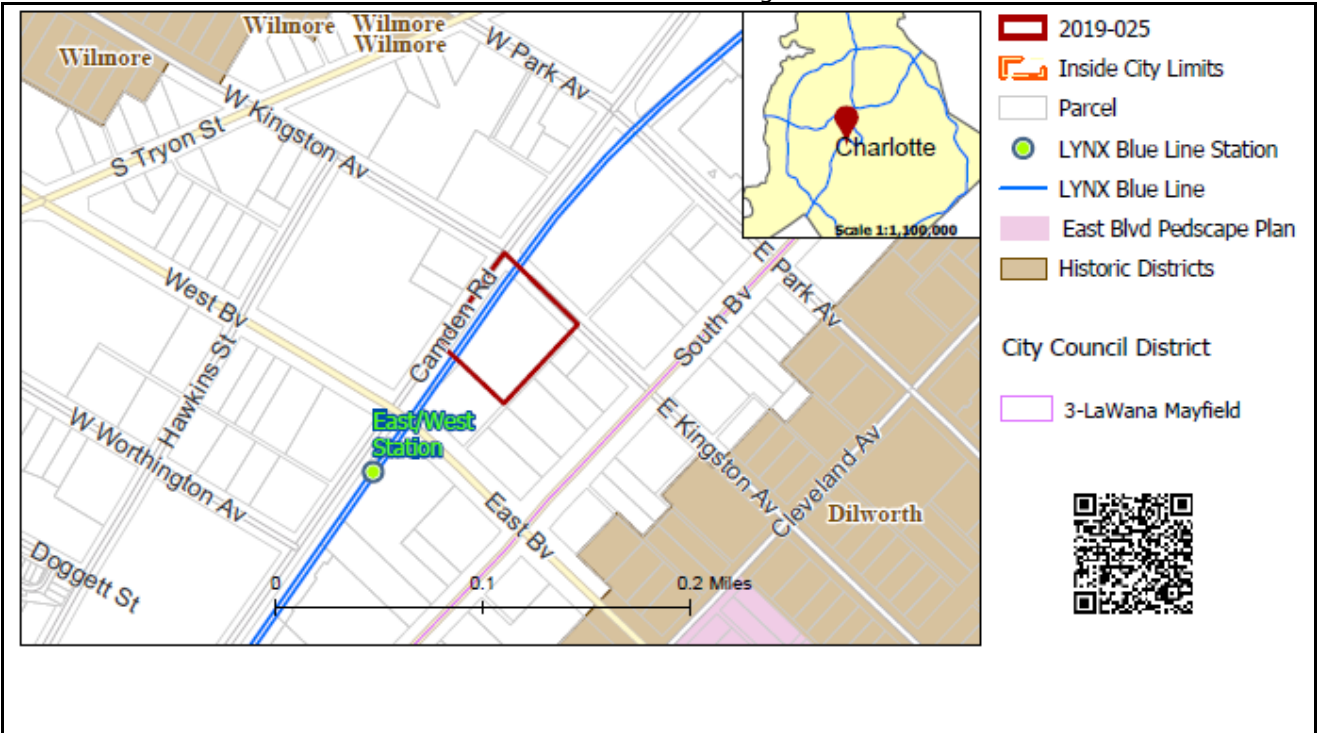


## REQUEST

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

## LOCATION

Approximately 1.20 acres located at the south side of the intersection of West Kingston Avenue and Camden Road.



## SUMMARY OF PETITION

The petition proposes to allow all transit supportive uses per TOD-UC (transit oriented development – urban center) zoning for a 1.20-acre site that is within a 0.25 mile walk of the East / West Boulevard Transit Station on the LYNX Blue Line.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Dilworth Artisan Station, LLC  
White Point Partners, LLC  
Collin Brown & Bailey Patrick, Jr. / K& L Gates  
Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is consistent with the *South End Transit Station Area Plan* and the *South End Vision Plan* land use recommendations for transit supportive development.

### Rationale for Recommendation

- The subject site is within 0.25-mile walk of the East / West Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for commercial uses to convert to transit supportive land uses.

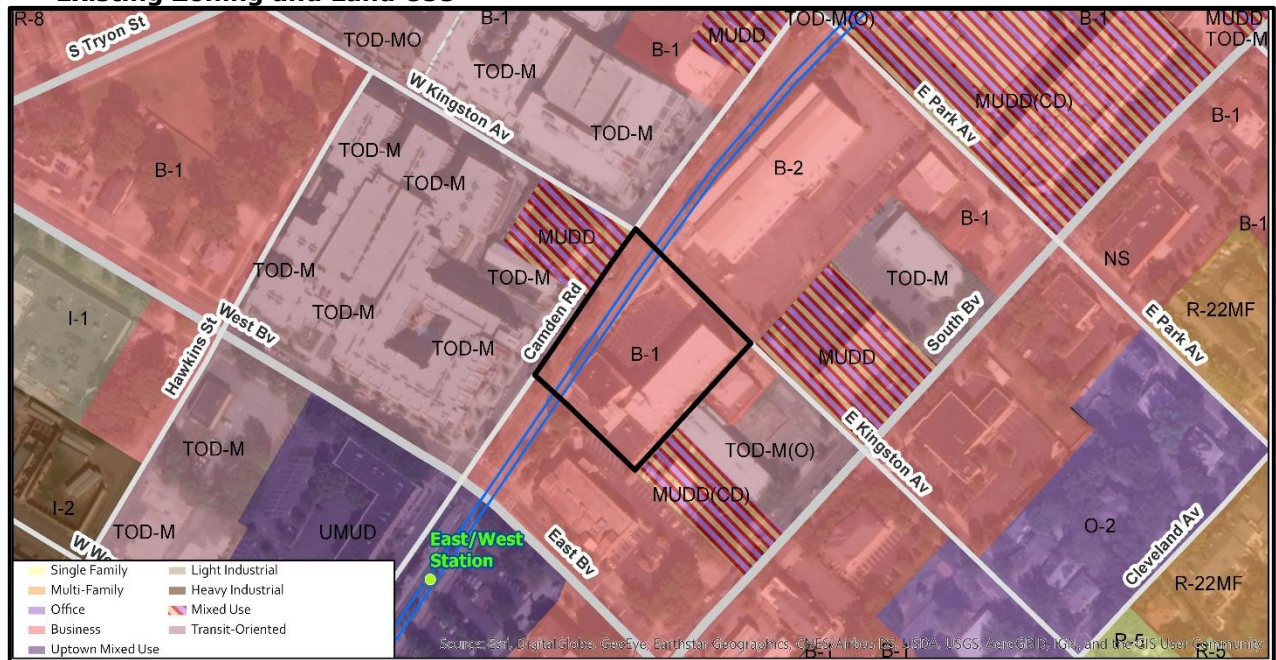
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements 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-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, and is surrounded by TOD, MUDD, and B-1 and B02 zoning districts and uses.

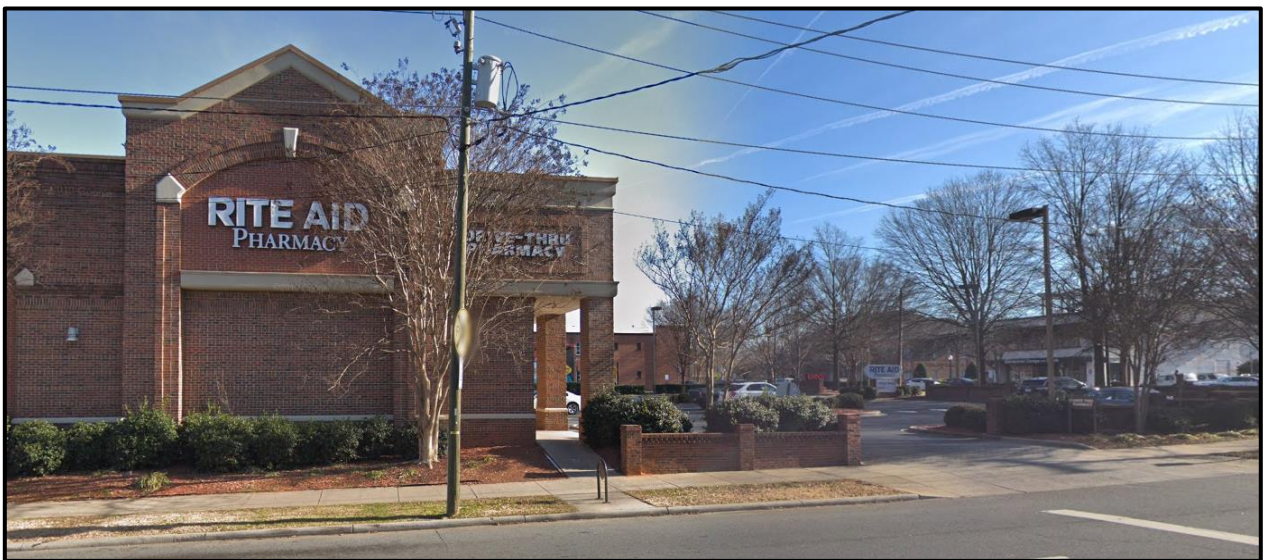


The subject property is developed with commercial and retail uses.

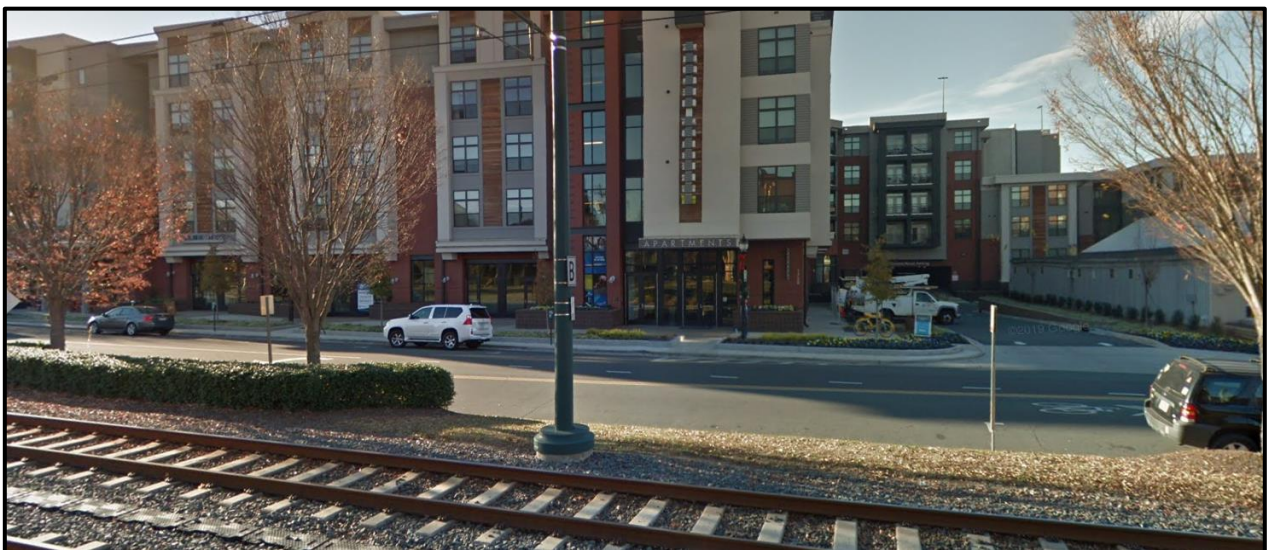




The property to the north along East Kingston is developed with a warehouse use.



The property to the south along East Boulevard is developed with a retail drug store.



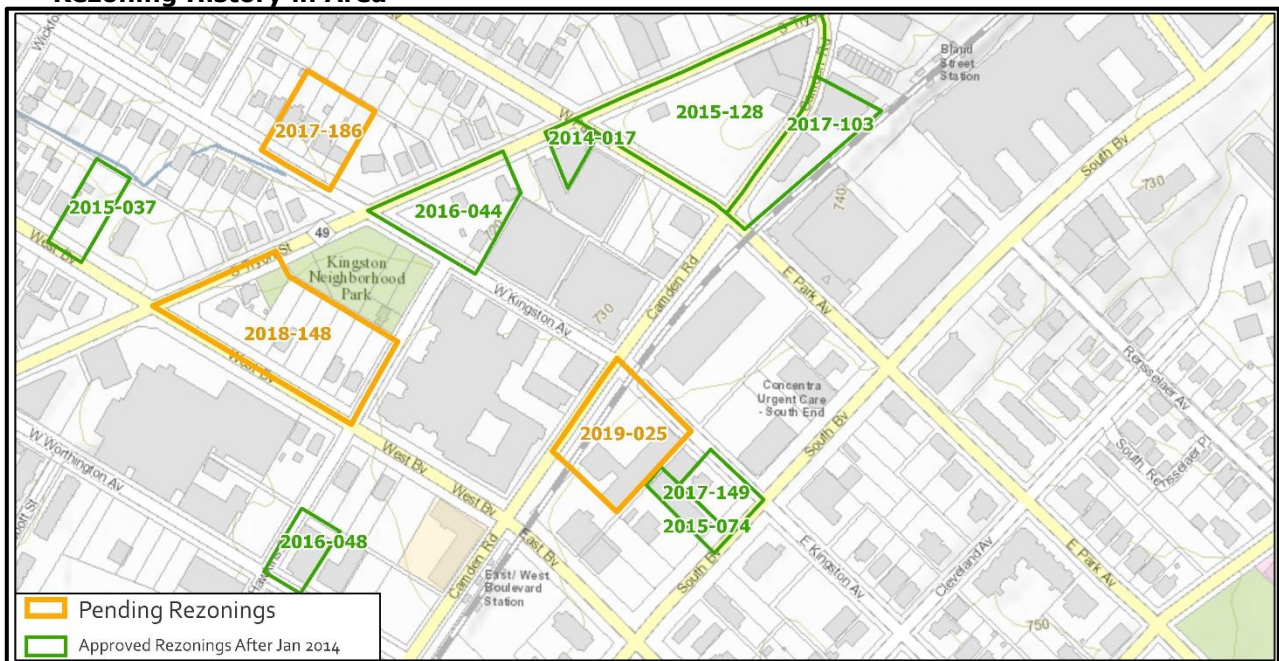
The property to the west along Camden Road is the Lynx Blue Line and apartments.





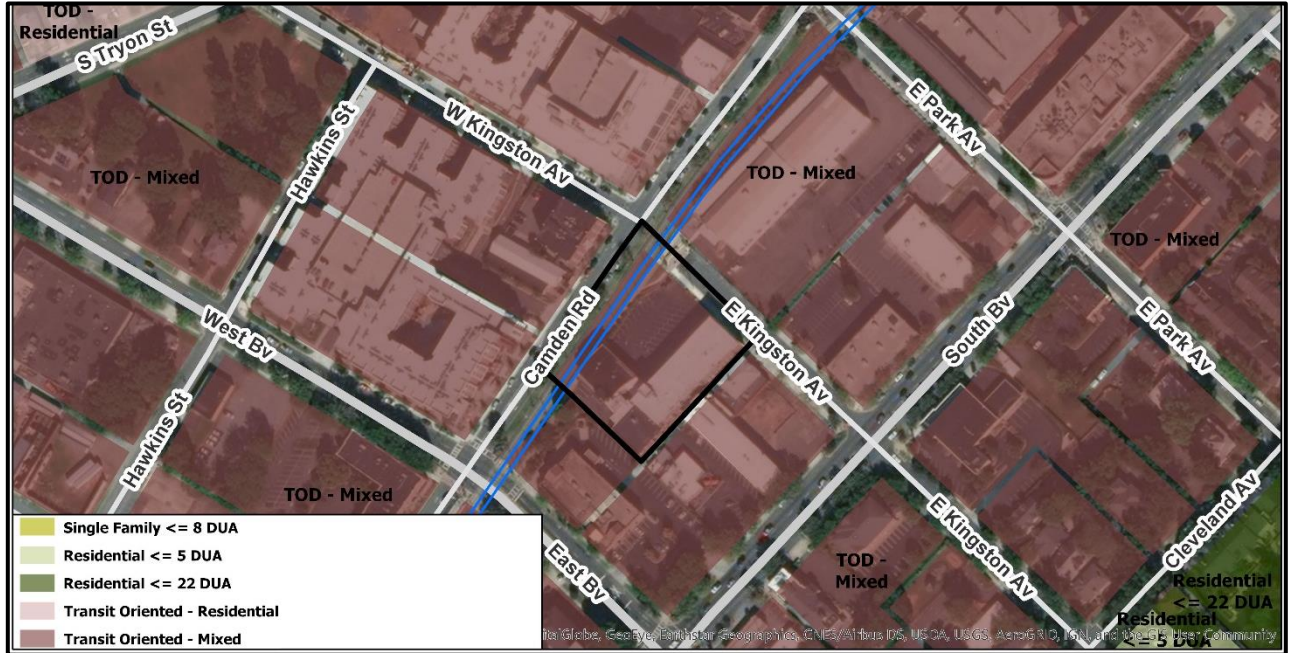
The property to the south east along South Boulevard is developed with office/warehouse use.

- **Rezoning History in Area**



- There have been numerous other rezonings to TOD-M (transit oriented development – mixed-use), TOD-MO (transit oriented development – mixed-use, optional), and TOD-M (CD) (transit oriented development – mixed-use, conditional) in the area to support transit supportive uses

- **Public Plans and Policies**



- The *South End Vision Plan* (2018) recommends a mixed-use transit supportive uses and design guidelines for the subject site.
- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street immediately adjacent to the rail trail and less than ¼ mile from the East/West Boulevard Blue Line Station. There is existing curb and gutter and back of curb sidewalk along the Kingston Avenue frontage with a planting strip between the curb and sidewalk in front of the building. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with current city standards.
- No outstanding issues.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 510 trips per day (based on 47,300 square feet of office).  
Entitlement: 1,420 trips per day (based on 12,000 square feet of retail).  
Proposed Zoning: Too many uses to determine with TOD-UC zoning.

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

- **Charlotte Area Transit System:** A portion of the building may be in the CATS rail corridor right of way. Staff will work with the petitioner to execute an encroachment agreement, if required.
- **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 an existing 12-inch water distribution main located along Camden Road and via an existing eight-inch water distribution main located along Kingston Avenue.
- The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water's Wilmore Drive Park Avenue Sanitary Sewer Replacement Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. There is an anticipated completion date of late 2019.

- **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 outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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**Attachments Online at [www.rezoning.org](http://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 Water Review
  - Engineering and Property Management Review
    - 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:** Solomon Fortune (704) 336-8326