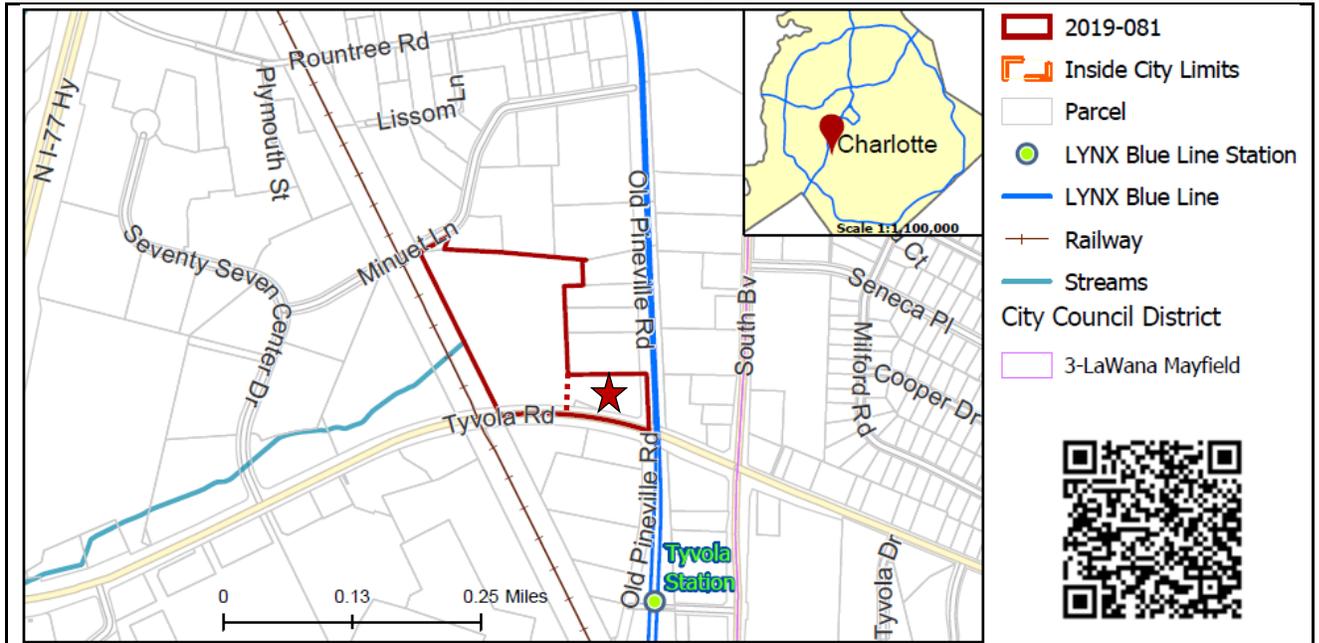


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-CC (transit oriented development, community center) and TOD-TR (transit oriented development, transition)

**LOCATION**

Approximately 10.5 acres located on the north side of Tyvola Rd, west of Old Pineville Rd.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-CC district for most of the site and all uses in the TOD-TR district for a portion of the site (marked by the red star above) at the corner of Old Pineville Rd. and Tyvola Rd. near the Tyvola Transit Station on the LYNX Blue Line.

**PROPERTY OWNER**

Richard W Keffer Jr Revocable Trust

**PETITIONER**

Tyvola Station Partners, LLC

**AGENT/REPRESENTATIVE**

Keith MacVean, Dujuana Keys & Jeff Brown, Moore and Van Allen

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **consistent** with the overall vision of the *Tyvola & Archdale Station Area Plan* recommendation for transit oriented development.

Rationale for Recommendation

- This site is within a ¼-mile walk of Tyvola Station on the LYNX Blue Line and generally consistent with the long-term vision of the plan to provide a mix of transit supportive uses within walking distance of the transit station.
- The proposal allows the site previously used for an automotive dealership to be redeveloped with a transit supportive project.
- The proposed TOD-CC zoning applies commitments to create the desired form and intensity of transit supportive development

including architectural building design standards, and open space amenities.

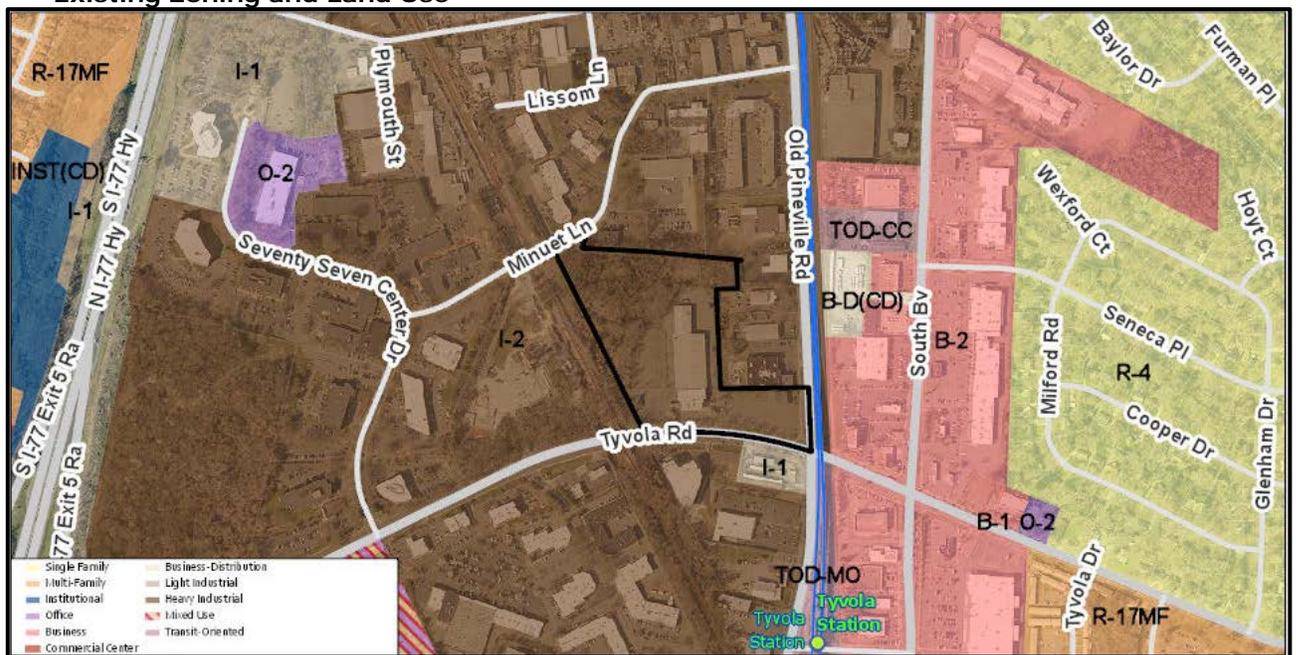
- However, use of TOD-TR is not appropriate at the intersection location proposed. TOD-TR zoning is intended to provide a transition from higher intensity TOD districts to adjacent existing neighborhoods or allow for rehabilitation of buildings to preserve existing character. The portion proposed for TOD-TR is currently a parking lot and small retail building. Use of TOD-TR does not meet the intent and goals of the transit station area plan and new TOD standards. Therefore, TOD-CC zoning should be applied to the entire site.

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

• **Existing Zoning and Land Use**



The surrounding area is developed with a mixture of office, industrial and retail uses along Old Pineville Road, Minuet Lane, and Tyvola Road. Retail and other commercial uses are developed along the South Boulevard corridor. The site, indicated by red stars below, is developed with a vacant automotive dealership.





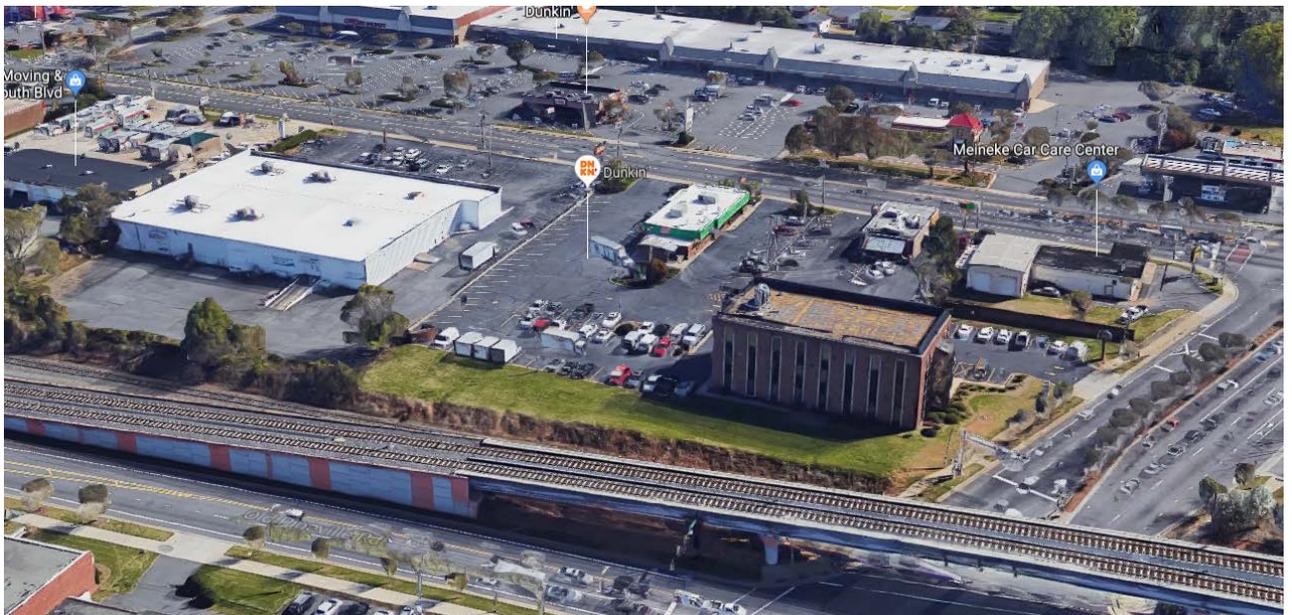
South of the site across Tyvola Road is a carwash, grocery store, and climate controlled self-storage facility.



North of the site, along Minuet Lane and Old Pineville Road are industrial, warehousing, manufacturing and office uses.

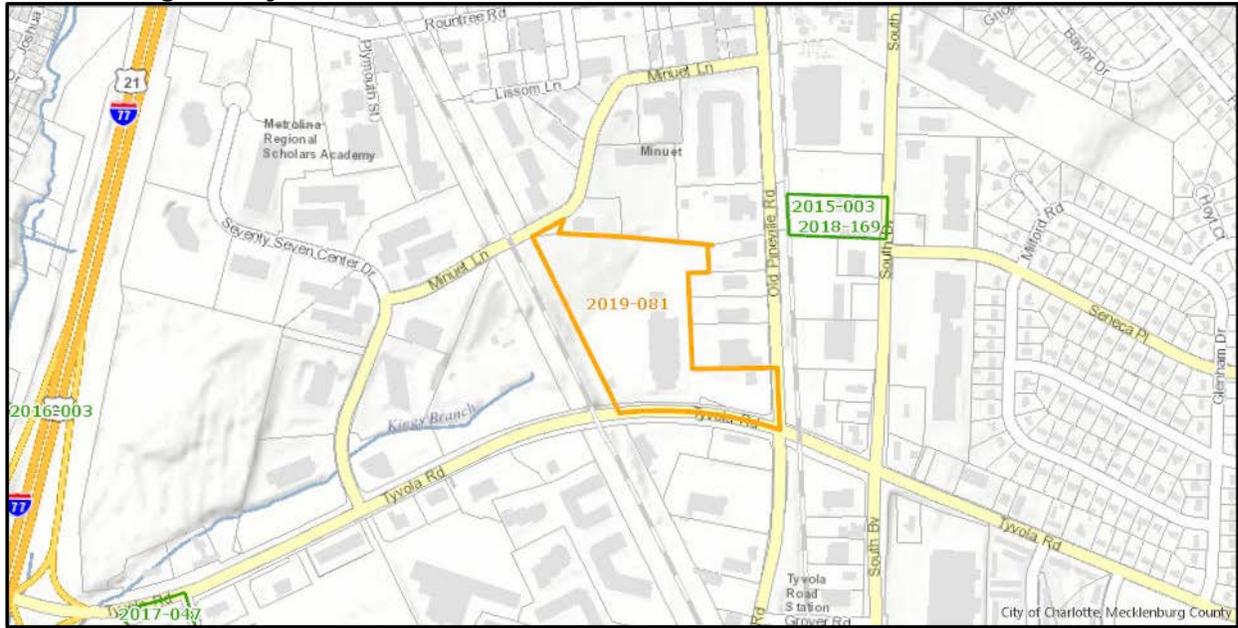


West of the site is a freight rail corridor and a concrete plant accessed from Minuet Lane.



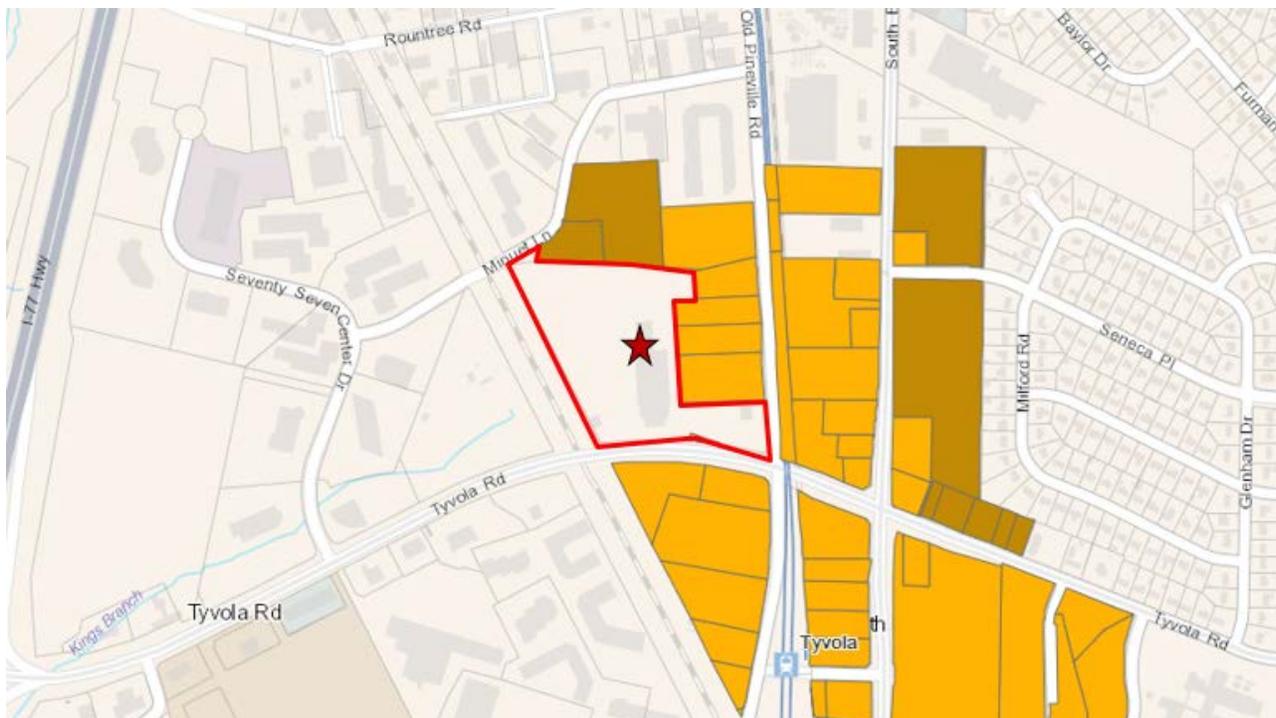
East of the site across Old Pineville Road is the Blue Line transit corridor, freight rail corridor, and office and retail uses accessed from South Boulevard.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-003	Rezoned 2.17 acres east of the site on South Boulevard to TOD-M (transit oriented development-mixed use).	Approved
2017-047	Rezoned 6.63 acres west of the site at the intersection of Tyvola Rd and I-77 to B-2 (general business).	Approved
2018-169	TOD text amendment - translated zoning of properties conventionally zoned TOD (transit oriented development) (TOD-M, TOD-R, TOD-E) to TOD-CC.	Approved

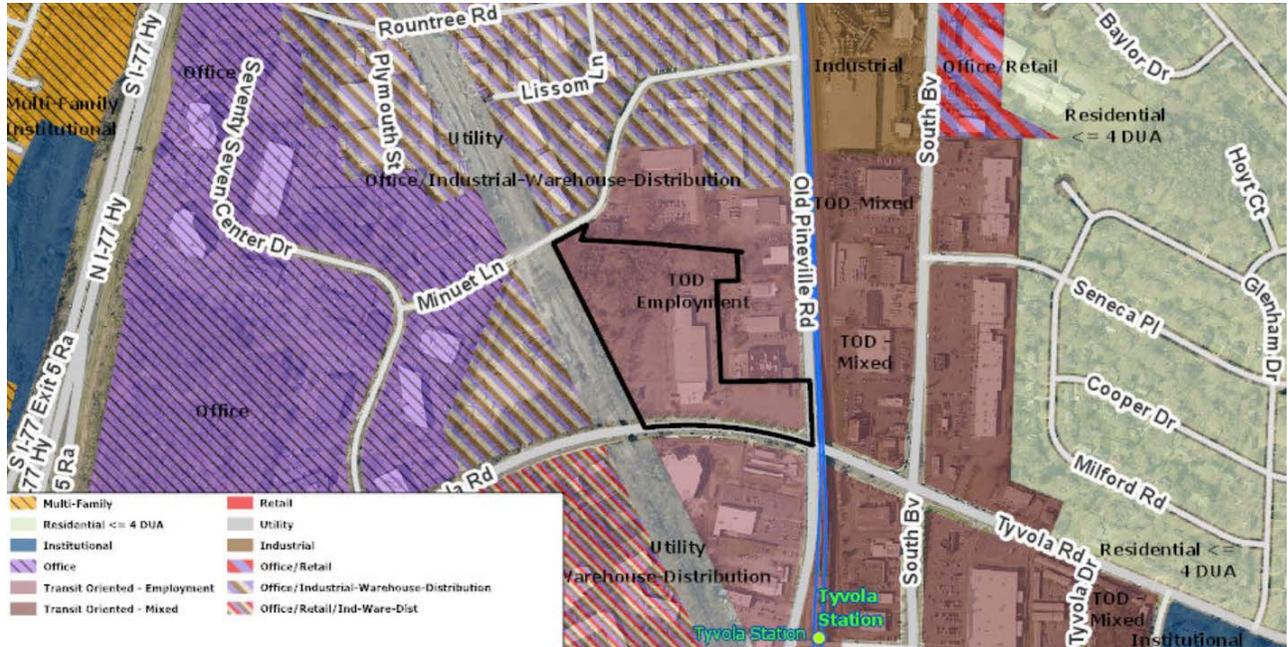
A number of parcels in the area and abutting the site are included in the pending TOD alignment rezoning petition (2019-102) to be considered by Council in the near future for rezoning to TOD-CC within ½ walk distance to the station or to TOD-TR outside of ½ walk distance and/or within 200 ft single family.



 Transit Oriented Development - Community Center (TOD-CC)

 Transit Oriented Development - Transition (TOD-TR)

- **Public Plans and Policies**



- The *Tyvola & Archdale Station Area Plan* (2008) recommends transit-oriented development with an employment focus for this site.
- **TRANSPORTATION CONSIDERATIONS**
  - There is existing curb and gutter and back of curb sidewalk along the site's Tyvola Road frontage. The Minuet Lane frontage lacks curb and gutter and sidewalk. CDOT will work with the petitioner during permitting to upgrade the streetscape along all street frontages in accordance with city ordinance.
  - See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 1810 trips per day (based on 2,280 of office and 66,310 automobile sales in a 6-7-19 TIS scope).  
Entitlement: 1810 trips per day (based on 2,280 of office and 66,310 automobile sales in a 6-7-19 TIS scope).  
Proposed Zoning: Too many uses to determine.

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

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 8-inch water distribution main located along Minuet Lane, an existing 12-inch water distribution main located along Tyvola Road, and an existing 6-inch water distribution main located along Old Pineville Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Minuet Lane, and an existing 8-inch gravity sewer main located along Tyvola Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**Land Use

1. Change the proposed zoning for the portion of the site at the intersection of Tyvola Road and Old Pineville Road from TOD-TR to TOD-CC.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** John Kinley (704) 336-8311