

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.42 acres located on the north side of West Bland Street between South Tryon Street and Winnifred Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed-use) zoning for a 0.42 acre site located in South End and within a ¼ mile walk of the Bland Street 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	Laurel Falls, Trustee for LMGF Family Trust; Falls Enterprises LLC; Boyd P. Falls
PETITIONER	Laurel Falls
AGENT/REPRESENTATIVE	None
COMMUNITY MEETING	Meeting is 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 ¼ mile walk of the Bland Street transit station on the LYNX Blue Line. • The proposal allows a site being used for industrial/office use 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 industrial/office building and is zoned I-2 (general industrial).
 - The south and east boundary of the site abuts property which is zoned I-2 (general industrial) and TOD-M (transit orientated development – mixed-use) and is either developed with industrial and office uses or is vacant.
 - North and west of the site, there is property zoned TOD-MO (transit oriented development – mixed-use, optional) and TOD-M (transit orientated development – mixed-use) and developed with industrial/office buildings.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Since the construction of the LYNX Blue Line and the light rail station at Bland Street, there have been a number of rezonings to conventional TOD-M (transit oriented development – mixed-use). These rezonings have supported the transition of the area from an industrial

district to a more walkable transit supportive district.

- **Public Plans and Policies**

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

- **TRANSPORTATION CONSIDERATIONS**

- The site fronts a major collector approximately 200 feet away from a signalized intersection with a major thoroughfare and is within a block generally zoned for transit oriented development. While the *South End Transit Station Area Plan* does not call for widening Bland Street, CDOT will work with the petitioner during permitting to replace the existing back of curb sidewalk with streetscape standards for this zoning district to contribute to the multimodal transportation infrastructure goals in the area plan.
- **Vehicle Trip Generation:**
Current Zoning: 95 trips per day (based on 8,324 square feet of warehouse uses and 1,856 square feet of office uses).
Proposed Zoning: Too many uses to determine trip generation.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business 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-Mecklenburg Storm Water Services:** Flooding and surface water quality impacts associated with impervious surfaces on this site are being addressed through compliance with the Post-Construction Stormwater Ordinance. Compliance may include installing devices that hold and slowly release runoff over time to reduce flooding potential, devices that filter pollutants from runoff before release to streams, preservation of vegetated stream buffer zones, preservation of upland trees and forested areas, or paying a mitigation fee in lieu of onsite stormwater control devices. Compliance with the Post-Construction Stormwater Ordinance addresses concerns related to flooding and surface water impacts, and therefore staff has no further comments.
 - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along West Bland Street. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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