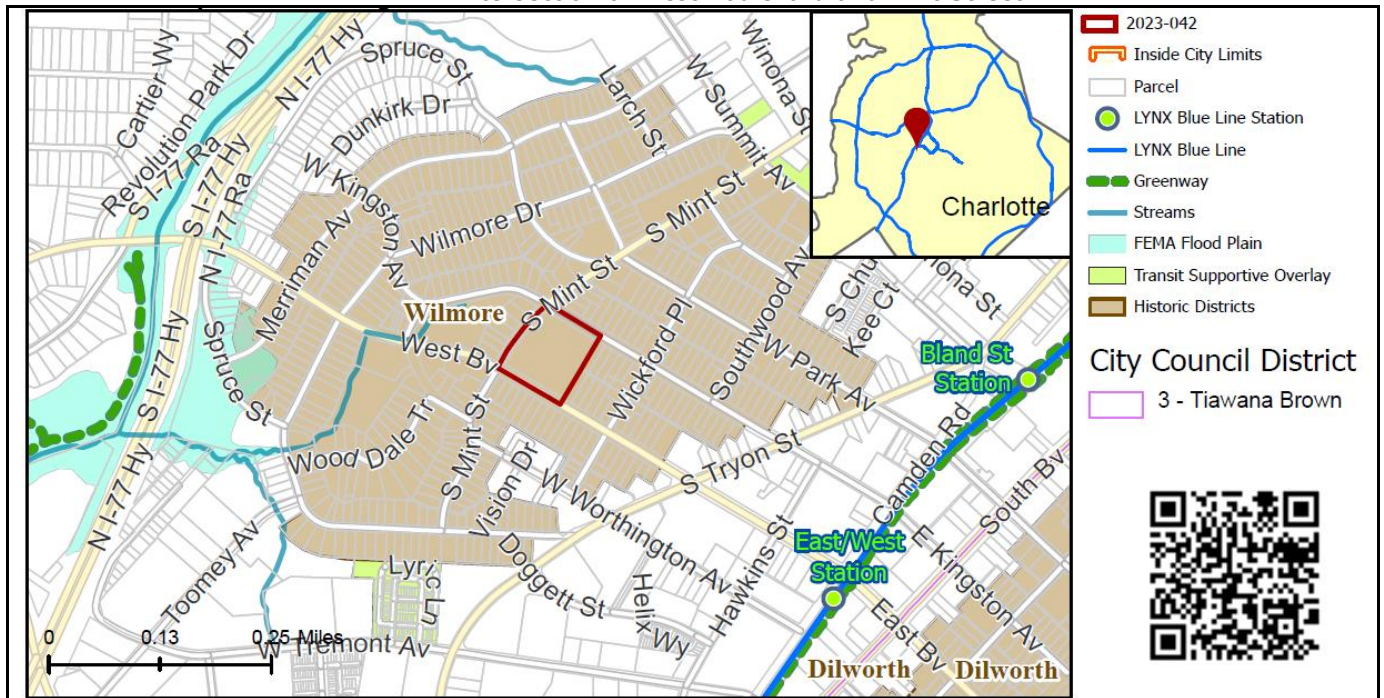


REQUEST

Current Zoning: N1-D (Neighborhood 1-D)
Proposed Zoning: MUDD-O (HDO) (Mixed-Use Development District, Historic District Overlay)

LOCATION

Approximately 3.23 acres located on the northeastern corner of the intersection of West Boulevard and Mint Street.



SUMMARY OF PETITION

The petition proposes to redevelop the site of Wilmore School, including adaptive reuse of the existing school building, with up to 250 multi-family and/or single-family attached residential units, 3,500 square feet of retail/EDEE/personal service uses, and 4,300 square feet of office uses.

PROPERTY OWNER

Charlotte Mecklenburg Board of Education

PETITIONER

Wilmore Preservation LLC

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 16.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The petition seeks to preserve the historic Wilmore School building, constructed in 1925, while allowing for adaptive reuse and new building construction on the site.
- The proposed adaptive reuse of the Wilmore School building has been approved by the Historic Districts Commission (HDC) and renovation will occur in coordination with the HDC and Historic Landmark Commission

(HLC). New building materials and massing will be negotiated with the HDC and HLC to ensure compatibility with the school building and larger Wilmore community.

- The proposed multi-family and/or single-family attached residential units will provide additional housing options in the Wilmore community.
- The site is less than ½ mile from the Blue Line East/West station.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Neighborhood 2 place type for the site.

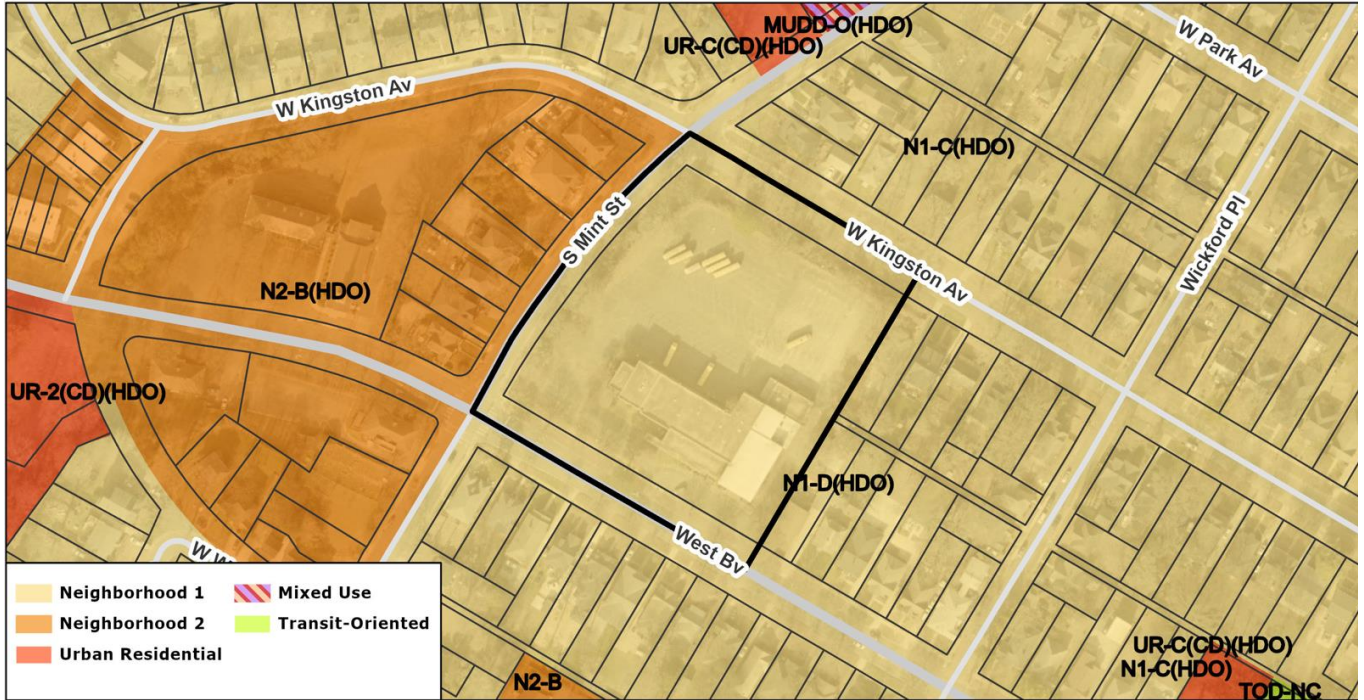
PLANNING STAFF REVIEW

• Proposed Request Details

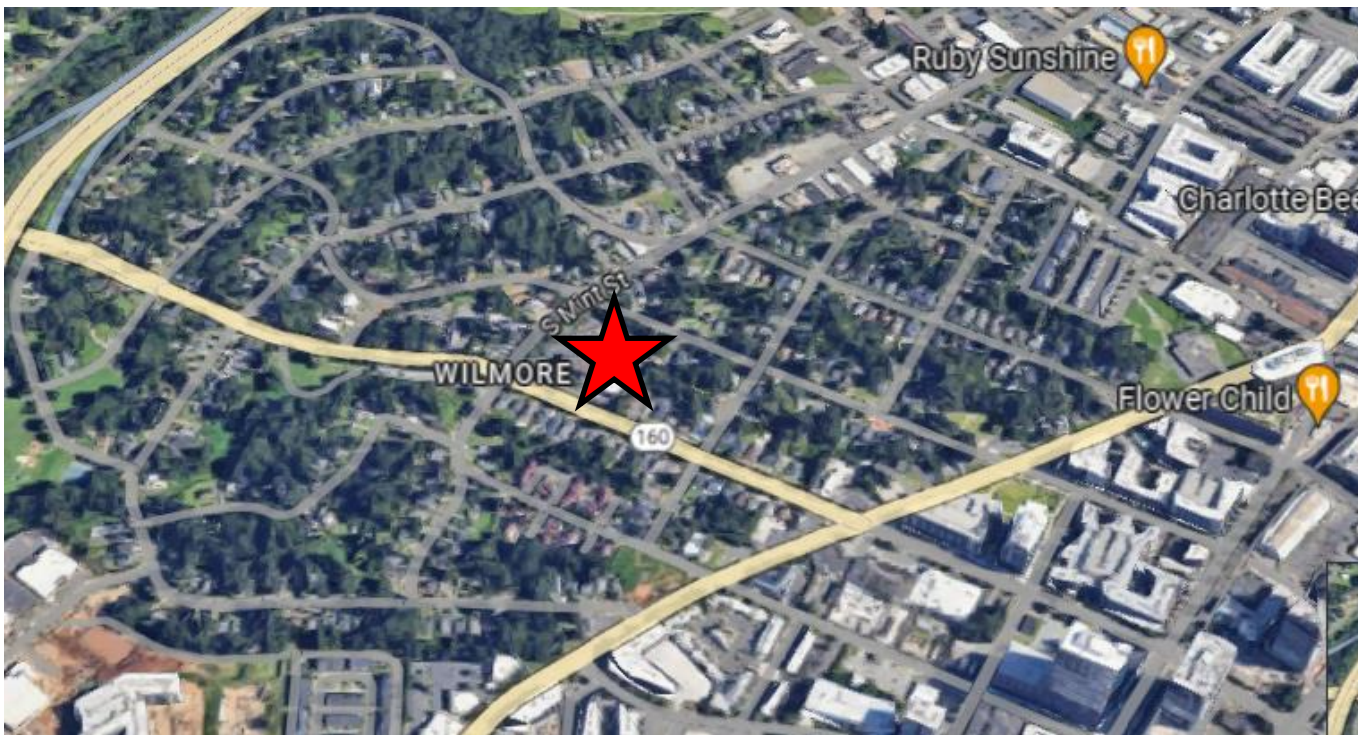
The site plan accompanying this petition contains the following provisions:

- Proposes to redevelop the site of Wilmore School, including adaptive reuse of the existing school building.
- Allows for up to 250 multi-family and/or single-family attached residential units; 3,500 square feet of retail/EDEE/personal service uses; and 4,300 square feet of office, community recreation centers, museums theaters, galleries, and other similar indoor community facilities.
- Prohibits the following uses: adult establishments, automotive service stations, building material sales, bus passenger stations, children’s homes, telecommunications and data storage facilities, utility and related facilities, and warehousing within an enclosed building for self-storage.
- Allows for conversion of multi-family residential units at a ratio of one residential unit per 1,000 square feet of office uses up to a maximum of 190,000 square feet.
- Requests the following optional provisions:
 - To allow the existing Wilmore School building to remain and to be renovated without being brought into full compliance with MUDD design standards.
 - To allow existing off-street parking and maneuvering areas between the Wilmore School building and public streets to remain.
 - To allow existing parking infrastructure to function in the current location.
- Limits building height to 65’ with a transition down to 55’ along Mint Street and 37’ along W Kingston Street.
- Commits to negotiating building materials and massing with HDC and HLC.
- Prohibits vinyl siding and concrete masonry as exterior building materials.
- Provides a 10’ Class C buffer with fence along the eastern property boundary.
- Commits to the following transportation improvements:
 - Access from West Boulevard, Mint Street, and Kingston Avenue.
 - 12’ multi-use path along West Boulevard and an 8’ planting strip and 8’ sidewalk along both Mint Street and Kingston Avenue.
 - APS pushbuttons and pedestrian ramp upgrades at the existing traffic signal at West Boulevard and Mint Street.
- Designates 5% of the total number of multi-family dwelling units constructed to be permanently affordable housing available to tenants earning no more than 80% of the area median income (AMI).

• Existing Zoning



- The subject property is zoned N1-D(HDO) and is surrounded primarily by properties zoned N1-C(HDO). Other properties in the vicinity are zoned N2-B(HDO), UR-C(CD)(HDO), UR-2(CD)(HDO), and MUDD-O(HDO).



The site, marked by a red star, is surrounded primarily by single-family residential use with multi-family residential, institutional, and commercial uses mixed into the historic, urban neighborhood of Wilmore.



Street view of the site and historic Wilmore School as seen from West Boulevard.



Street view of single-family residential use to the north of the site along Kingston Avenue.



Street view of single-family residential use to the east of the site along West Boulevard.

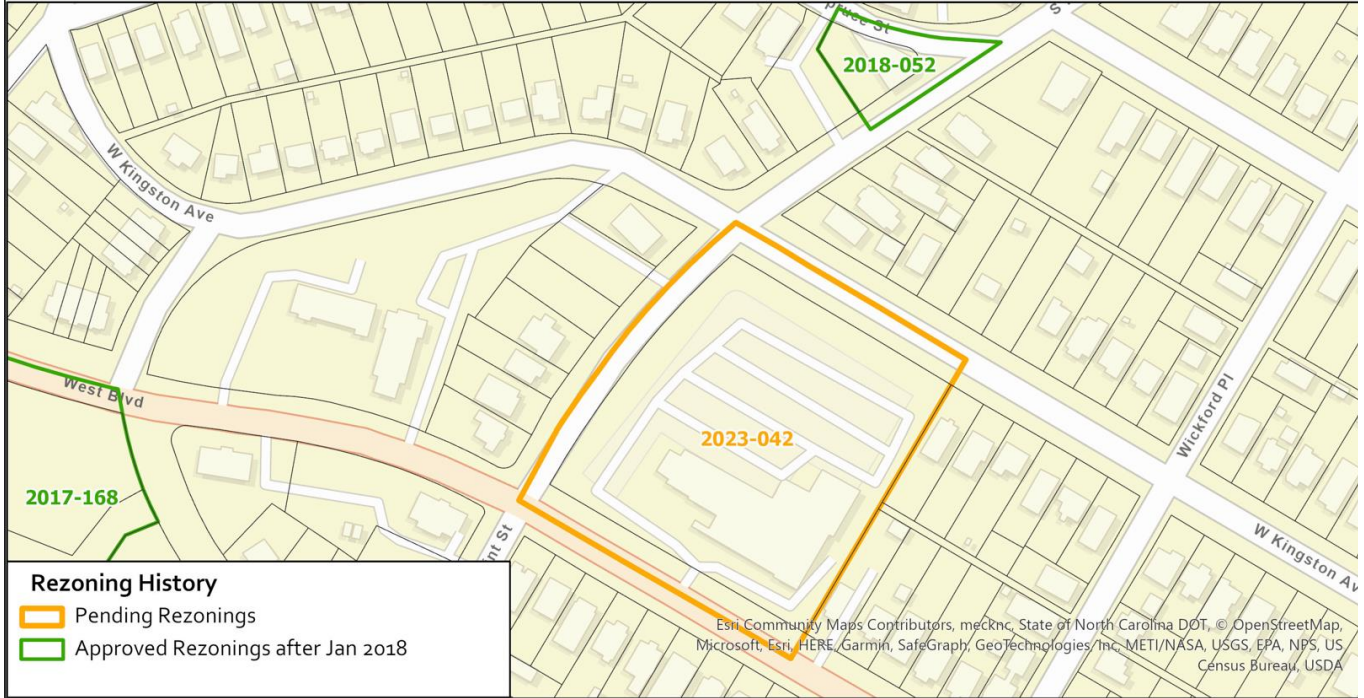


Street view of single-family residential use to the south of the site across West Boulevard.



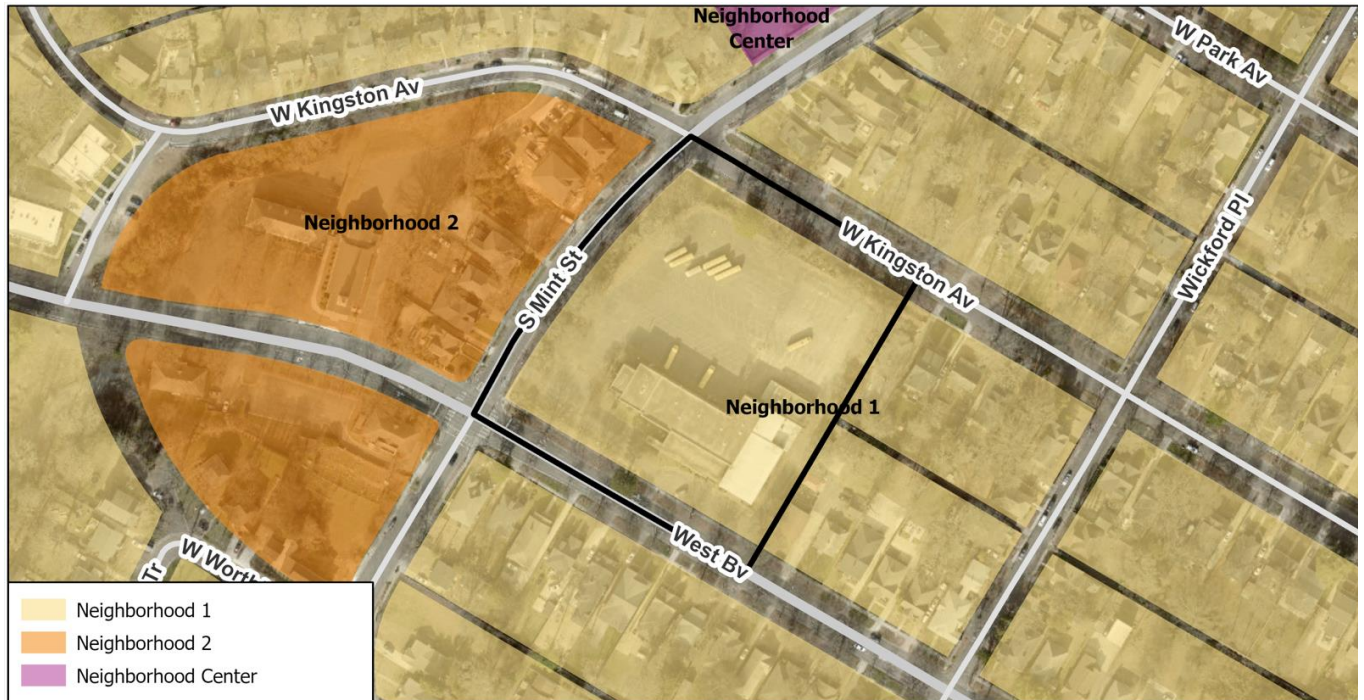
Street view of single-family residential use to the west of the site across Mint Street.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-052	Request to rezone 0.22 acres to MUDD-O(HDO) to allow 4,000 square feet of retail, office, and EDEE uses.	Approved
2017-168	Request to rezone 3.7 acres to UR-2(CD)(HDO) to allow 40 single family attached dwellings.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of West Boulevard, a State-maintained major arterial and Mint Street, a City-maintained minor arterial. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips and not triggering any other City TIS requirements. CDOT has coordinated with the petitioner to install APS pushbuttons at West Boulevard and South Mint Street. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 190 trips per day (based on 26 duplex and triplex units).

Proposed Zoning: 1,598 trips per day (based on 250 multifamily dwelling units, 3,500 SF retail, 4,300 SF office).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 44 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 44.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Dilworth (Sedgefield Campus K-2) Elementary from 54% to 57%
 - Dilworth (Latta Campus 3-5) Elementary at 54%
 - Sedgefield Middle from 66% to 68%
 - Myers Park High from 123% to 124%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along West Blvd, an existing 6-inch water distribution main located along W Kingston Ave and an existing 12-inch water distribution main located along S. Mint St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along West Blvd and an existing 8-inch gravity sewer main located along S Mint St See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Illustrate a proposed 12' ramp along West Boulevard at Mint Street to match the shared use path width (ADA/PROWAG requirement). **ADDRESSED**

Site and Building Design

2. ~~Revise the conditional rezoning plan to match the approved HDC site plan. Correct small measurement discrepancies between the rezoning site plan and approved HDC site plan. Use feet and inches in rezoning site plan measurements. Measure from the same points used on the HDC approved plans. ADDRESSED~~
3. ~~Add the following conditional note: "In the case of any discrepancies between the conditional rezoning plan and HDC approved plan, the HDC approved plan shall supersede." ADDRESSED~~
4. ~~Add the following conditional note: "In the event that the historic school building is demolished, the entirety of the new structure(s) and site must meet MUDD standards and will be subject to HDC review." ADDRESSED~~
5. ~~Revise site plan to show West Kingston Avenue planting strip as 14' to match HDC plan. OUTSTANDING~~
6. ~~Revise South Mint Street cross section to show new building parapet height at 45'3" to match HDC plan. OUTSTANDING~~
7. ~~Revise note III.b to state "A minimum of 5% of the total number of multi-family dwelling units actually constructed on the site shall be designated as affordable housing in perpetuity. The monthly rents of the affordable units will be restricted to households with an area median income of 80% or less (as published and periodically updated by the US Department Housing and Urban Development). Household income will be determined by Household income verification under Federal Code of regulations 24 CFR part 5. Affordable units will remain affordable in perpetuity. Affordable units provided must reflect the unit mix of the development. Once affordable units are placed in service, they will be subject to inspection by the city for the duration of the affordability period. Affordable units on site must be substantially complete before the first certificates of occupation will be issued for the development. Petitioner will execute an administrative agreement with the city of Charlotte to provide a permanent deed restriction on the identified affordable units". OUTSTANDING~~

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908