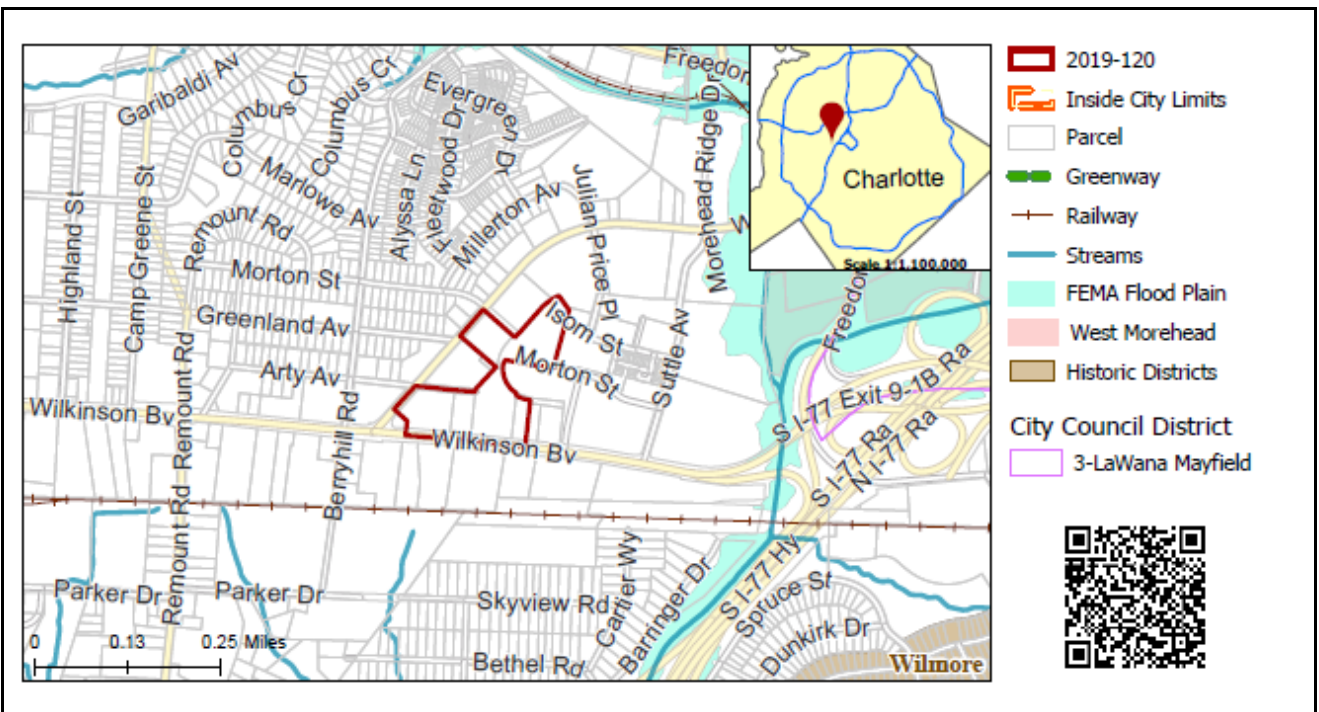


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-CC (transit oriented development-community center)

LOCATION

Approximately 8.5 acres located on the north side of Wilkinson Boulevard and on the east side of West Morehead Street



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-CC (transit oriented development - community center) district for the redevelopment of the parcel located in west Charlotte.

PROPERTY OWNER

Multiple owners, see application on website.

PETITIONER

Titan Partner, LLC, Trent Haston

AGENT/REPRESENTATIVE

Keith MacVean, Dujuana Keys, and Jeff Brown, Moore & Van Allen

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the mixed-use residential/office/retail land use recommended for this site, as per the *Bryant Park Land Use and Streetscape Plan*.

Rationale for Recommendation

- The proposed rezoning for transit oriented development, is consistent with the mixed-use land use recommendation for this site.
- The site is within a ¼ mile of two proposed transit stations on the CATS Silver Line.

- Use of conventional TOD-CC (transit oriented development – community center) 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.

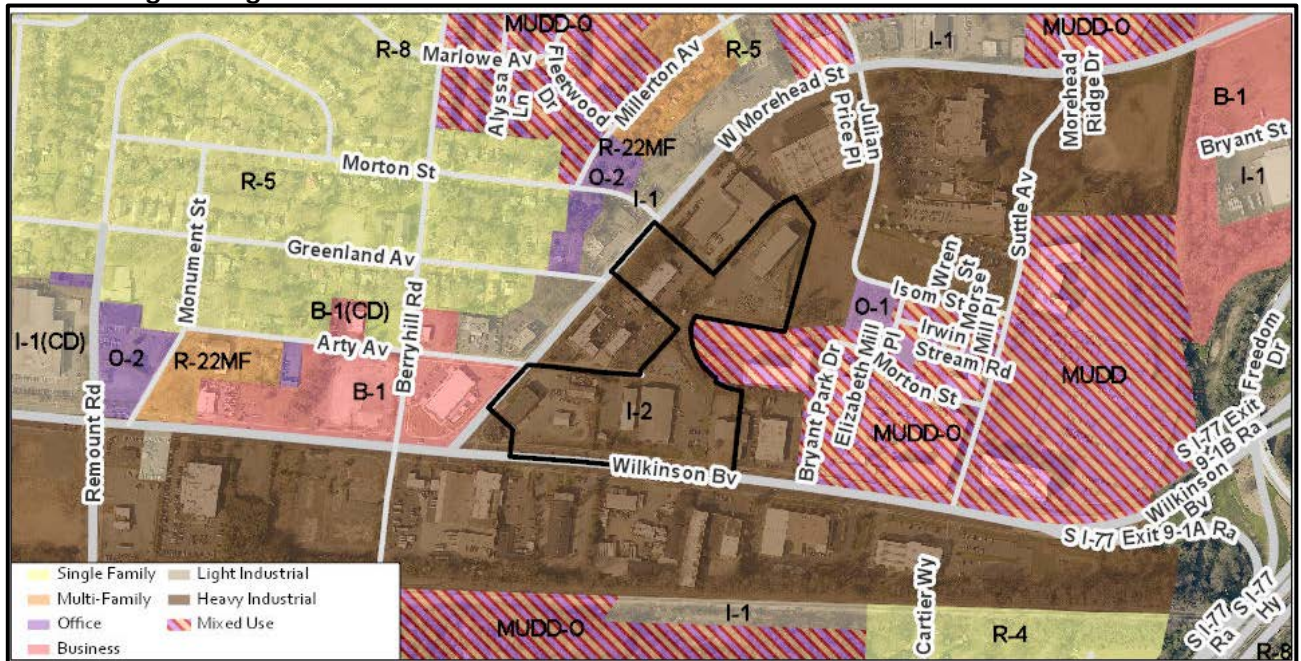
The approval of this petition will revise the adopted future land use as specified by the *Bryant Park Land Use and Streetscape Plan*, from the current mixed use recommendation to transit oriented development land use for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations and uses in the TOD-CC zoning district.

- **Existing Zoning and Land Use**



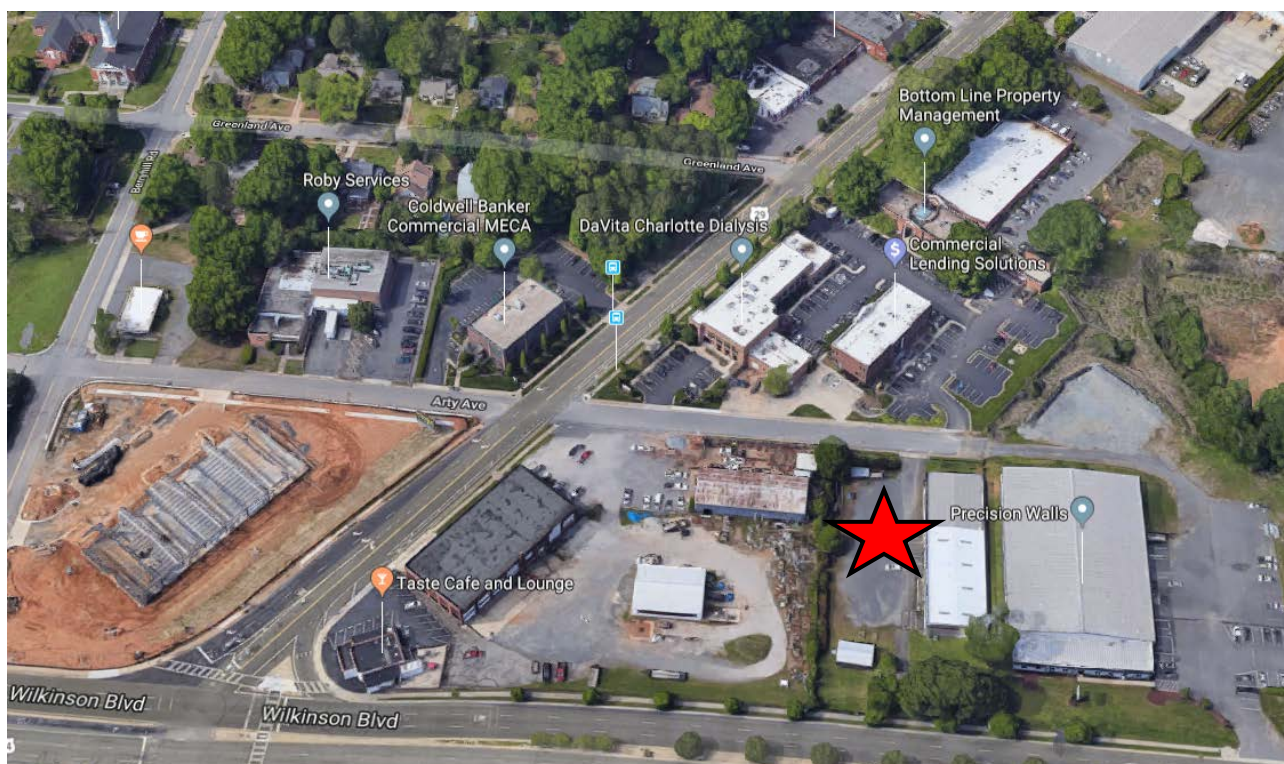
The subject property is developed with various office/ industrial uses. The surrounding land uses consist of other office/ industrial uses, multi-family apartments, indoor pet services, and a lounge.



The subject property is developed with various office/ industrial uses. The subject property is outlined in red.



The properties to the south are developed with industrial uses, vacant buildings, and an institutional use. The subject property is marked with a red star.



The properties to the west are developed with office, indoor pet services, and retail uses. The subject property is marked with red star.

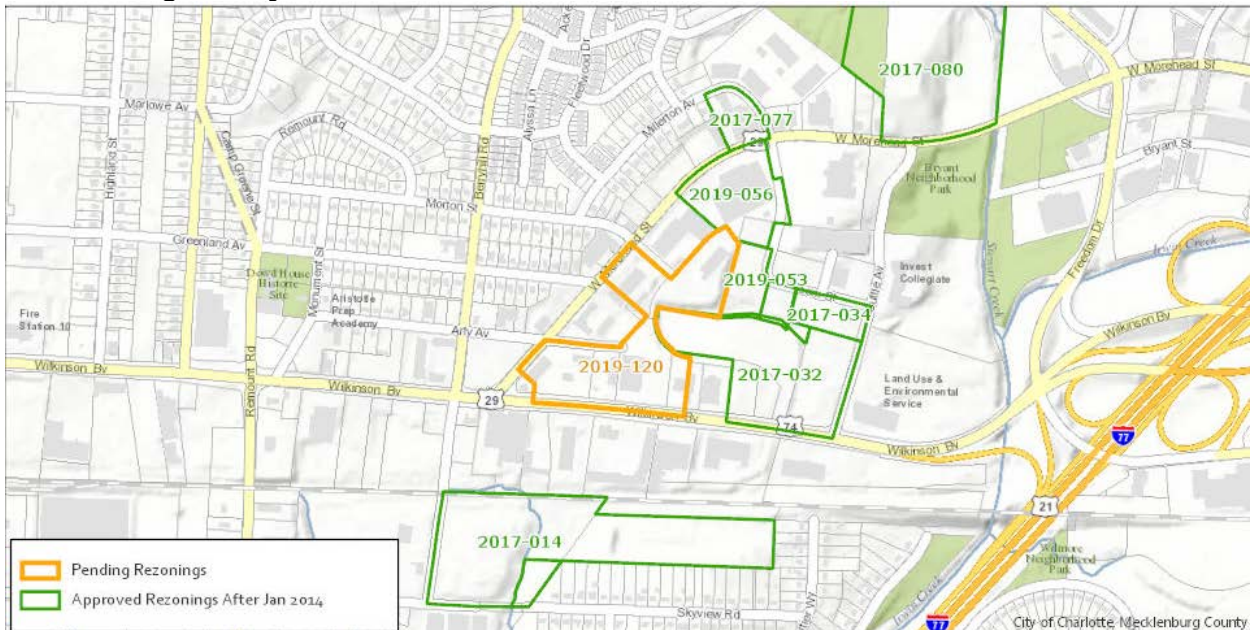


The properties to the east are developed with retail, vacant land, and multi-family uses. The subject property is marked with a red star.



The properties to the north are developed with office/warehouse uses. The subject property is marked with a red star.

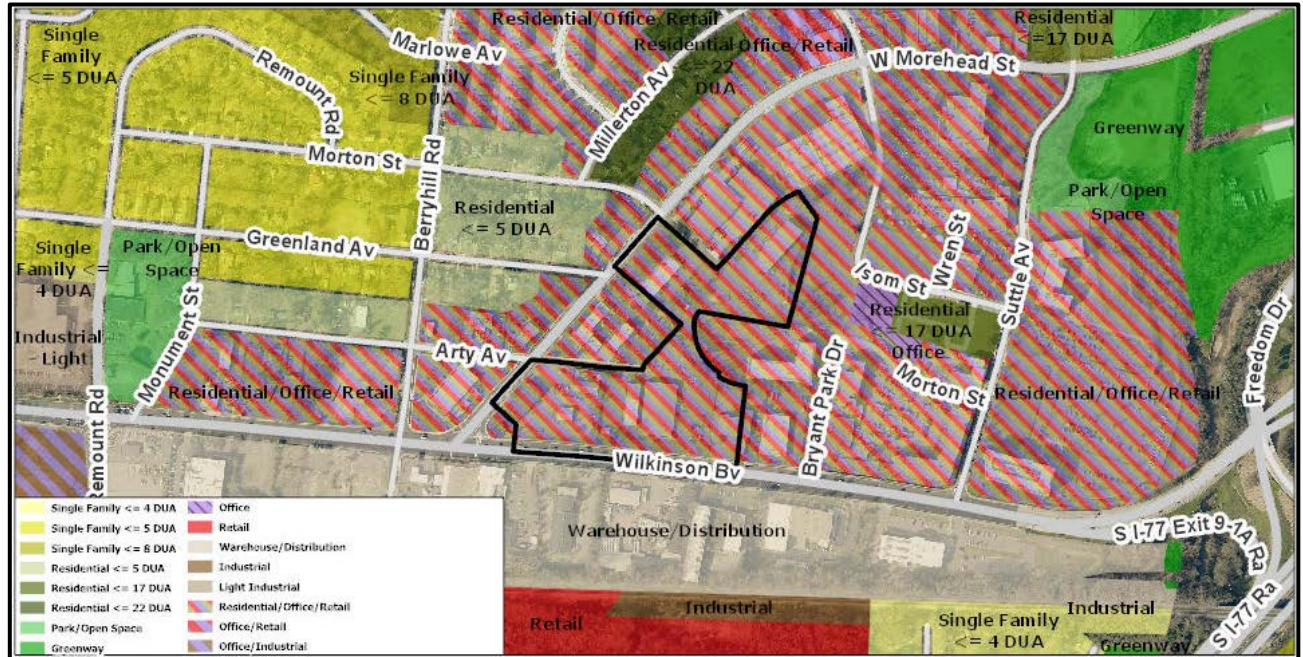
- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-014	Rezoned site to MUDD-O (mixed use development, optional) to allow the development of an indoor/outdoor pet services facility and eating/drinking/ entertainment on a vacant lot.	Approved
2017-032	Rezoned site to MUDD-O (mixed use development, optional) to allow up to 354 multi-family residential units.	Approved

2017-034	Rezoned site to MUDD-O (mixed use development, conditional) to allow up to 26 townhouse units.	Approved
2017-077	Rezoned site to MUDD-O (mixed use development, optional) to allow office and retail uses.	Approved
2017-080	Rezoned site to MUDD-O (mixed use development, optional) to allow a new residential community containing up to 280 dwelling units.	Approved
2019-053	Rezoned site to MUDD-O (mixed use development, conditional) to allow a townhouse community.	Approved
2019-056	Rezoned to allow commercial uses permitted by right and under prescribed conditions in the MUDD zoning district.	Approved

• **Public Plans and Policies**



- The *Bryant Park Land Use & Streetscape Plan* (adopted 2007) recommends a mixture of residential/office/retail land uses for this site and surrounding parcels on this side of Wilkinson Boulevard, in a pedestrian oriented form that anticipated a future transit line.
- The site is within 0.15 miles from a proposed future transit station stop for the CATS Silver Line. The *Bryant Park Land Use & Streetscape Plan* anticipated the West Transit Corridor as a proposed streetcar line, running along West Morehead Street and then Wilkinson Boulevard.
- **TRANSPORTATION CONSIDERATIONS**
 - Wilkinson Boulevard and Morehead Street are major thoroughfares that currently have curb, gutter, 4-foot planting strip, and 5-foot sidewalk. CATS bus routes #5 and #35 run along Morehead Street and the future Silver Line LRT will be in Wilkinson Boulevard. CDOT will work with the petitioner during permitting to locate driveways and any ordinance required new streets. CDOT will also ensure that the streetscape is upgraded to current city standards to support the requested urban zoning district and existing and future transit service. No outstanding issues.
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 320 trips per day (based on 74,750 SF Warehouse and 13,790 SF Office).

Entitlement: 320 trips per day (based on 74,750 SF Warehouse and 13,790 SF Office).

Proposed Zoning: Conventional petition, unable to determine trip generation with amount of uses.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.

- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
 - **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 W Morehead Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Wilkinson Boulevard. No outstanding issues.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967