
REQUEST	Current Zoning: O-2, office, and R-22MF, multi-family residential Proposed Zoning: TOD-M(CD), transit oriented development, mixed use, conditional
LOCATION	Approximately 6.7 acres on the southwest corner of South Boulevard and Caldwell Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to allow for more intensive, transit oriented development within a transit station area, while limiting development near its border adjoining an existing residential neighborhood.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South End Transit Station Area Plan</i> (2005).
Property Owner	City of Charlotte Housing Authority
Petitioner	Charles Woodyard/City of Charlotte Housing Authority
Agent/Representative	Rick Porter
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:
 - Preserves a future extension of Bland Street through the site, construction of which will be triggered by future redevelopment of the site but not by rehabilitation of the existing residential tower. This extension would eventually continue through the Housing Authority's property to Euclid Avenue.
 - An "interim parking envelope" delineated around the residential tower.
- **Existing Zoning and Land Use**
The site is currently occupied by an office building and a multi-family housing development, including an accessory building and one low-rise multi-family structure. Nearby uses along South Boulevard include a church and a fire station zoned R-22MF, a small strip shopping center zoned B-1, and urban residential/mixed-use development zoning UMUD and MUDD. There is a church across Caldwell Street zoned R-22MF. Along the east side of the rezoning are low-rise multi-family residences zoned R-22MF and owned by the Housing Authority. Single family homes zoned R-5 are south of the petitioned site.
- **Rezoning History in Area**
There have been numerous rezonings to the transit oriented development (TOD) district in this station area.
- **Public Plans and Policies**
The *South End Transit Station Area Plan* (2005) recommends transit oriented development, mixed use for the property.
This petition is consistent with the *South End Transit Station Area Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: Due to the wide variety of potential uses in the TOD-M district, CDOT cannot calculate trip generation.

Proposed Zoning: CDOT estimates that there will only be minor impacts to the road system from this rezoning.

CDOT: Per the *South End Transit Station Area Plan*, Cleveland Avenue is to be extended to South Caldwell Street and is classified as a "Neighborhood Street." The future extension of this street will create the need for a 20-foot setback measured from the future curb of the extension of Cleveland Avenue to South Caldwell Street. This needs to be shown on the site plan.

Charlotte Fire Department: No comments received.

CATS: No issues.

Connectivity: The site plan does not clearly indicate what conditions will trigger the construction of the Bland Street extension. A setback from the future Cleveland Avenue needs to be reserved.

Schools: CMS does not comment on TOD rezoning petitions because of the wide range of uses permitted.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

Site Design: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Facilitates the use of alternative modes of transportation by allowing for more intense, transit supportive uses within ¼ mile of a transit station.

Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

The petitioner should:

1. Resolve the conflict in acreage as listed on the site plan and the rezoning application.
 2. Better delineate Tract 1 from Tract 2 on the site plan.
 3. Add a note committing to undertake a Solid Waste Management Plan.
 4. Clarify what development/redevelopment will trigger the construction of the extension of Bland Street.
 5. Provide for the future setback that will be needed for the extension of Cleveland Avenue.
 6. Clarify that no additional development will be permitted on Tract 2 except for parking within the "Interim Parking Envelope".
 7. Delete the quoting of the standards of the TOD-M district.
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Attachments Online at www.rezoning.org

Application
CATS Review
CDOT Review
LUESA Review
Site Plan
Storm Water Review

Planner: Tom Drake (704) 336-8312