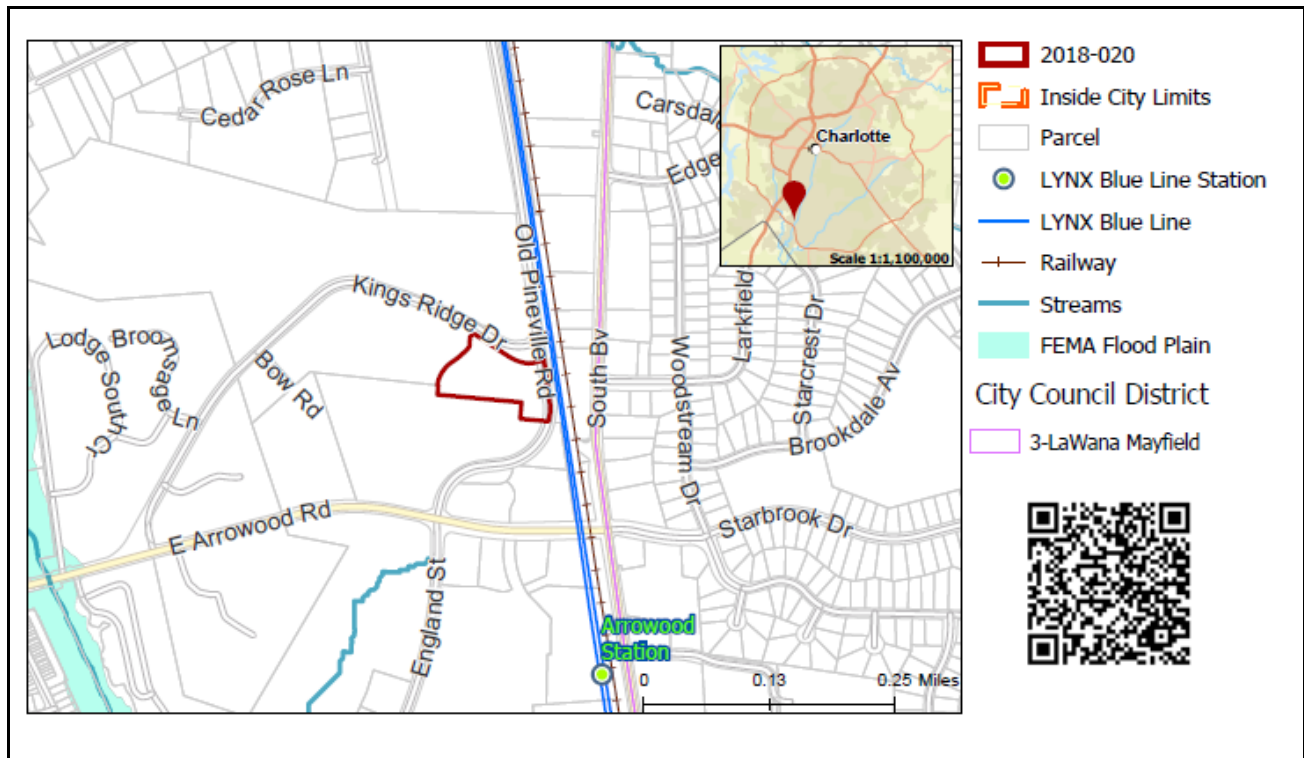


REQUEST Current Zoning: B-1SCD (business shopping center district)
Proposed Zoning: TOD-M (transit oriented development, mixed-use)

LOCATION Approximately 3.16 acres located on the west side of Old Pineville Road and south of Kings Ridge Drive.
(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 3.16 acre site that is within a 1/2-mile walk of the Arrowwood Transit Station on the LYNX Blue Line.

PROPERTY OWNER LCRE Arrowood, LLC
PETITIONER LCRE Arrowood, LLC
AGENT/REPRESENTATIVE Caren Wingate

COMMUNITY MEETING Meeting is not required.

STAFF RECOMMENDATION Staff recommends approval of this conventional petition.

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

Rationale for Recommendation

- The subject site is within 1/2-mile walk of the Arrowood Road Station on the LYNX Blue Line.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current shopping center district zoning.
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development.
- TOD (transit oriented development) standards include requirements for streetscape treatment, building setbacks, street-

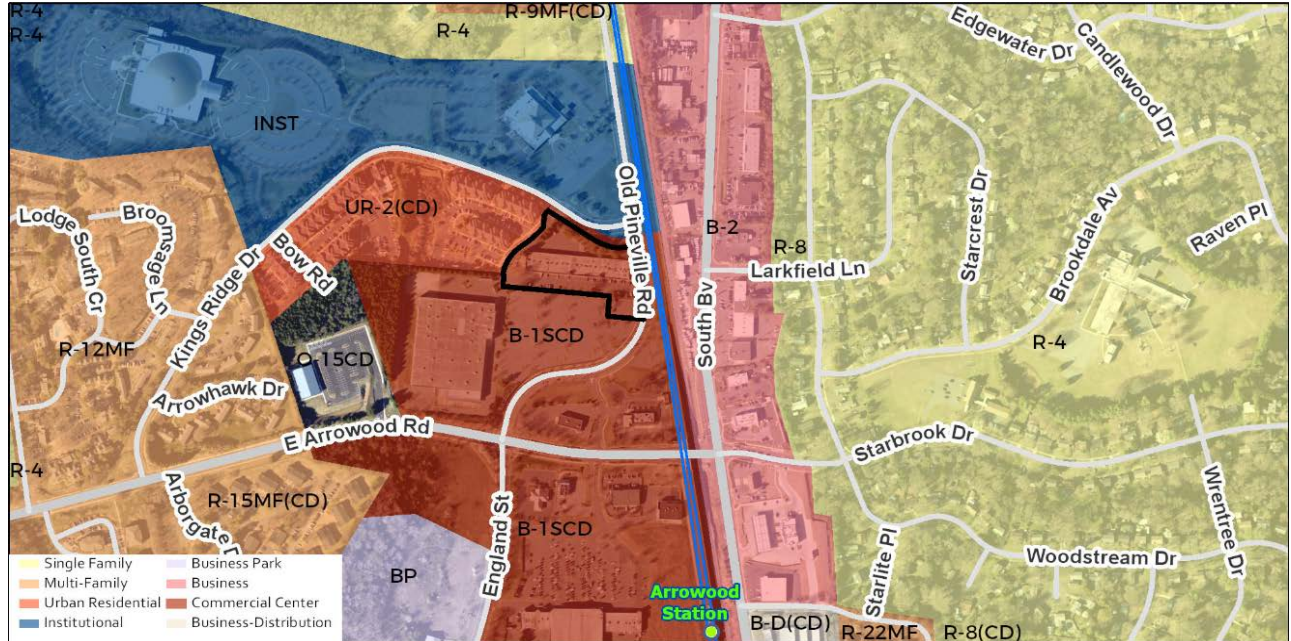
facing building walls, entrances, and screening.

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



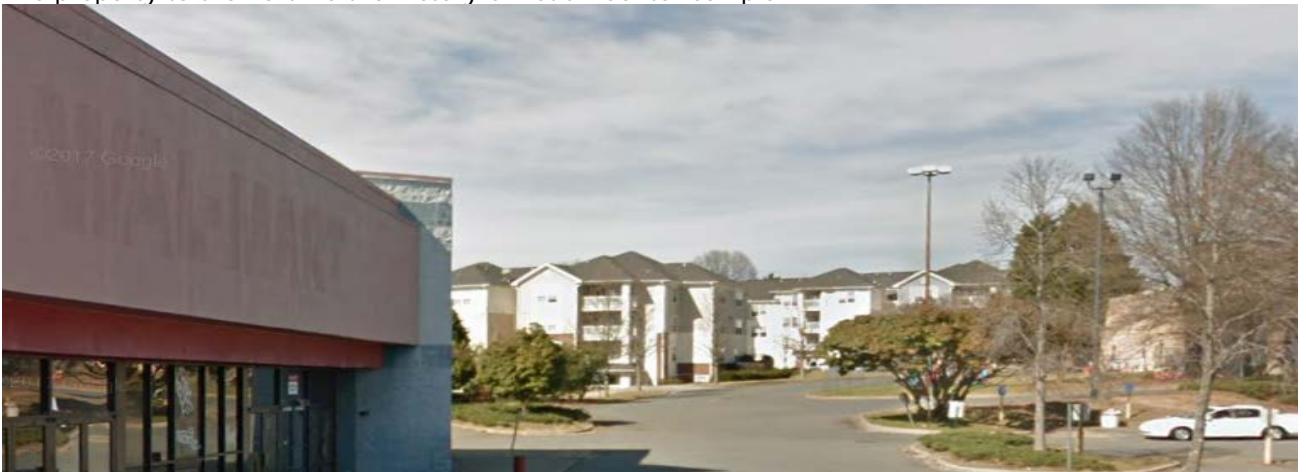
The subject property is developed with a strip shopping center that was part of a larger retain development. The adjacent land uses include a religious institution, multi-family residential, commercial uses, and vacant commercial buildings.



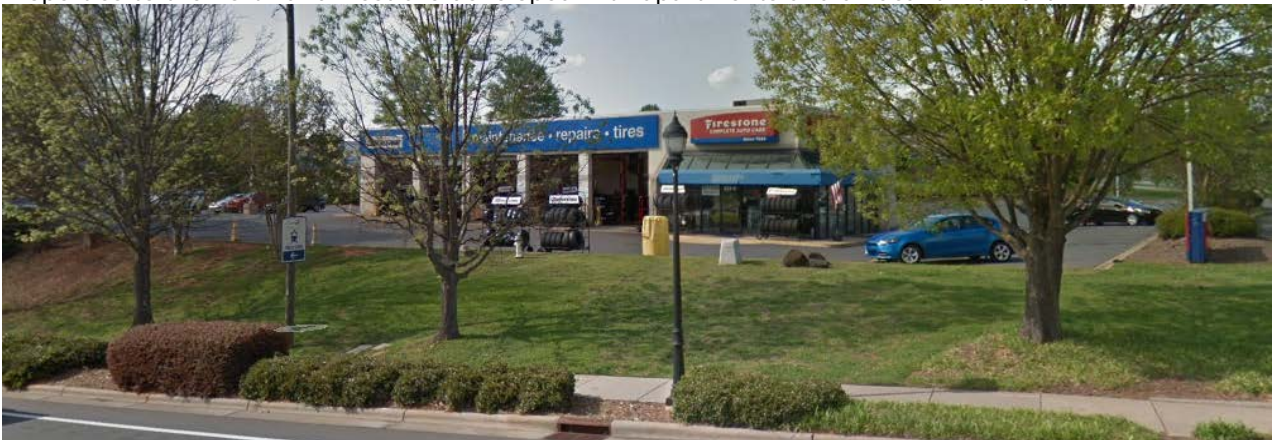
The subject property is zoned B-1SCD (business shopping center district) and developed with a small shopping center with a mix of retail uses.



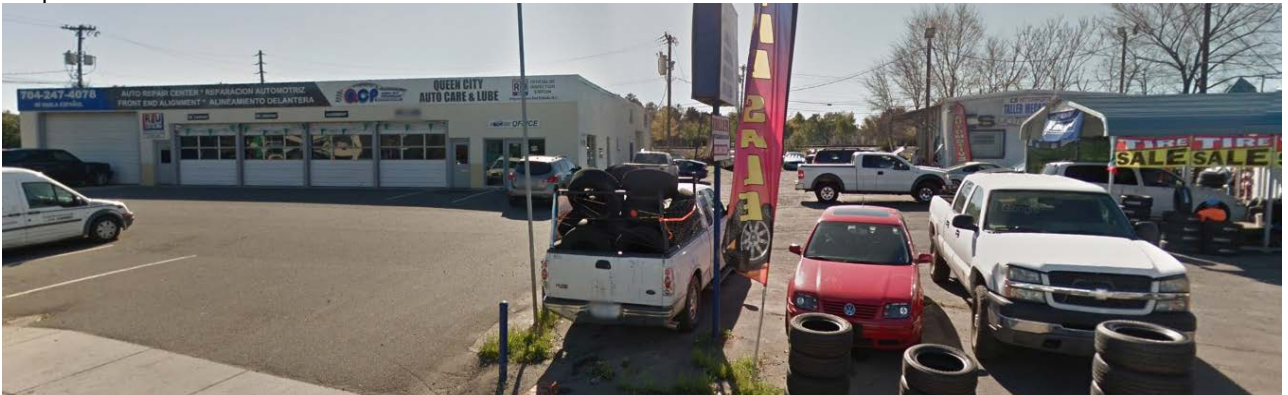
The property to the north is the Victory Christian Center complex.



Properties to the north and west are developed with apartments and a vacant Walmart.



Properties to the south are a mix of retail uses.



Properties to the east are a mix of retail uses.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-017	The petition proposes to allow all transit supportive uses per TOD-M (transit oriented development – mixed use) zoning for a 2.09 acre site that is within a 1/4-mile walk of the Arrowood Transit Station on the LYNX Blue Line.	Pending

Public Plans and Policies



- The *Arrowood Transit Station Area Plan (2009)* recommends transit supportive development for the subject site and surrounding properties.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a minor thoroughfare in close proximity to a light rail transit station. During permitting, CDOT will seek to preserve and enhance the pedestrian and bicycle infrastructure currently on and adjacent to the site to support non-motorized trips in the station area.
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 3,760 trips per day (based on 40,190 square feet of retail).

Entitlement: 4,960 trips per day (based on 61,660 square feet of retail).

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 an existing 12-inch water distribution main located along Kings Ridge Drive.

Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along the southwest corner of the rezoning boundary.

- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the right-of-way of any existing (Old Pineville Road or Kings Ridge Road) or newly created City maintained street without explicit permission of the City Arborist's office. The location of structures/driveways/streets/other items illustrated on the site plan are conceptual in nature and do not confirm or imply authorization by the City to remove any City trees located in street right-of-way; City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way.

No trees can be planted in the right-of-way of any existing (Old Pineville Road or Kings Ridge Road) or newly created City maintained street without explicit permission of the City Arborist's office. See Outstanding Issues, Note 1.
 - **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:** Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESEnvironment

1. The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. In addition, the survey shall include all trees eight inches (DBH) or larger in the setback. Tree survey may be completed by landscape architect, surveyor, or other land development professional.

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
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry

- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Michael Russell (704) 353-0225