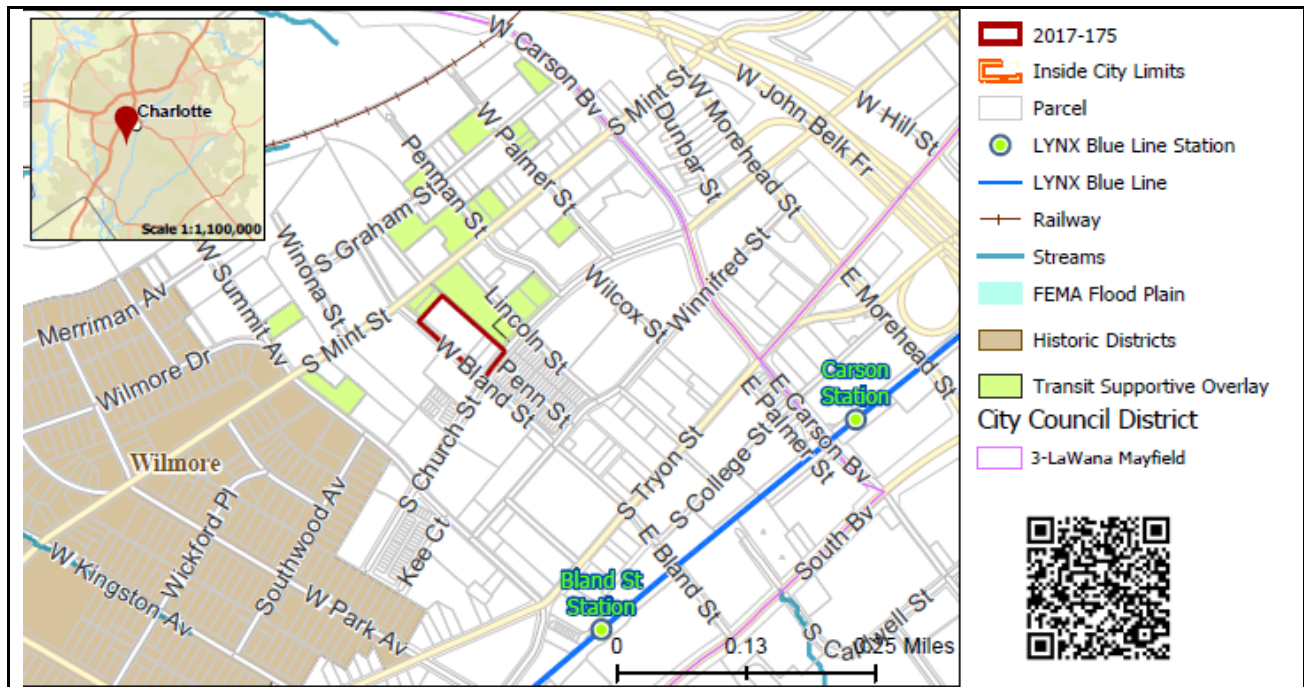


REQUEST Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-M (transit oriented development, mixed-use)

LOCATION Approximately 1.37 acres bounded by West Bland Street, and South Church Street
(Council District 3 - Mayfield)



SUMMARY OF PETITION The petition proposes to allow all transit supportive uses per TOD-M (transit oriented development – mixed use) zoning for a 1.37 acre site that is within a ½-mile walk of the Bland Street Transit Station on the LYNX Blue Line.

PROPERTY OWNER 332 West Bland Street, LLC
PETITIONER 332 West Bland Street, LLC
AGENT/REPRESENTATIVE Keith MacVean and Jeff Brown, Moore & Van Allen, PLLC

COMMUNITY MEETING Meeting is not required.

STAFF RECOMMENDATION Staff recommends approval of this petition.

Plan Consistency
The petition is consistent with the *South End Transit Station Area Plan* recommendation for transit oriented development.

Rationale for Recommendation

- The subject site is within ½-mile walk of the Bland Street Station on the LYNX Blue Line.
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses.
- South Mint Street from Summit Avenue to Carson Boulevard is envisioned as a retail street; pedestrian-oriented, neighborhood-serving retail uses are encouraged along the S. Mint Street frontage.
- 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.

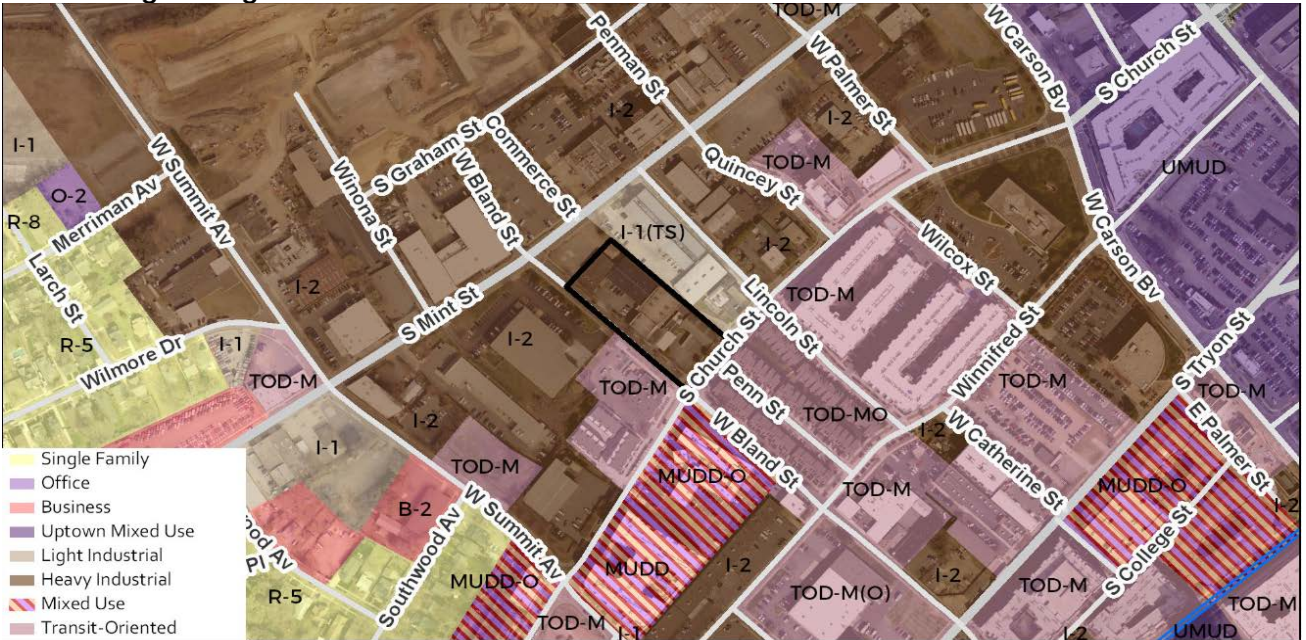
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

PLANNING STAFF REVIEW

Proposed Request Details

This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-M zoning district. Uses allowed in the TOD-M district include office, residential, retail, eating/drinking/entertainment establishments and civic uses.

Existing Zoning and Land Use



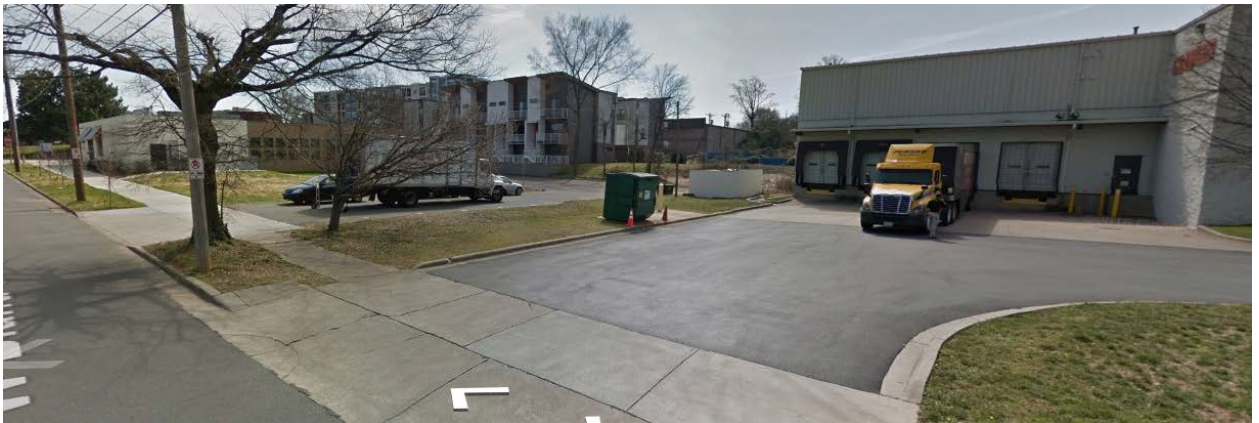
Properties surrounding the subject site are zoned a mix of industrial, MUDD (mixed use development) and various transit oriented districts.



The subject property is zoned I-2 (general industrial) and developed with a warehouse use.



The property to the southeast developed with a townhome community.



The properties directly across Bland Street are developed with a restaurant and warehouse use.



The abutting property developed with a mix of uses (restaurant, gallery, showroom, warehouse).

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-042 2013-056 2014-070 2015-035 2017-073	Since the construction of the LYNX Blue Line and the Bland Street 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 surrounding this site and in the Bland Street Station Area. These rezonings have supported the transition of the area from an industrial district to a walkable transit supportive district.	Approved

• **Public Plans and Policies**



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

- **TRANSPORTATION CONSIDERATIONS**

- The site is bordered by a major collector, a minor thoroughfare, and a local street. CDOT will work with the petitioner during permitting to set the future curb line of South Mint to develop the street cross section as envisioned by the *South End Transit Station Area Plan* to support a multimodal transportation network.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 140 trips per day (based on 38,300 square feet of warehouse).
 - Entitlement: 140 trips per day (based on 38,000 square feet of warehouse).
 - Proposed Zoning: Allows for a wide variety of uses.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 8-inch water distribution mains located along Mint Street and Bland Street and an existing four-inch water distribution main located along Church Street.

The proposed rezoning has the potential to greatly impact the local sanitary sewer infrastructure and is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer infrastructure will be able to support this development after the completion of a public infrastructure project – Charlotte Water’s Wilmore Drive to I-77 Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. There is a tentative completion date of end of Summer 2019. It is recommended that the applicant contact the Charlotte Water New Services group at (704) 432-5801 for further information and to discuss options regarding sanitary sewer system capacity.

Development is encouraged to contact Installation Development Services at (704) 336-5499 to review service connection design requirements and City Ordinances (e.g., backflow, separate meter Ordinance, public/private pipeline extensions).

Reservation of sanitary sewer system capacity through the Charlotte Water’s Capacity Assurance Program is the responsibility of the customer/development. Contact the New Services Group at (704) 432-5801 for further information on reserving capacity up to 12 months.

- **Engineering and Property Management:**
 - **Arborist:** No comments received.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

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
 - Erosion Control
 - Land Development
 - Storm Water

- Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Transportation Review

Planner: Michael Russell (704) 353-0225