

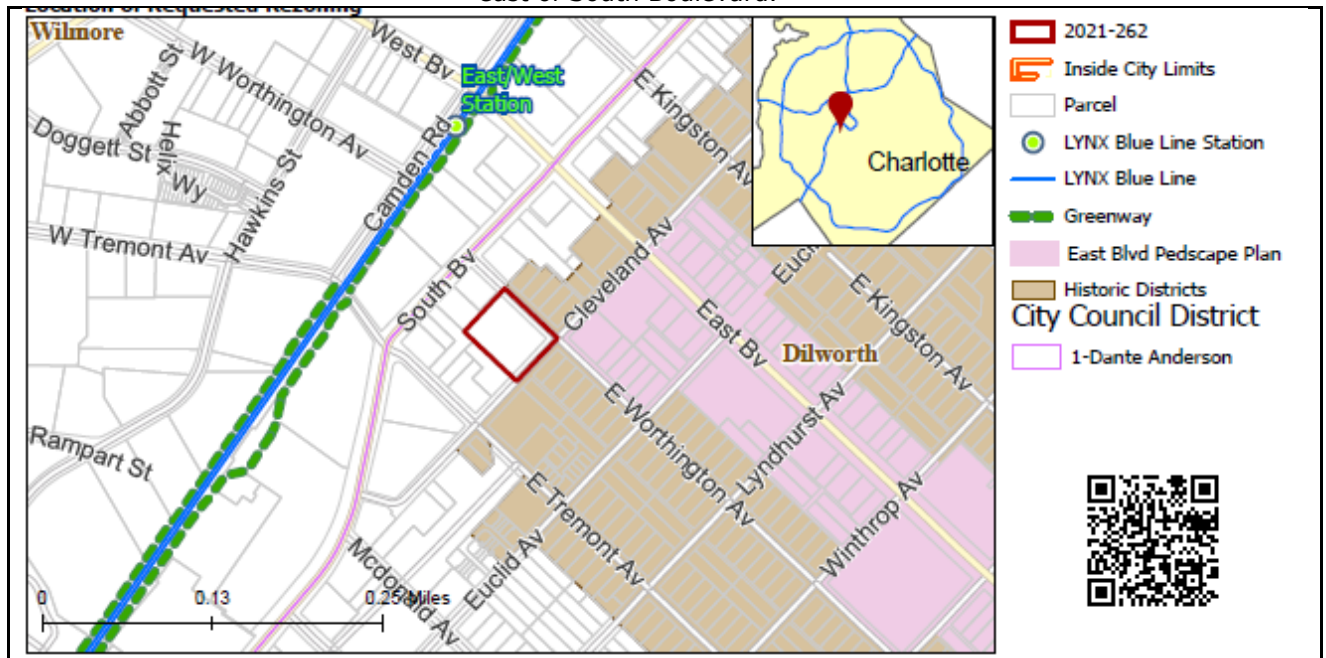
REQUEST

Current Zoning: TOD-M(O) (transit oriented development – mixed, optional)

Proposed Zoning: TOD-NC(CD) (transit oriented development – neighborhood center, conditional) and TOD-UC(CD) (transit oriented development – urban center, conditional)

LOCATION

Approximately 1.14 acres located in the western quadrant of the intersection of East Worthington Avenue and Cleveland Avenue, east of South Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-NC(CD) and TOD-UC(CD) zoning districts with a commitment to minimum parking standards on a site that was formerly a gas station and has some light industrial uses.

PROPERTY OWNER

CRD Dilworth, LLC

PETITIONER

CRD Dilworth, LLC

AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 9

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map (2022) recommendation for Regional Activity Center.

Rationale for Recommendation

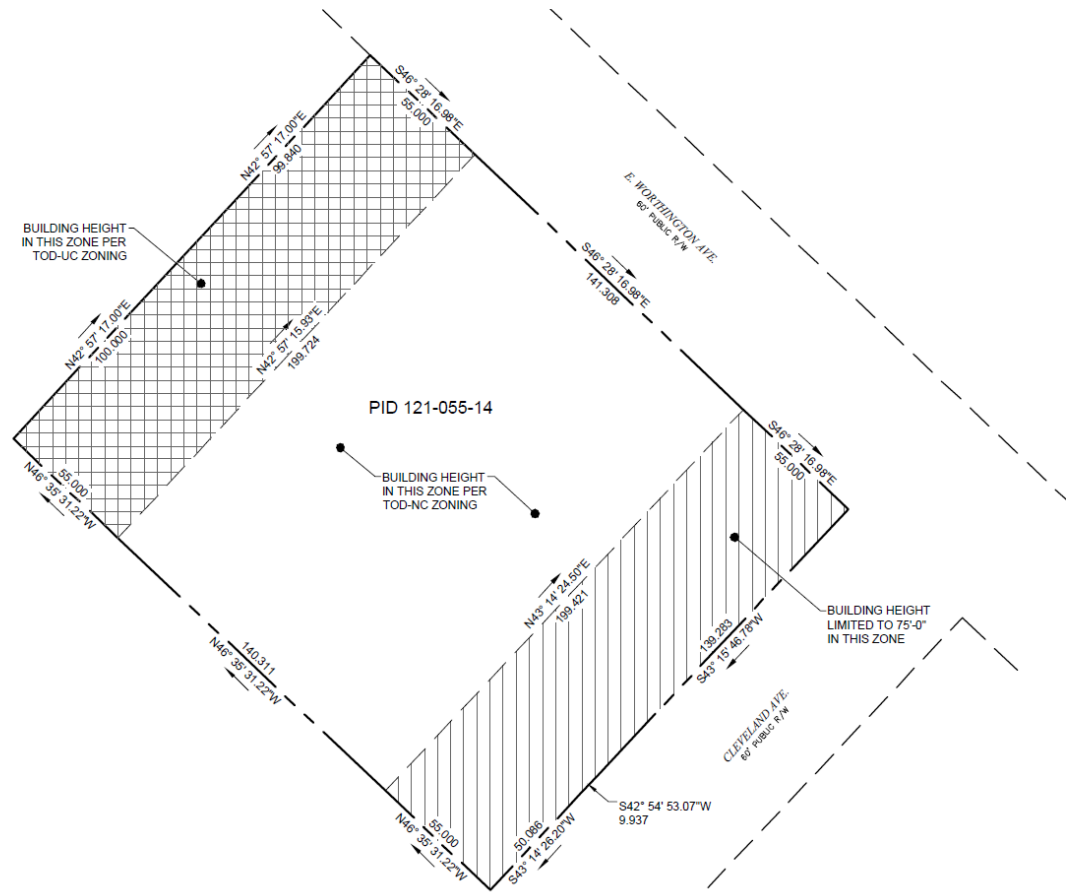
- The site is located within a ½-mile walk of the East/West Station as well as the proposed Rampart Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station. And the TOD-UC district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station.

- The small portion of this site requesting TOD-UC(CD) runs along the northwest side of the parcel that is closest to South Boulevard while the rest of the site commits to TOD-NC(CD), a more appropriate and less intense district to transition from the higher density uses along South Boulevard into the residential and mixed uses of moderate intensity east of the site.
- The subject site is directly adjacent to the Dilworth Historic District. Many residents in this area rely on on-street parking as the typical parking structures that would be used on a lot are limited due to historic district regulations. The conditional note in this petition to commit to minimum parking standards above what the ordinance would require by-right may help to alleviate future on-street parking demand that could be generated with any new development.
- The portion of the site being proposed for TOD-UC(CD) is directly adjacent to other areas zoned TOD-UC.

PLANNING STAFF REVIEW

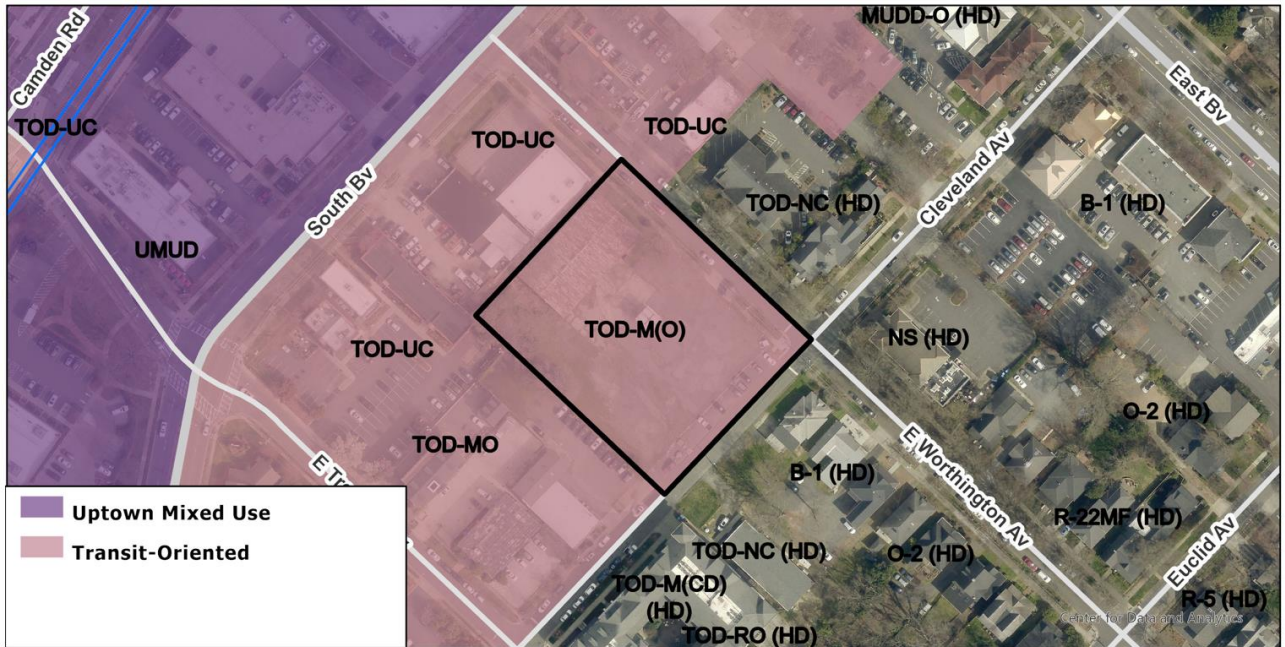
• Proposed Request Details

- Allows all uses permitted by-right and under prescribed conditions together with accessory uses in the TOD-NC zoning district for a majority of the site and allows all uses permitted by-right and under prescribed conditions together with accessory uses in the TOD-UC district for a portion of the site.
- Limits building height to 75' for the portion of the site requesting TOD-NC(CD) that is along Cleveland Avenue and extending 55' into the site as depicted below.
- Commits to a parking minimum of one space per 1,000 square feet of commercial uses.
- Commits to a parking minimum of ½ a space per residential unit.
- Commits to a parking minimum of ½ a space per hotel room.

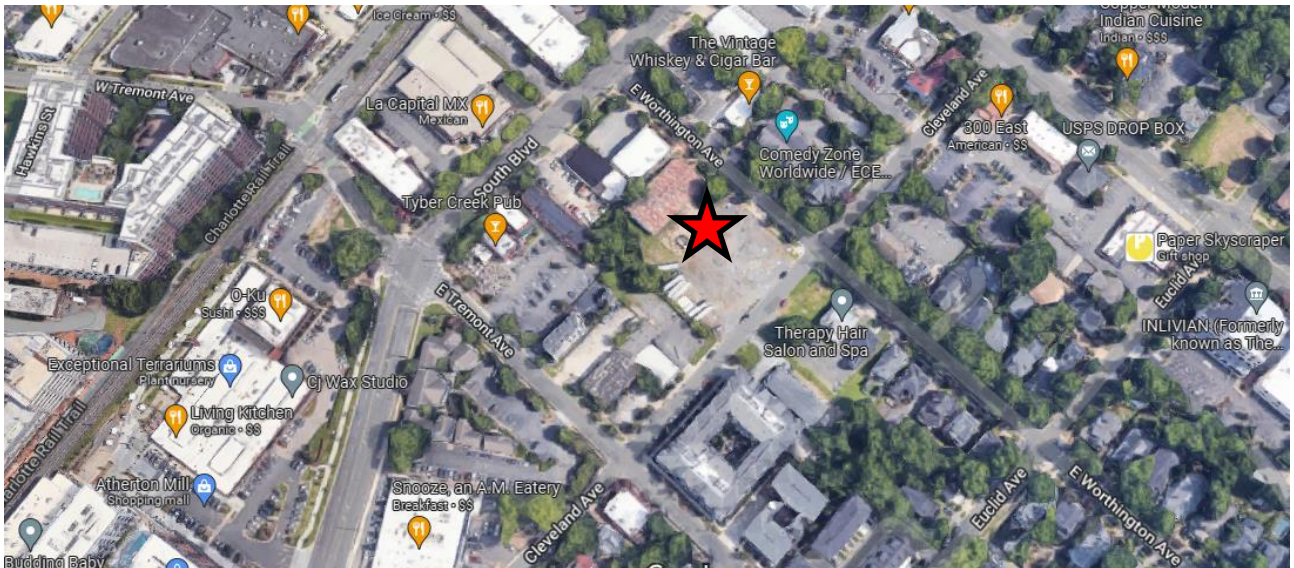


- A majority of the site is requesting to change the existing zoning district of TOD-M(O) to TOD-NC(CD), the northwest side of the site closest to South Boulevard is requesting TOD-UC(CD) from TOD-M(O), as depicted in the cross-hatched section.

- Existing Zoning and Land Use



- The site is currently zoned Tod-M(O) and is an area with office, retail, and residential uses.



- The subject site is denoted with a red star.



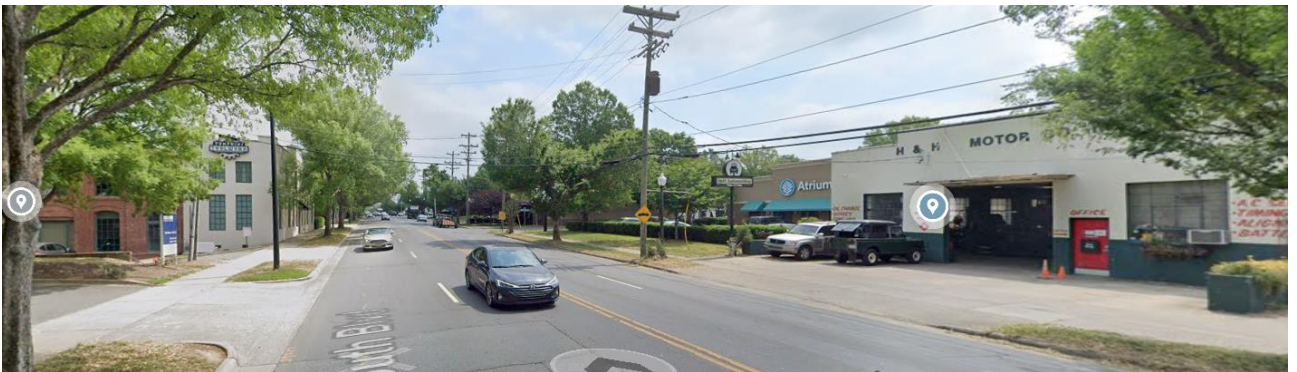
- North of the site are retail and office uses.



- East of the site are various retail and residential uses.

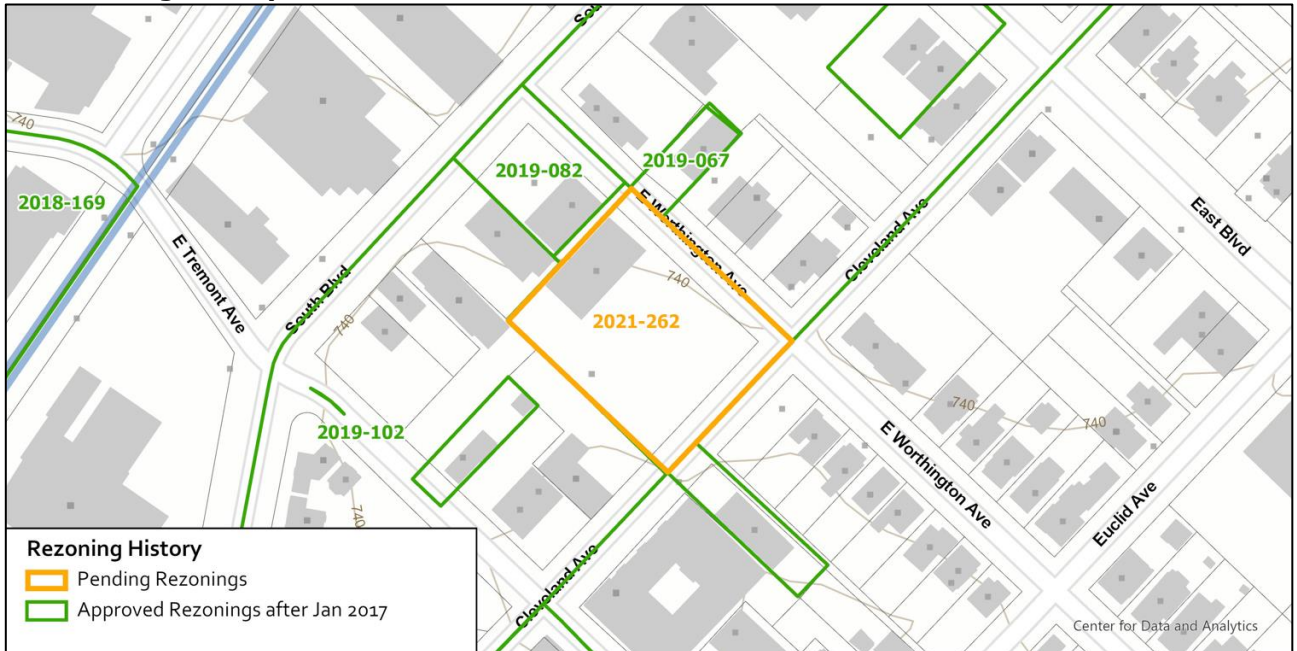


- South of the site are multi-family residential, retail, and office uses.



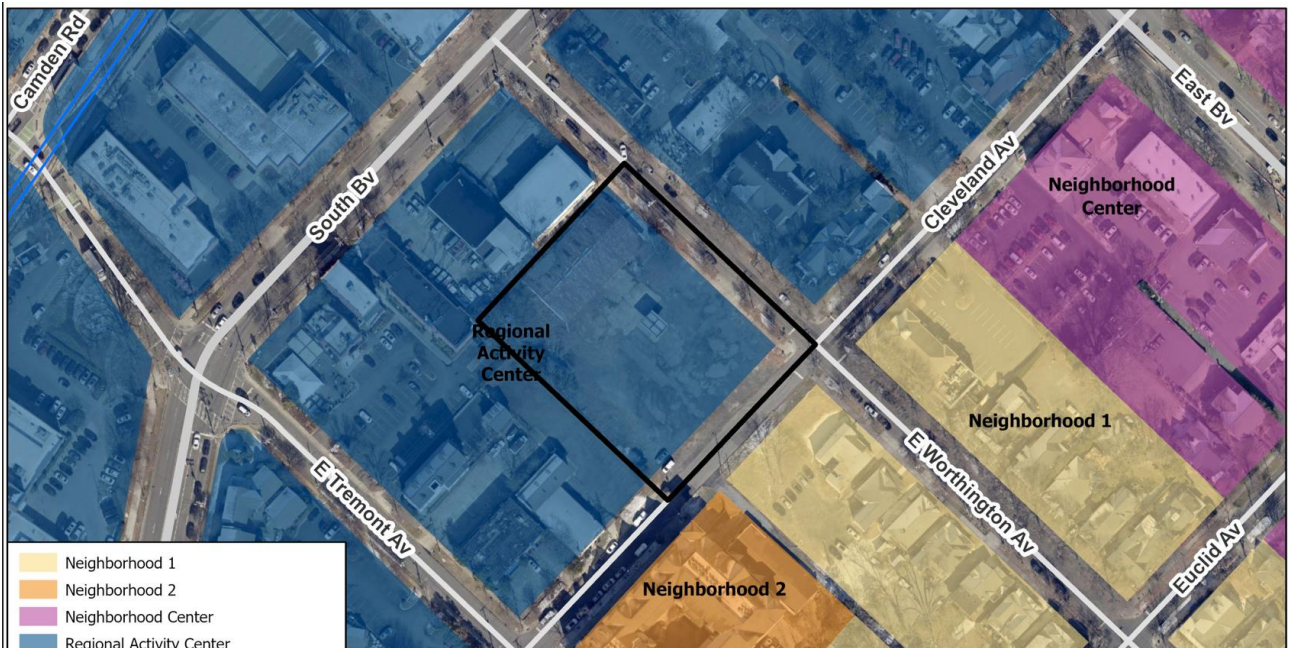
- West of the site along South Boulevard are various retail and mixed-use developments.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. The amendment resulted in 3 existing conventional districts translating to the new TOD districts.	Approved
2019-067	Rezoned 0.15 acres from B-1 to TOD-UC.	Approved
2019-082	Rezoned 0.32 acres from B-1 to TOD-UC.	Approved
2019-102	Rezoned 1,7771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Regional Activity Center for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Cleveland Avenue, a City-maintained local street, and East Worthington Avenue, a City-maintained local street. This site is requesting a TOD-NC (CD) zoning and will be subject to transportation improvements in accordance with the TOD Ordinance and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated in the TOD-zoned areas.
- **Active Projects:**
 - There are no active projects near this site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 60 trips per day (based on 6,960 square feet of warehousing).
 - Entitlement: Too many uses to determine trip generation.
 - Proposed Zoning: Too many uses to determine trip generation.

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 Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The TOD districts allow a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No comments submitted.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902

Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-262

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✓

	Goal 5: Safe & Equitable Mobility Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.	
	Goal 6: Healthy, Safe & Active Communities All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.	
	Goal 7: Integrated Natural & Built Environments Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.	N/A
	Goal 8: Diverse & Resilient Economic Opportunity Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.	N/A
	Goal 9: Retain Our Identity & Charm Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.	N/A
	Goal 10: Fiscally Responsible Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth	N/A