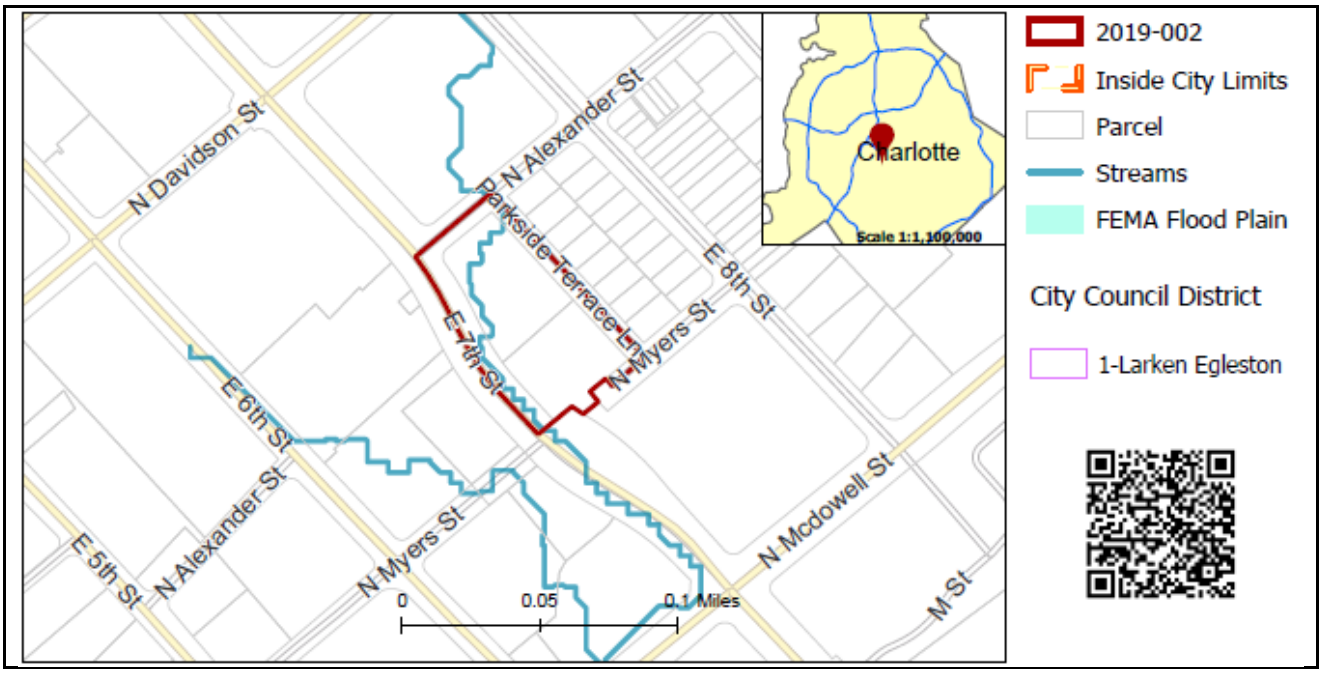
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-002
Pre-Hearing Staff Analysis
May 20, 2019

REQUEST	Current Zoning: UR-2 (urban residential) Proposed Zoning: TOD-CC (transit oriented development – community center)
LOCATION	Approximately 1.45 acres located at the corner of East 7th Street and North Alexander Street. (Council District 1 - Egleston)



SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per TOD-CC (transit oriented development – community center) zoning for a 1.45-acre site that is within a 1/2 mile walk of the 7th Street Transit Station on the LYNX Blue Line.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	City of Charlotte and Little Rock A.M.E. Zion Church Laurel Street Residential, LLC Lee Cochran
COMMUNITY MEETING	Meeting is not required.

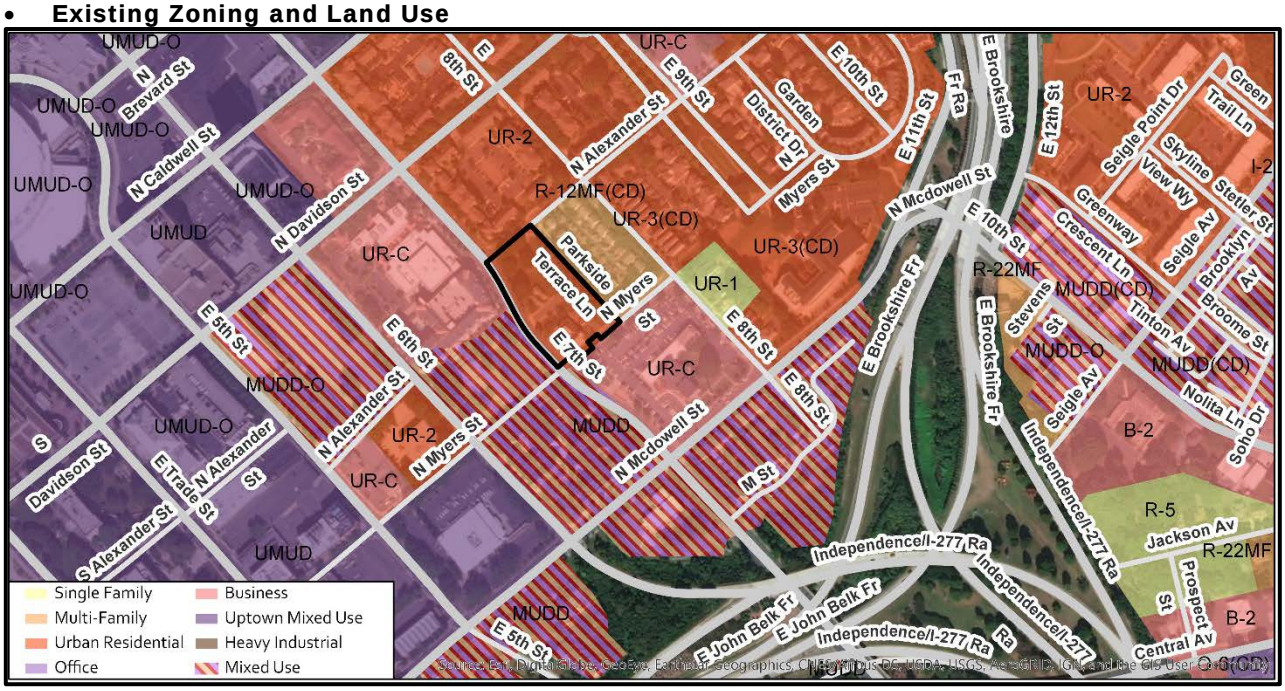
STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is consistent with *Charlotte Center City 2020 Plan* which encourages future development to preserve and enhance the existing Center City neighborhoods. While the vision plan does not make a specific land use recommendation for the site, this proposal is consistent with the intent of the plan. <u>Rationale for Recommendation</u> • The subject site is within ½-mile walk of the 7th Street Station on the LYNX Blue Line. • The proposal permits a site previously used for two historic homes and church to allow residential transit supportive land uses.

- 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.

PLANNING STAFF REVIEW

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

- **Existing Zoning and Land Use**

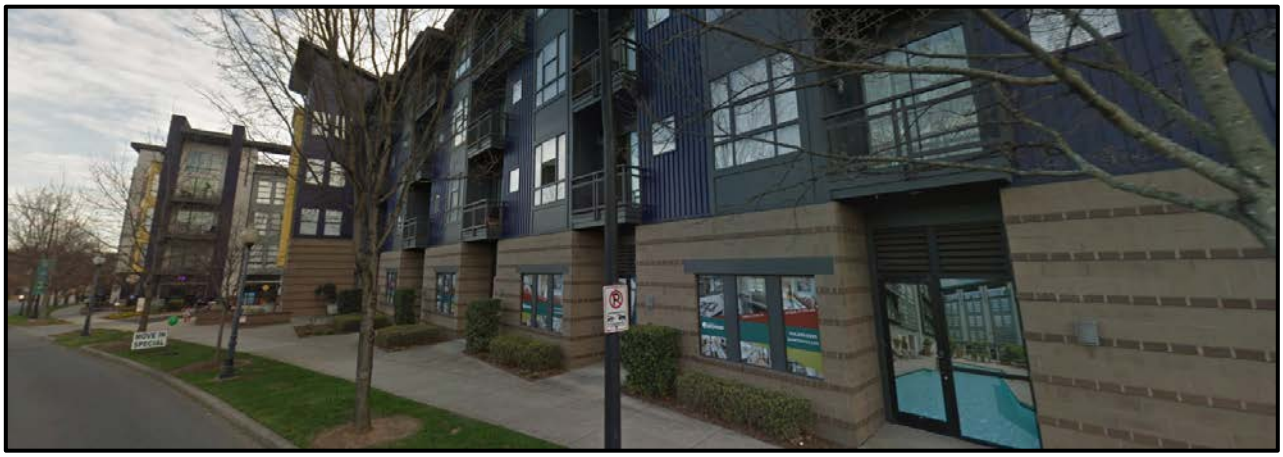


- The subject property is developed with a historic religious institutional structure, and with two historically designated shotgun houses, previously moved to this site for preservation.

The subject property is developed with a religious institutional structure.

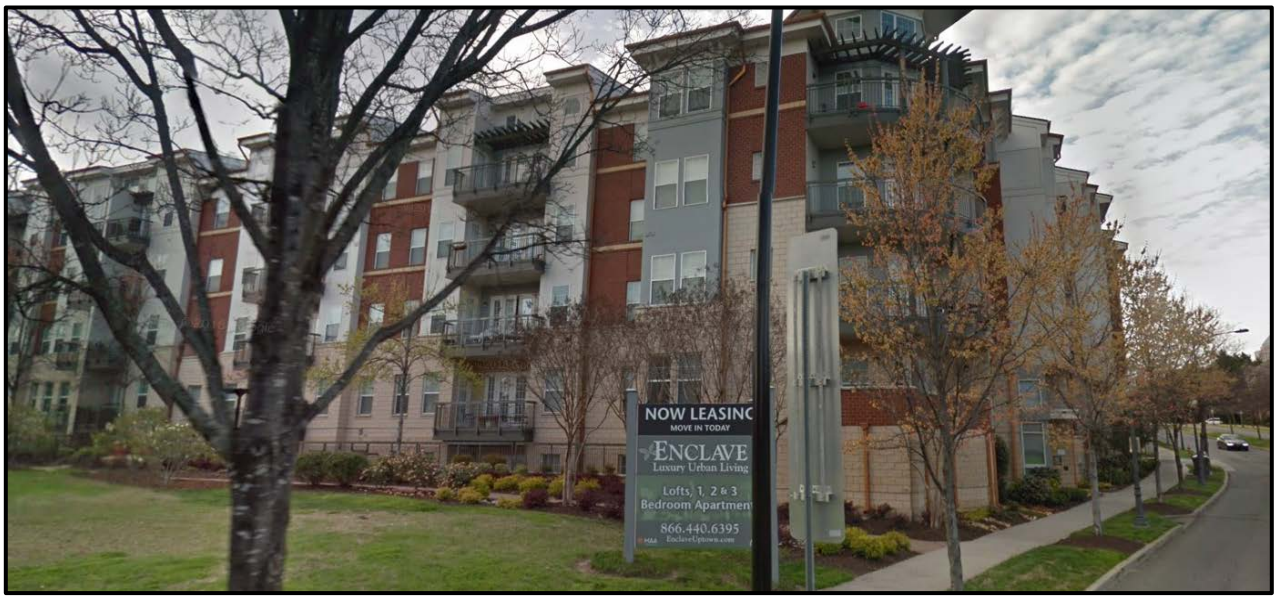
The subject property also includes two historic “shotgun” houses behind the church.

The properties to the northeast along Parkside Terrace Lane are developed with single family homes.



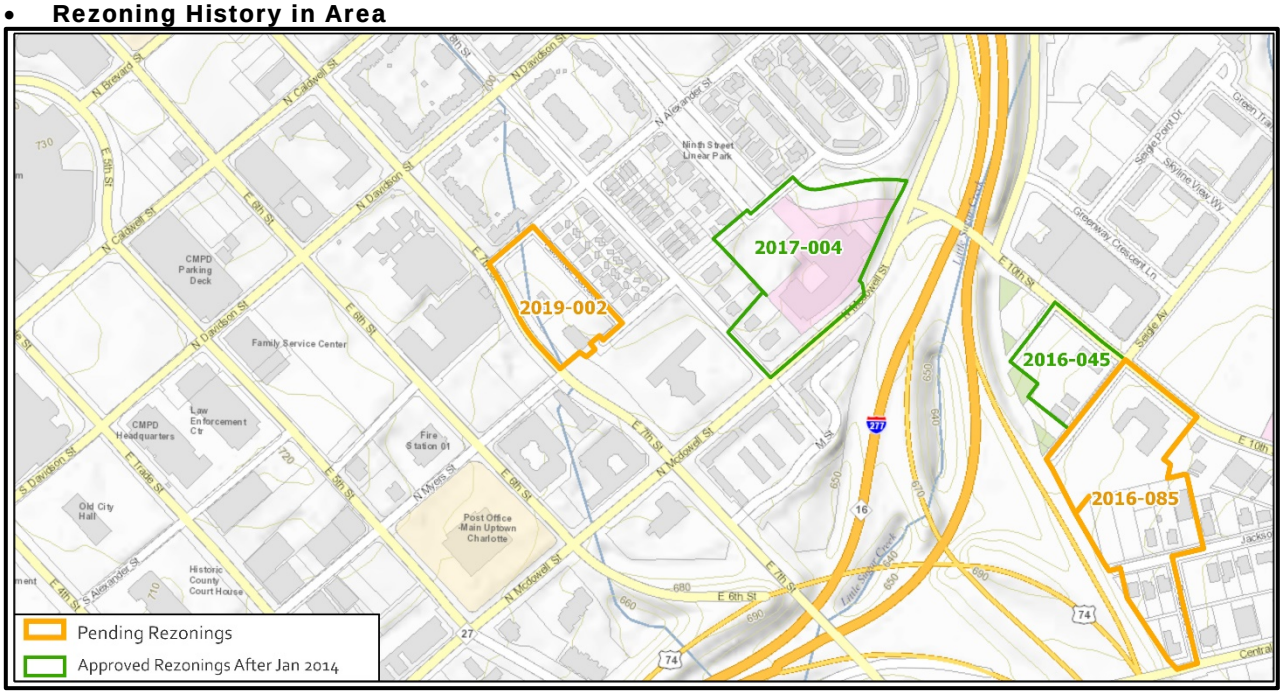
The property to the southwest along East 7th Street is developed with apartments.

The property to the southeast along North McDowell Street is developed by a religious institution.



The property to the northwest along East 7th Street is developed with apartments.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-004	Rezoned 6.16 acres to UR-3(CD) (urban residential, conditional) to allow the expansion of Trinity Episcopal School.	Approved
2016-085	Proposed to rezone 5.02 acres to MUDD-O to allow residential and commercial uses.	Withdrawn
2016-045	Rezoned 1.37 acres to MUDD-O to allow up to 150,000 square feet for general office, business/retail, eating/ drinking/entertainment establishments, breweries, warehousing within an enclosed building for self-storage, and other non-residential uses as permitted in the MUDD (mixed use development) district.	Approved

- **Public Plans and Policies**

  - The *Charlotte Center City 2020 Vision Plan* encourages future development to preserve and enhance the existing Center City neighborhoods.

- **TRANSPORTATION CONSIDERATIONS**
  - The site encompasses a city block in uptown. There are bus stops for CATS Route 17 within 200 feet of the site along 7th Street. There is existing curb and gutter on all street frontages on the site with existing five-foot planting strip and six-foot sidewalk on 7th Street and North Alexander Street. There is existing seven-foot back-of-curb sidewalk on North Myers Street and no sidewalk on Parkside Terrace Lane. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with TOD standards.

  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 50 trips per day (based on 6,840 square feet of institutional uses).
    Entitlement: 330 trips per day (based on 60 dwelling units).
    Proposed Zoning: Too many uses to determine with TOD-CC zoning.

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 Department of Solid Waste 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 2-inch water distribution mains located along Parkside Terrace Lane and North Alexander Street, via existing 6-inch water distribution mains located along East 7th Street and North Myers Street and via an existing 12-inch water distribution main located along North Myers Street. Sanitary sewer system infrastructure accessible via an existing 8-inch gravity sewer main located along North Myers Street, via an existing 12-inch gravity sewer main located along East 7th Street and via an existing 15-inch gravity sewer main located along North Alexander Street.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **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 comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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 Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

Planner: Solomon Fortune (704) 336-8326