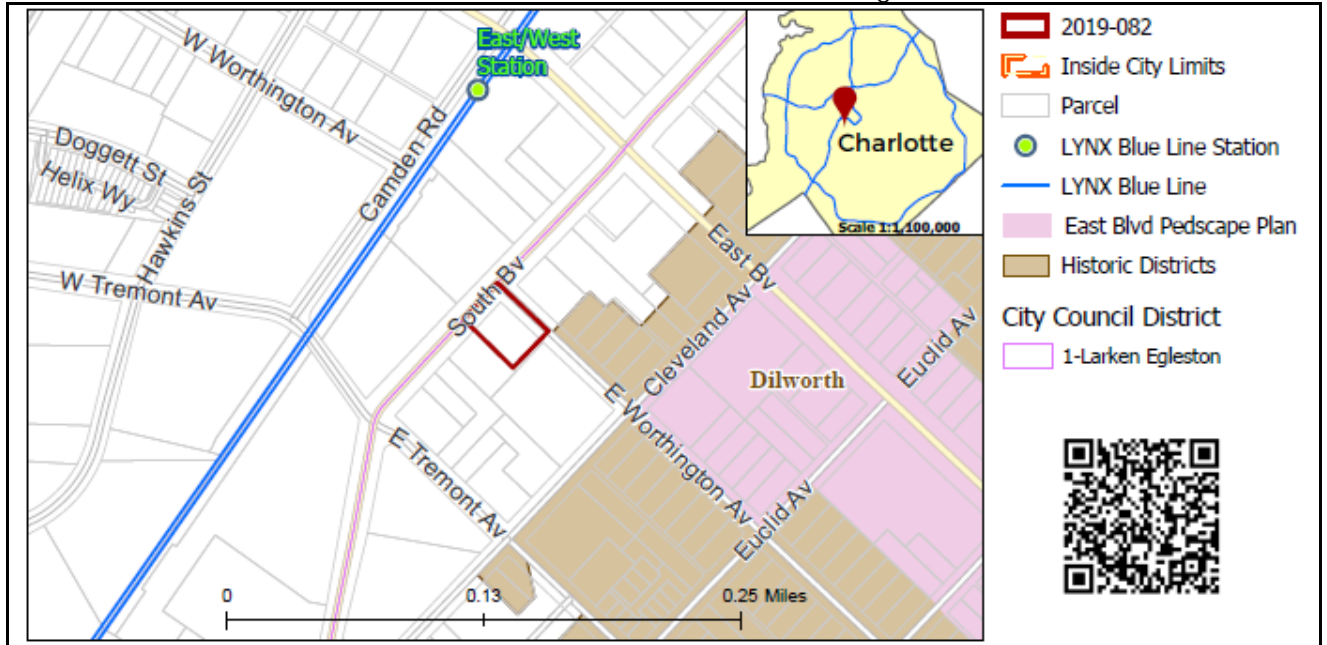


**REQUEST**

Current Zoning: B-1 (neighborhood business)  
Proposed Zoning: TOD-UC (transit oriented development, urban center)

**LOCATION**

Approximately 0.32 acres located on the east side of South Boulevard, south of East Worthington Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow all transit supportive uses per the TOD-UC (transit oriented development, urban center) zoning for a 0.32-acre site that is within ¼ mile walk of East/West Station on the LYNX Blue Line. The site is currently developed with a vacant retail building.

**PROPERTY OWNER**

Pacific National Group, LLC

**PETITIONER**

Pacific National Group, LLC c/o Brad Murr, MPV Properties

**AGENT/REPRESENTATIVE**

Keith MacVean, Dujuana Keys & 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 Station Area Plan* and the *South End Vision Plan* recommendations for transit-oriented, mixed use development.

Rationale for Recommendation

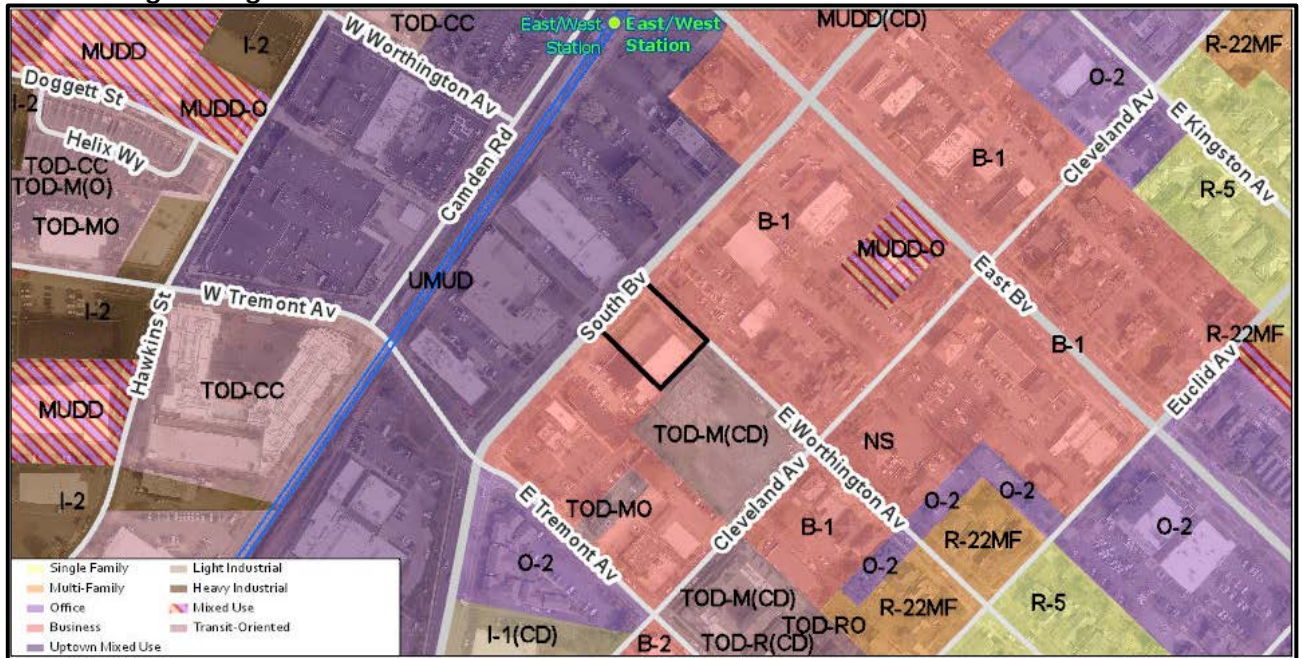
- The subject site is within a ¼ mile walk of East/West Station on the LYNX Blue Line.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

**PLANNING STAFF REVIEW**

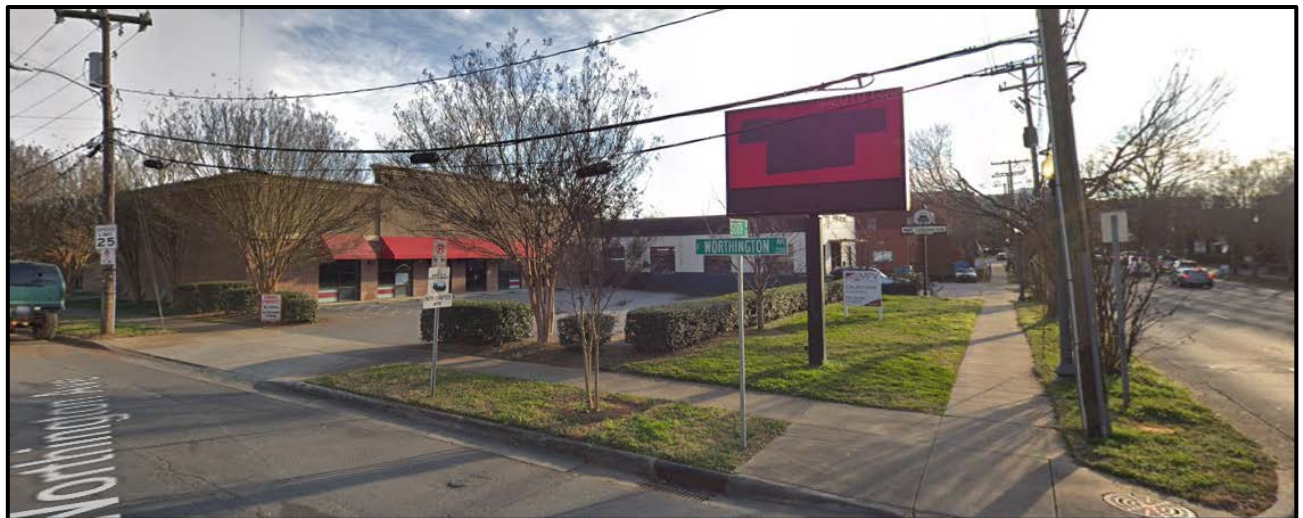
• **Proposed Request Details**

- This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-UC (transit oriented development – urban center) zoning district. Uses allowed in the TOD-UC district include residential, retail, and civic uses.

• **Existing Zoning and Land Use**



The subject property is currently zoned B-1 (neighborhood business) and is surrounded by various districts that allow residential and non-residential uses.



The site is currently developed with a vacant retail building.

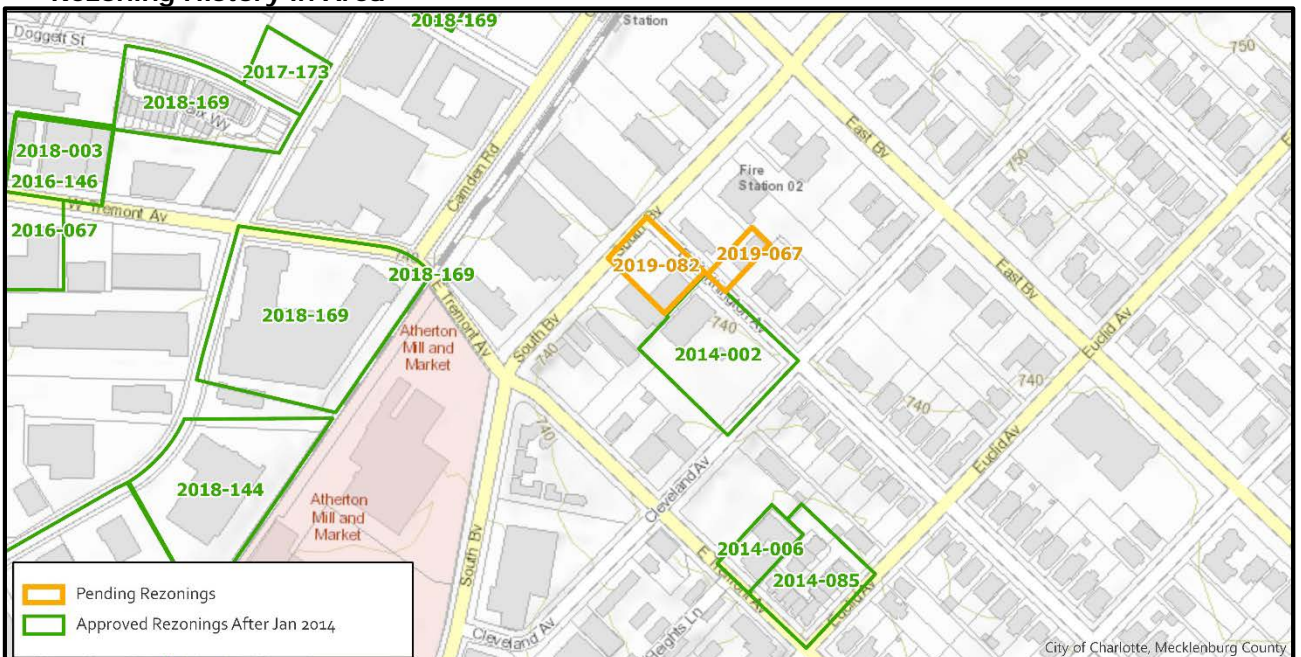


North are retail uses and Fire Station 02.



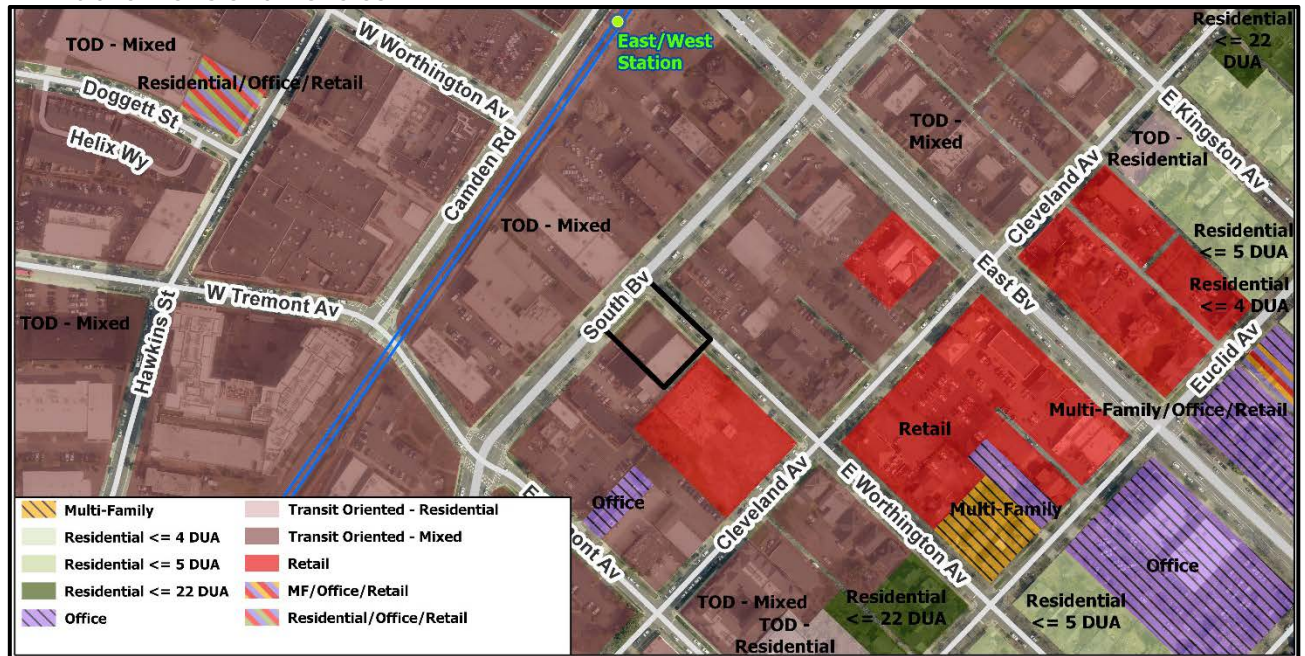
South, along South Boulevard, are commercial and residential uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-067	Rezoned 0.15 from B-1 HD-O to TOD-UC HD-O to allow all transit supportive uses per the TOD-UC zoning.	Pending
2018-169	Amendment to Zoning Ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. These 4 new districts are the first phase of the City's Unified Development Ordinance (UDO).	Approved
2018-144	Rezoned 2.21 acres from MUDD-O to TOD-M(O) to allow the redevelopment of the commercial building and surface parking for all uses in the TOD-M district.	Approved
2018-003	Rezoned 0.74 acres from TOD-RO to TOD-MO to allow the reuse of the existing building or allow the development of a new building for non-residential uses.	Approved
2017-173	Rezoned 0.36 acres from MUDD to MUDD-O to allow the construction of up to 95 residential units and up to 11,000 square feet of non-residential uses in a building in excess of 120 feet in height.	Approved
2016-146	Rezoned 0.74 acres from I-2 to TOD-RO to allow the redevelopment of several industrial buildings with up to 16 residential units at a density of 21.6 dwelling units per acre.	Approved
2016-067	Rezoned 8.36 acres from I-2 to TOD-MO to allow the redevelopment of several industrial buildings in South End with up to 402 residential units and 2,500 square feet of non-residential uses for a 4.5-acre portion of the site, and all uses allowed in the TOD-M district for the remainder of the site.	Approved
2014-085	Rezoned 0.75 acres from UR-2(CD) HD-O to TOD-RO HD-O to allow townhomes at a density of 16 dwelling units per acre.	Approved
2014-006	Rezoned 0.40 acres from UR-2(CD) HD-O to TOD-RO HD-O to allow construction of 12 multi-family units over structured parking at a proposed density of 35.2 units per acre.	Approved
2014-002	Rezoned 1.14 acres from TOD-R(CD) to TOD-M(O) to allow the development of a 130-room hotel.	Approved

• Public Plans and Policies



- The *South End Transit Station Area Plan (2005)* recommends transit oriented, mixed use development on this site.
- The *South End Vision Plan (2018)* recommends a mixed-use transit supportive uses and design guidelines for the subject site.
  
- **TRANSPORTATION CONSIDERATIONS**
  - The site is at the intersection of a major thoroughfare and local street in South End, approximately 400 feet from the signalized intersections of South Boulevard and E. Tremont Avenue and South Boulevard and East Boulevard. The site is less than ¼ mile from the East/West Boulevard LYNX Blue Line Station. There is existing curb and gutter, planting strip, and sidewalk along both street frontages and one driveway on E. Worthington Avenue. CDOT will work with the petitioner during permitting to implement the streetscape in accordance with city ordinance to support the urban zoning requested.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant).
      - Entitlement: 760 trips per day (based on 4,760 square foot retail building).
    - Proposed Zoning: Too many uses to determine (based on 0.32 acres of TOD-UC).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See comments online at [www.rezoning.org](http://www.rezoning.org) regarding estimated need for affordable housing in Charlotte.
- **Charlotte Fire Department:** See comment online at [www.rezoning.org](http://www.rezoning.org) regarding fire hydrant location.
- **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 8-inch water distribution main located along East Worthington Avenue and an existing 12-inch water distribution main located along South Boulevard. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along East Worthington Avenue and an existing 8-inch gravity sewer main located along South Boulevard.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** Site must comply with the Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** See comments online at [www.rezoning.org](http://www.rezoning.org) regarding air quality, ground water services, solid waste and storm water services.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

---

See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

Planner: Claire Lyte-Graham (704) 336-3782