

REQUEST	Current Zoning: O-2 (office) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.16 acres located on the southern corner at the intersection of South Boulevard and East Carson Boulevard. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed use) zoning for an existing office building on a 0.16-acre site that is located within a quarter mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line. Uses allowed in the TOD-M (transit oriented development – mixed use) district include office, residential, retail, and civic uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Urban Investors, LLC Urban Investors, LLC Argos Real Estate Advisors
COMMUNITY MEETING	Meeting not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South End Transit Station Area Plan</i> recommendation for mixed use transit supportive development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is within a quarter mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line. • The proposal allows a site previously used for office to convert to transit supportive land uses. • Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary. • TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-M (transit oriented development – mixed-use) zoning district. Uses allowed in the TOD-M district include office, residential, retail, and civic uses.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with an office building and is zoned O-2 (office).
 - The property to the east is zoned MUDD-O (mixed use development, optional) and developed with an institutional use (Dowd YMCA).
 - The property to the south and west is zoned O-2 (office) and developed with a religious institutional facility (Pritchard Memorial Baptist Church).
 - The property to the north across South Boulevard is zoned TOD-M (transit oriented development – mixed-use) and developed with a multi-family residential structure.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Since the construction of the LYNX Blue Line and the Carson Boulevard Light Rail Station, there have been a number of rezonings to conventional TOD-M (transit oriented development – mixed-use) and TOD-MO (transit oriented development - mixed-use, optional) in the area where

this site is located. These rezonings have supported the transition of the area from a primarily office\retail\industrial district to a walkable transit supportive district.

- **Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005) recommends transit supportive uses for the subject site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at the signalized intersection of a minor thoroughfare and local street. During permitting, CDOT will work with the petitioner to develop appropriate driveway and streetscape conditions to support the goals of the *South End Transit Station Area Plan*.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 360 trips per day (based on 18,180 square feet of office use).
 - Entitlement: 360 trips per day (based on 18,180 square feet of office use).
 - Proposed Zoning: Allows for a wide variety of uses.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** The site has water system availability for the rezoning boundary via an existing six-inch water main located along Lexington Avenue and sewer via an existing eight-inch gravity sewer main located along South Boulevard and Lexington Avenue.
- **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Park and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Park and Recreation Review
 - Transportation Review

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