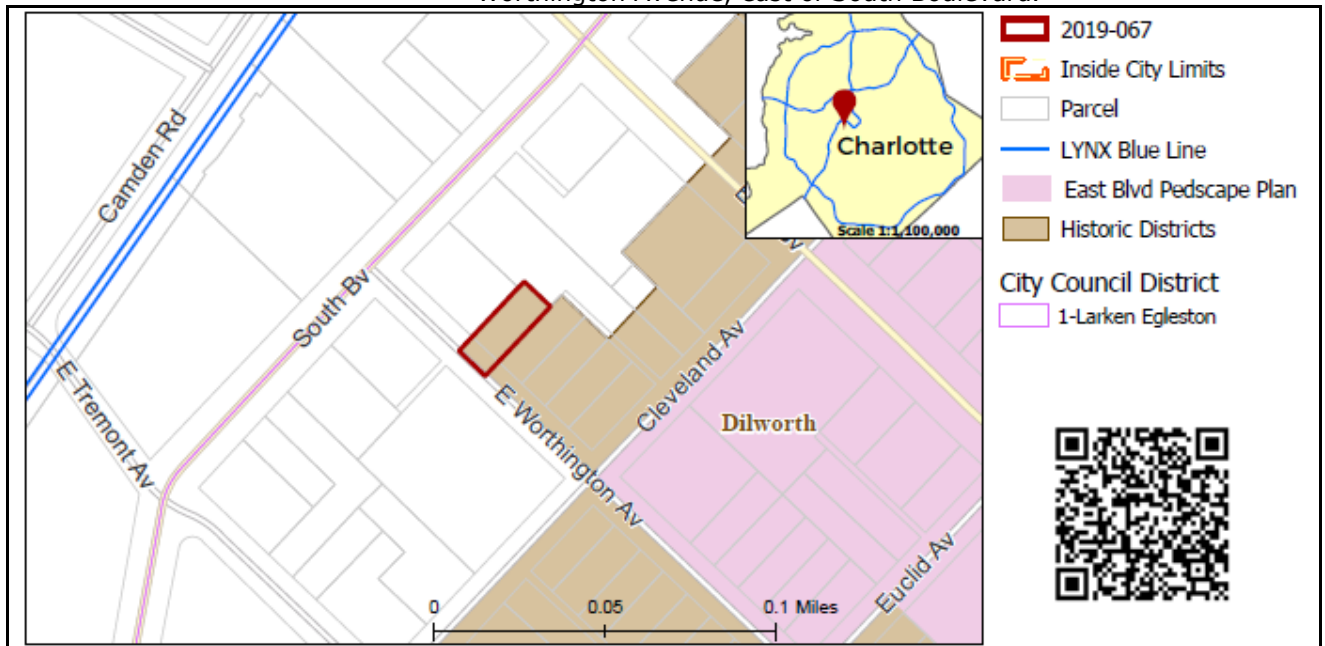


## REQUEST

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

## 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.

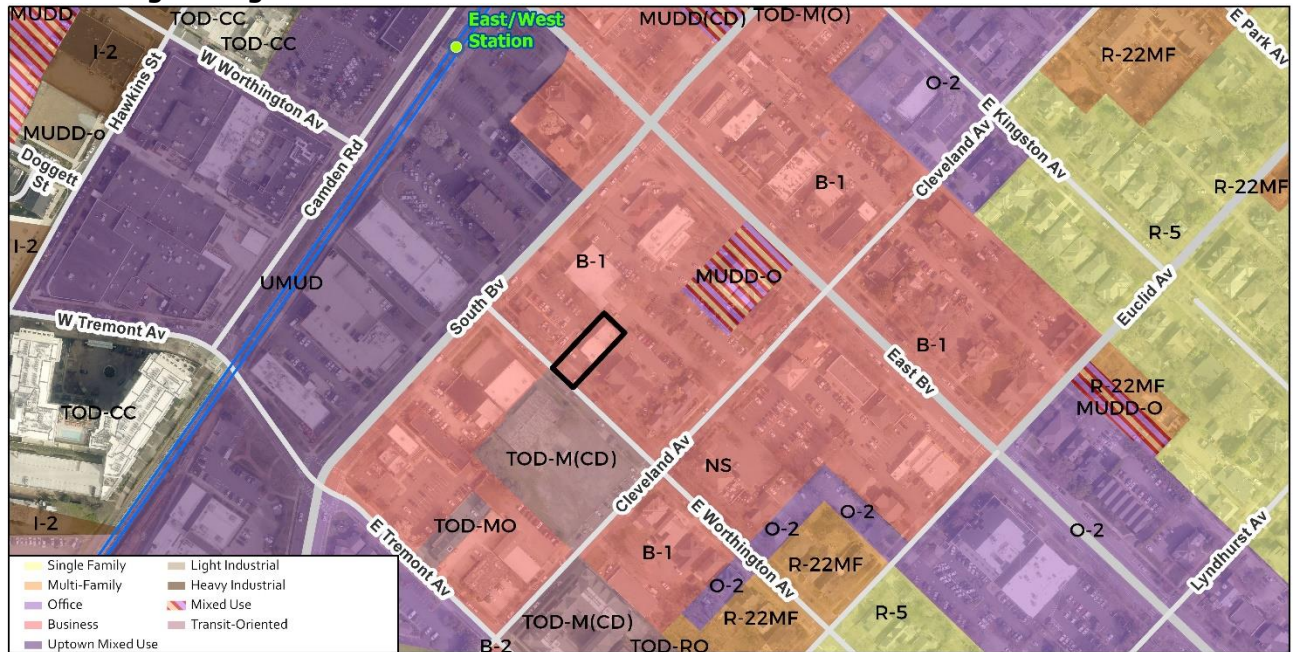
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

## PLANNING STAFF REVIEW

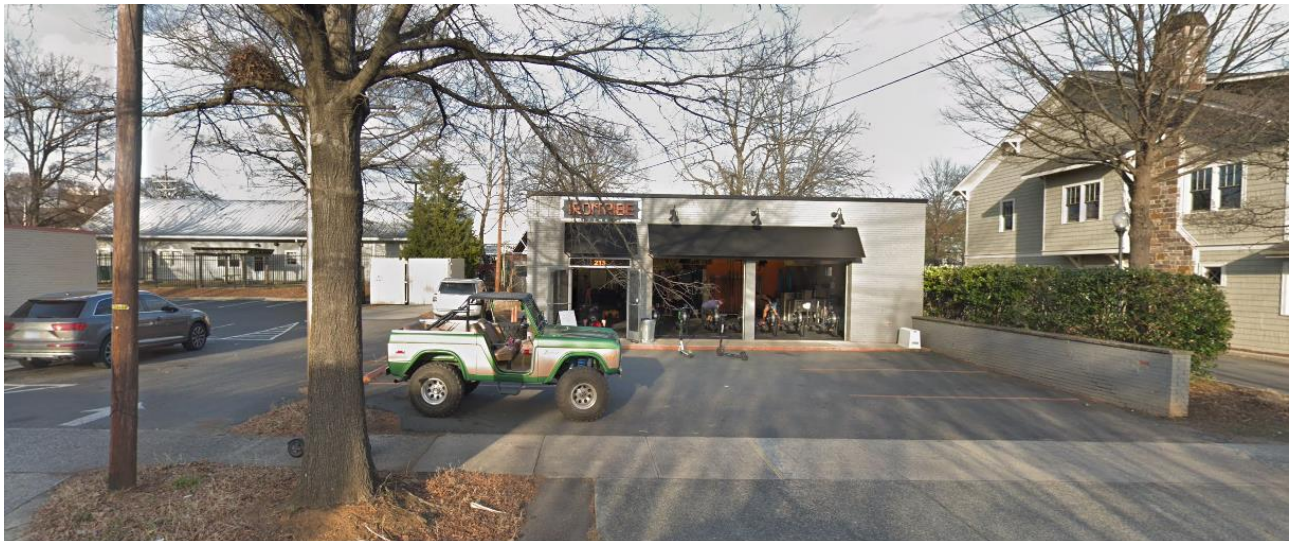
### • Proposed Request Details

- 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

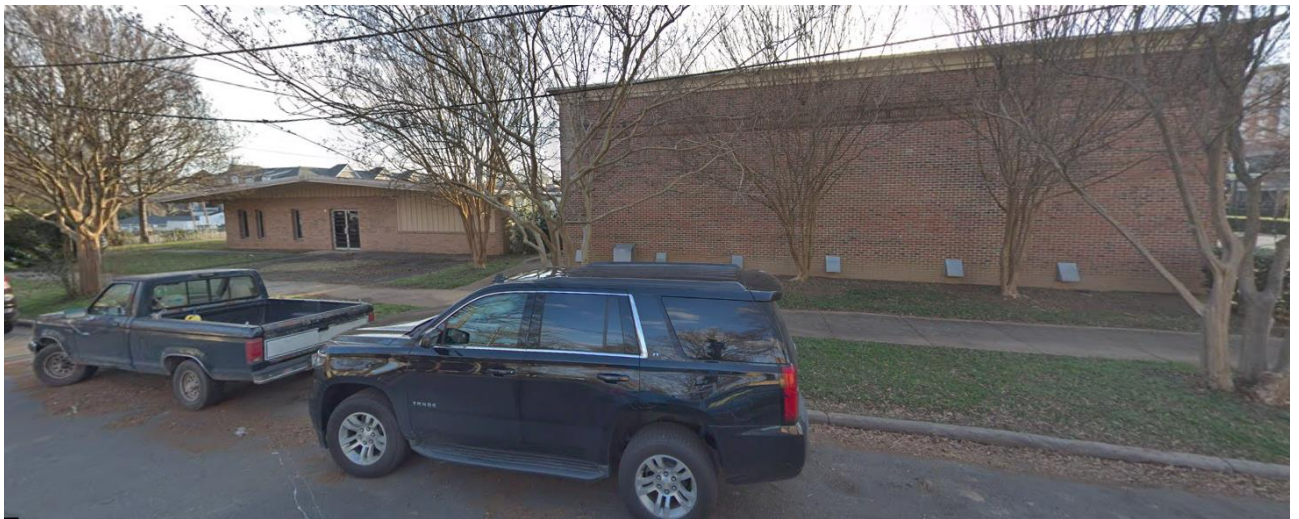


- The subject property is currently zoned B-1 HD (neighborhood business, Historic District) and is surrounded by various zoning districts that allow residential and non-residential uses.



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



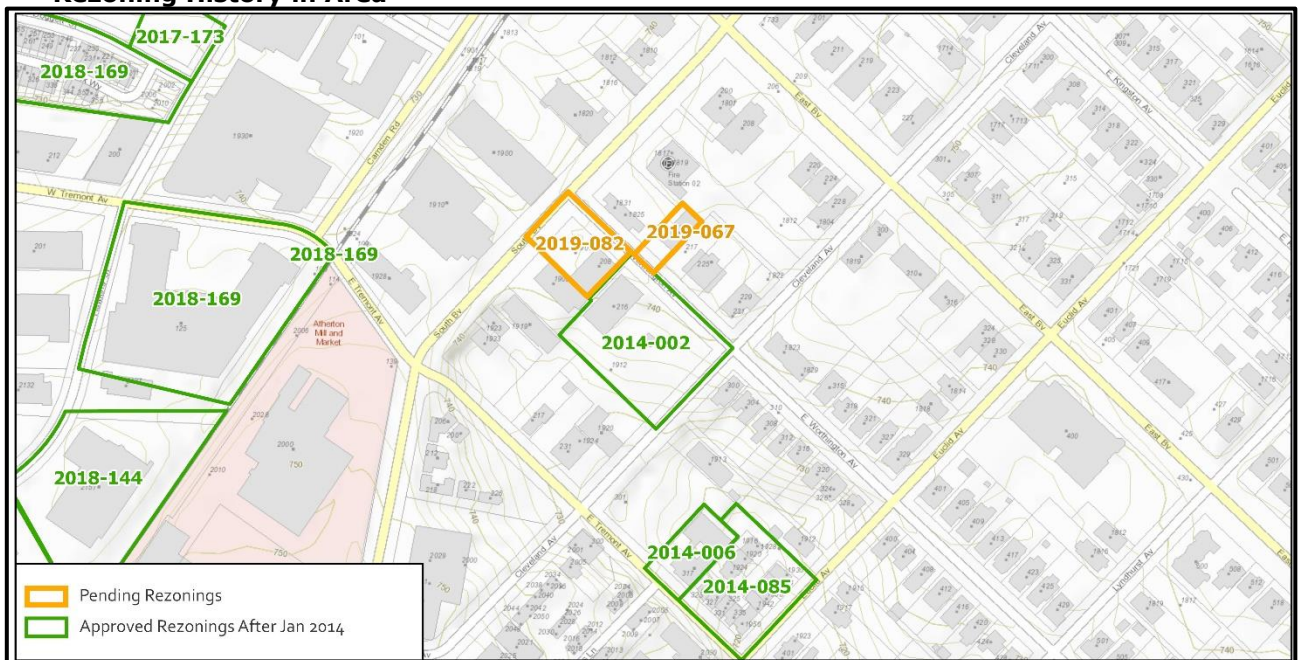


South, across East Worthington Avenue, are commercial/retail uses.



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

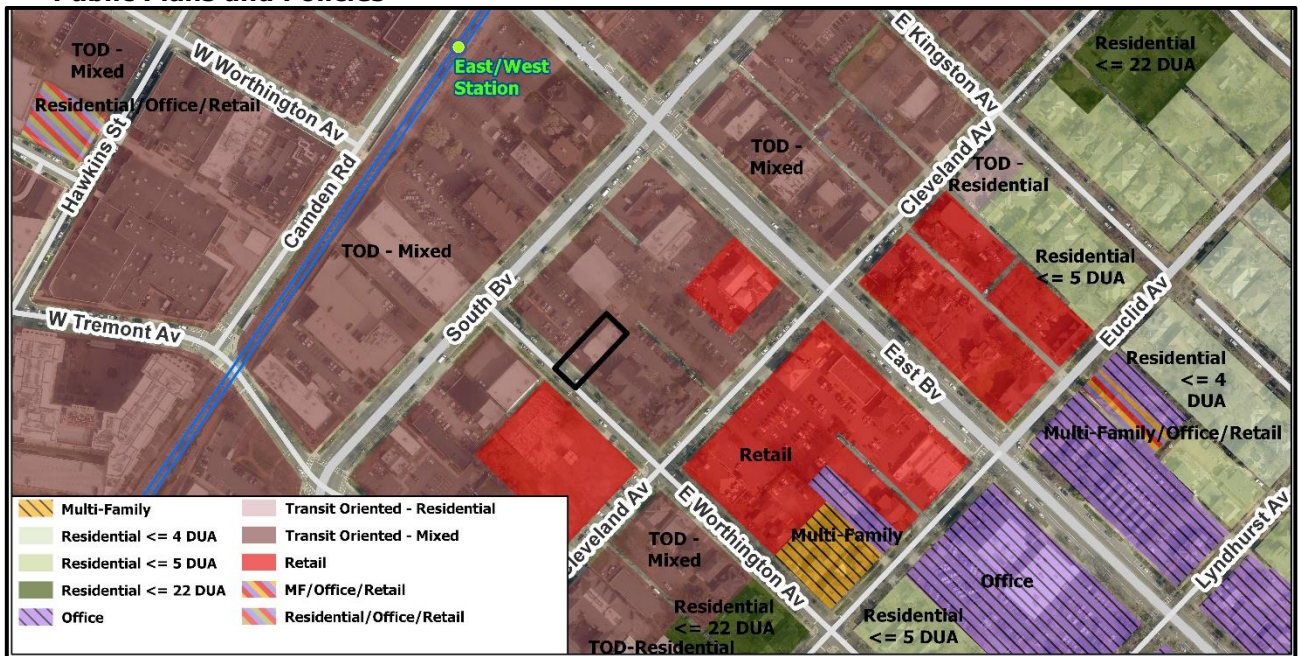
#### • Rezoning History in Area





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](http://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](http://www.rezoning.org)**

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