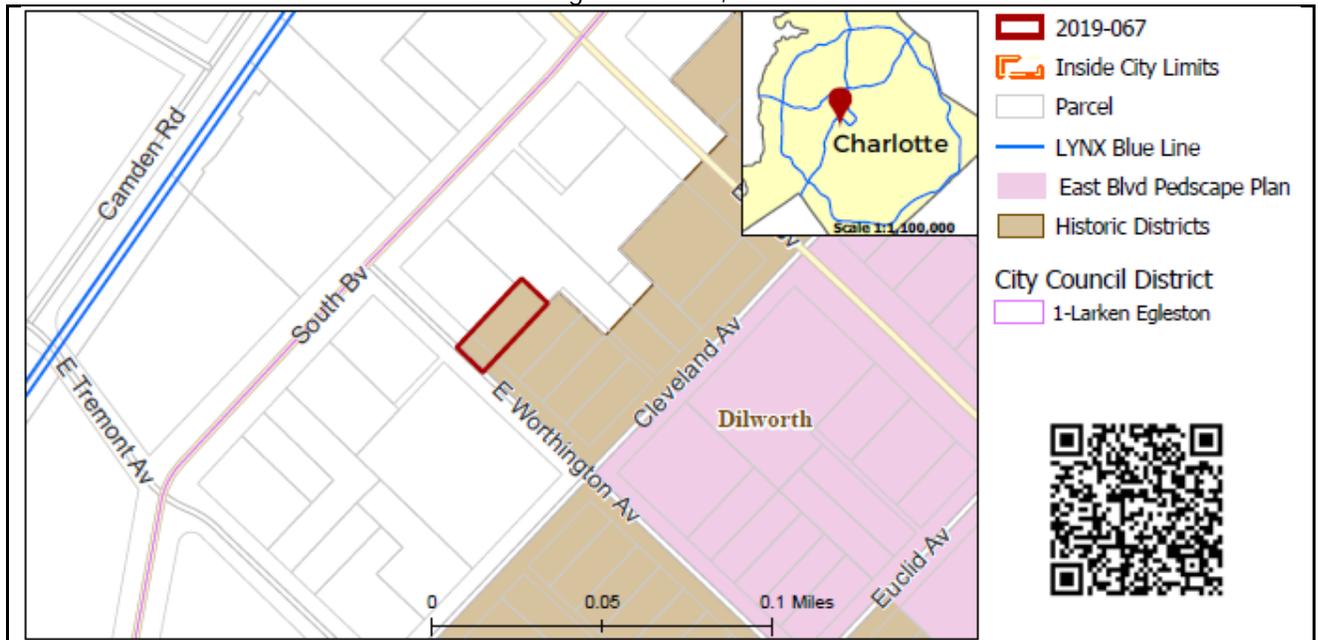


REQUEST

Current Zoning: B-1 HD-O (neighborhood business, Historic District Overlay)
Proposed Zoning: TOD-UC HD-O (transit oriented development, urban center, Historic District Overlay)

LOCATION

Approximately 0.15 acres located on the north side of East Worthington Avenue, east of South Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all transit supportive uses per the TOD-UC (transit oriented development – urban center) zoning for a 0.15-acre site that is within a 0.25-mile walk of the East/West Boulevard Station on the LYNX Blue Line.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Worthington Avenue Partners
J D Brooks
Caren Wingate
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.

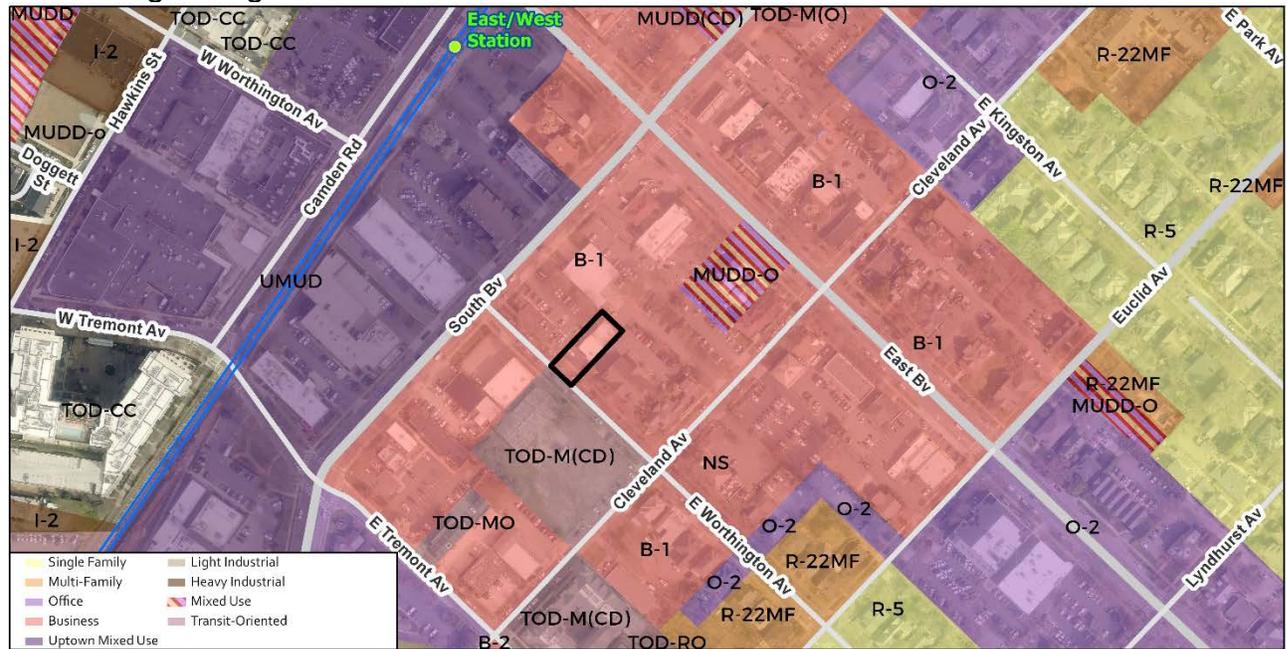
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

PLANNING STAFF REVIEW

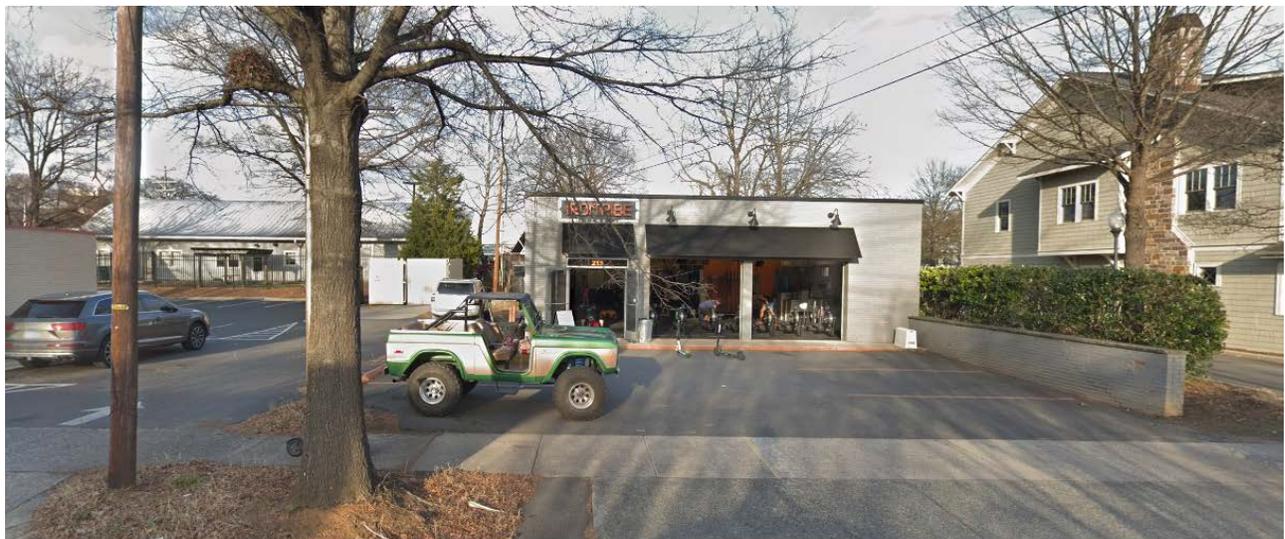
• **Proposed Request Details**

- 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 HD-O (neighborhood business, Historic District Overlay) and is surrounded by various zoning districts that allow residential and non-residential uses.



The site is currently developed with a health/fitness facility.

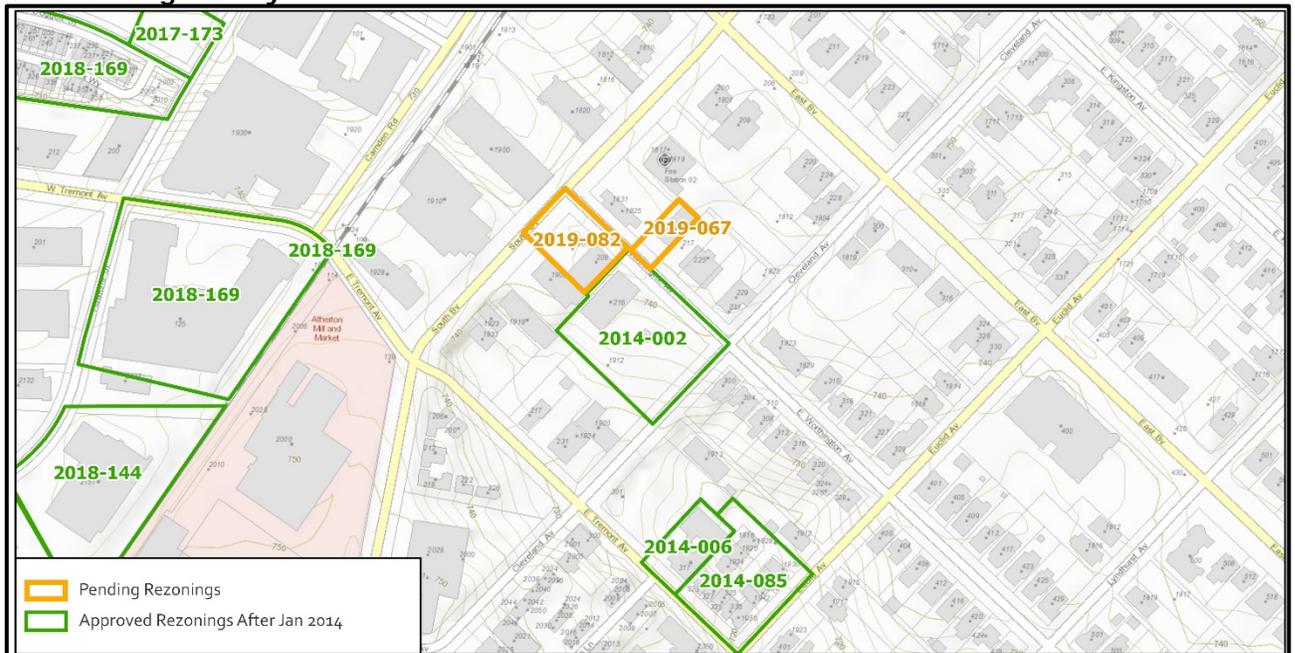


South, across East Worthington Avenue, are commercial/retail uses.



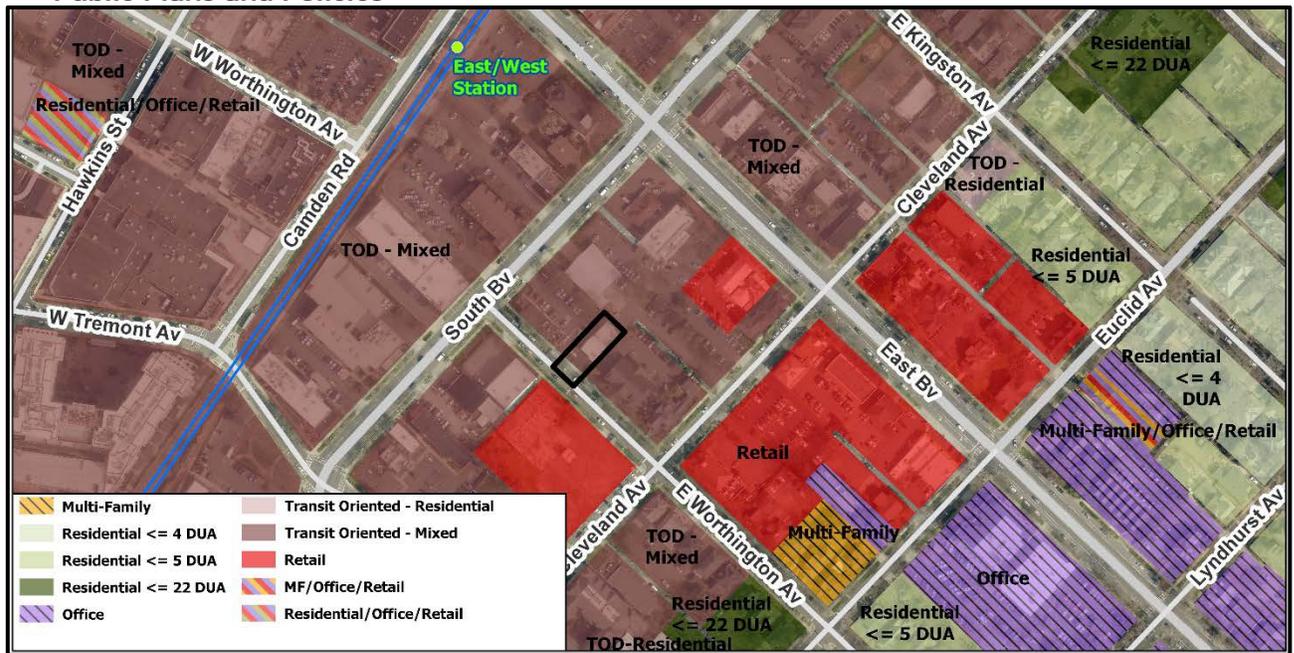
West, along South Boulevard, are a mix of residential and non-residential uses.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|--|----------|
| 2019-082 | Rezone 0.32 acres from B-1 to TOD-UC to allow transit supportive uses. | 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 |
| 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 |
| 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 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 less than ¼ mile from the East-West Boulevard Transit Station. The majority of the site's frontage is a driveway. There is existing curb on the remainder of the frontage with an 8-foot planting strip and 6-foot sidewalk. CDOT will work with the petitioner during permitting to upgrade the streetscape to support the urban zoning district requested.
- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: Data not available (based on 3,280 square foot health/fitness club).

Entitlement: 350 trips per day (based on 1,500 square feet of retail).

Proposed Zoning: Too many uses to determine (based on 0.15 acres of TOD-UC).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
 - **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
 - **Charlotte Fire Department:** No comments submitted.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **Charlotte Water:** No comments submitted.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See comments online at www.rezoning.org regarding air quality and ground water.
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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