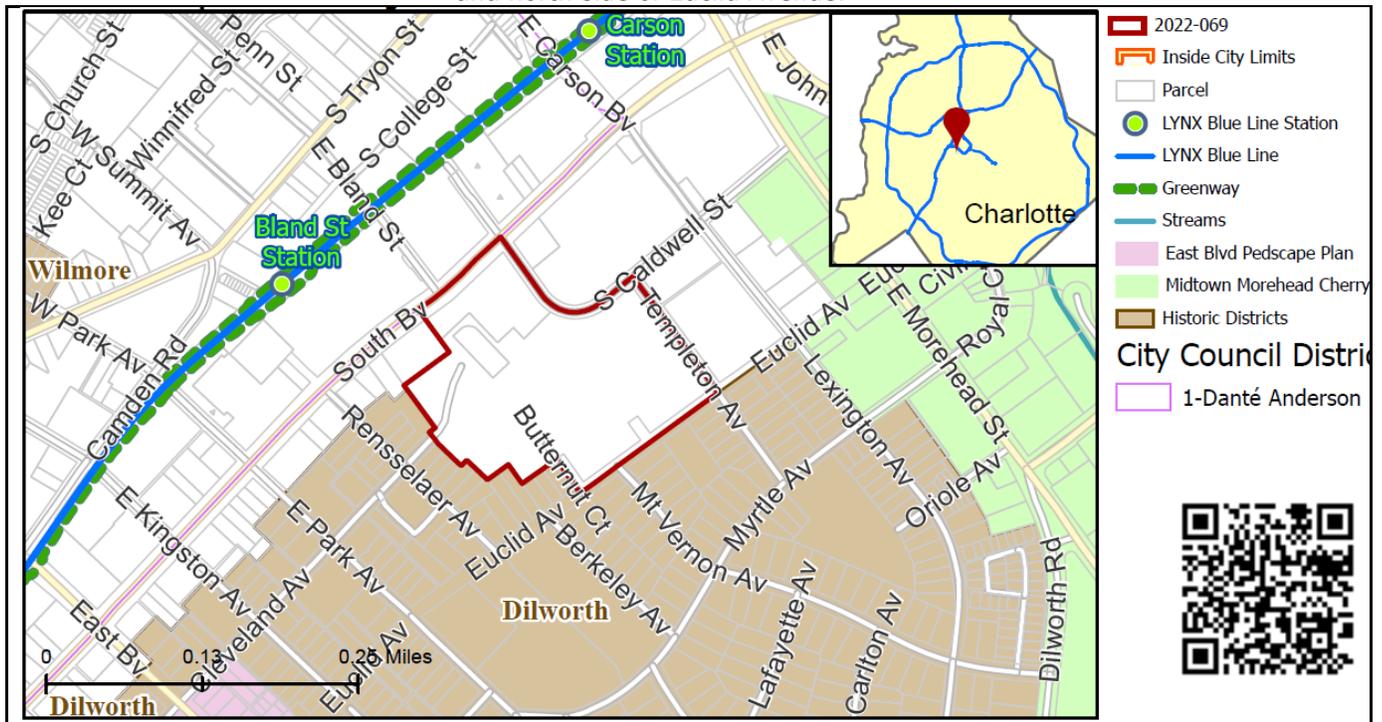


**REQUEST**

Current Zoning: TOD-M(O) and TOD-R(O) (transit-oriented development, mixed use, optional; transit-oriented development, residential, optional)  
Proposed Zoning: TOD-UC(CD) and TOD-NC(CD) (transit-oriented development, urban center conditional; transit-oriented development, neighborhood center, conditional)

**LOCATION**

Approximately 16.69 acres located on the east side of South Boulevard, southwest side of South Caldwell Street, west side of Templeton Avenue, and north side of Euclid Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow for a mixed-use development with residential, retail, hotel, and office components on parcels that are largely vacant with the exception of the existing Strawn Tower.

**PROPERTY OWNER**

Horizon Development Properties, Inc.

**PETITIONER**

The Fallon Company

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 29

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and technical revisions related to transportation and land use.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map (2022) recommendation for Community Activity Center for a portion of the site, and **inconsistent** with the recommendation for Neighborhood 2 for the remainder of the site.

Rationale for Recommendation

- This site spans from the dense development along South Boulevard to Dilworth’s historic residential areas on Euclid Avenue. Mirroring the site’s

context as a transitional space between Community Activity Centers and residential areas, this petition is sensitive to its surroundings and proposes uses and various densities that blend into adjacent developments.

- The Neighborhood 2 designation is a reflection of the existing uses of the Strawn Tower and TOD-R(O) zoning. And although the predominantly residential uses proposed on this portion of the site are not entirely incongruent with that place type, the density proposed and mix of non-residential uses better align with Community Activity Center.
- Development Areas A, B1, and D provide height caps where the areas are adjacent to single family uses to better integrate the development into the neighborhood. Additionally, Development Area A along Euclid Avenue will be limited to single family attached residential uses at no more than 40' in height. These conditions set forth in the site plan give significant consideration to the Dilworth Historic District that abuts the site's southeastern and southwestern boundaries and is designated as Neighborhood 1.
- The petition confines the greatest intensity of uses and development to Development Areas E1 and E2 which may exceed the base height allowed in the TOD-UC district through the application of community benefits as defined in the bonus provisions for TOD districts.
- The petition proposes an ample 1.6 acres of active open space to create a park-like environment for this site as well as the greater neighborhood. The open space will be made accessible throughout the petition area and adjacent neighborhood with various pedestrian connections.
- The site is located within a ½-mile walk of the Bland Street Station. The TOD-NC and TOD-CC zoning districts may be applied to parcels within a ½-mile walking distance of an existing rapid transit station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, for the proposed TOD-NC(CD) portion of the site on the south side of the Caldwell Street Extension from Neighborhood 2 to Neighborhood Center; and will revise the recommended place type for the portion of the proposed TOD-UC(CD) area north of the Caldwell Street Extension that is currently Neighborhood 2 to Community Activity Center.

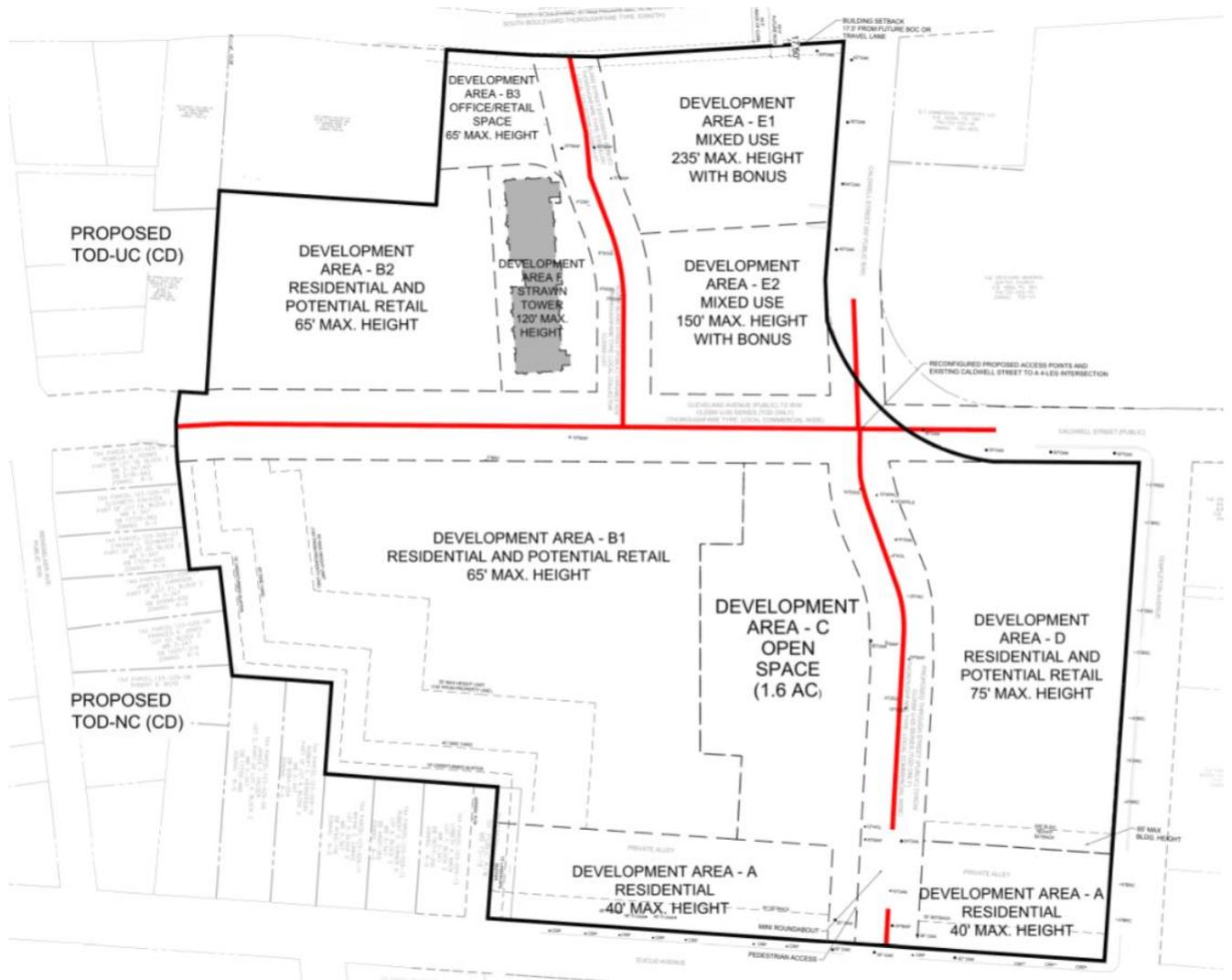
## PLANNING STAFF REVIEW

### • Proposed Request Details

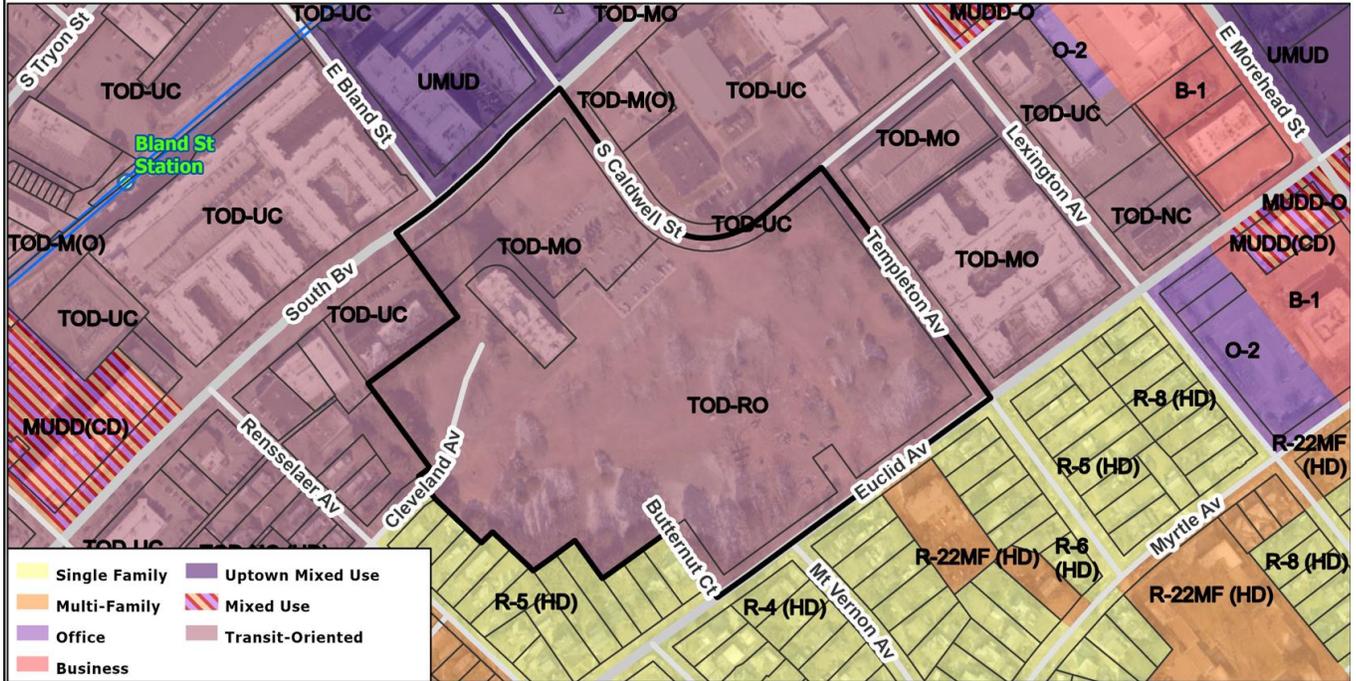
The site plan accompanying this petition contains the following provisions:

- Maximum development allowed across all development areas (see map below):
  - 405,000 square feet of office uses
  - 36,000 square feet of retail, EDEE, personal services, and similar non-office commercial uses
  - 180 hotel rooms
  - 975 multi-family residential dwelling units
  - 21 single family attached townhome units
- Development Area A – TOD-NC(CD):
  - Up to 21 single family attached townhome units
  - 40' maximum height
  - 30' setback along Euclid Avenue
  - 15' landscape buffer along Butternut Court
  - Provides additional architectural standards so that the units will be designed in a style compatible to the surrounding Dilworth Historic District.
- Development Area B1 – TOD-NC(CD):
  - Residential and optional ground floor retail uses
  - 55' height cap where the area is within 100' of single family uses
  - 65' maximum height

- 
- 40' side yard with a 15' undisturbed buffer
  - Development Area B2 – TOD-UC(CD):
    - Residential and optional ground floor retail uses
    - 65' maximum height
  - Development Area B3 – TOD-UC(CD):
    - Office and retail uses
    - 65' maximum height
  - Development Area C – TOD-NC(CD):
    - 1.6 acres of amenitized open space with features such as benches, pedestrian sidewalks and paths, pedestrian-scaled lighting, and landscaping.
  - Development Area D – TOD-NC(CD):
    - Residential and optional ground floor retail uses
    - 65' height cap where the area is within 200' of single family uses
    - 75' maximum height
  - Development Area E1 – TOD-UC(CD):
    - Mixed uses as allowed in the TOD-UC district, subject to maximum development standards
    - 235' maximum height with the use of bonus provisions to achieve any height beyond 130'
    - 20 EV-ready parking spaces
  - Development Area E2 – TOD-UC(CD):
    - Mixed uses as allowed in the TOD-UC district, subject to maximum development standards
    - Allows conversion of hotel rooms to multi-family units at a ratio of one hotel room to one dwelling unit
    - 150' maximum height with the use of bonus provisions to achieve any height beyond 130'
  - Development Area F – TOD-UC(CD):
    - Residential uses as currently exists with the existing Strawn Tower or redevelopment of the site with residential uses as allowed in TOD-UC.
    - 120' maximum height
  - Transportation Provisions:
    - Streetscape and roadway improvements will be implemented in phases associated with development areas. Phase 1 improvements will be located along Development Areas D and E1. Phase 2 improvements will be located along Development Areas B1, B2, and E2.
    - During Phase I, will implement the Bland St. Extension including signalization and pedestrian improvements, the Cleveland Ave. Extension from Bland Street Extension to Caldwell St., and a new street connection between Cleveland Ave. Extension and Euclid Ave.
    - During Phase II, will implement the Cleveland Ave. Extension from Rensselaer Ave. to the Bland St. Extension.
    - Commits to contribute \$100,000 for improvements to the South Boulevard corridor or South End area as requested by CDOT.
    - 8' sidewalk and 8' planting strip along each public street.
  - Will replace the existing CATS shelter pad along South Boulevard (stop 29290).

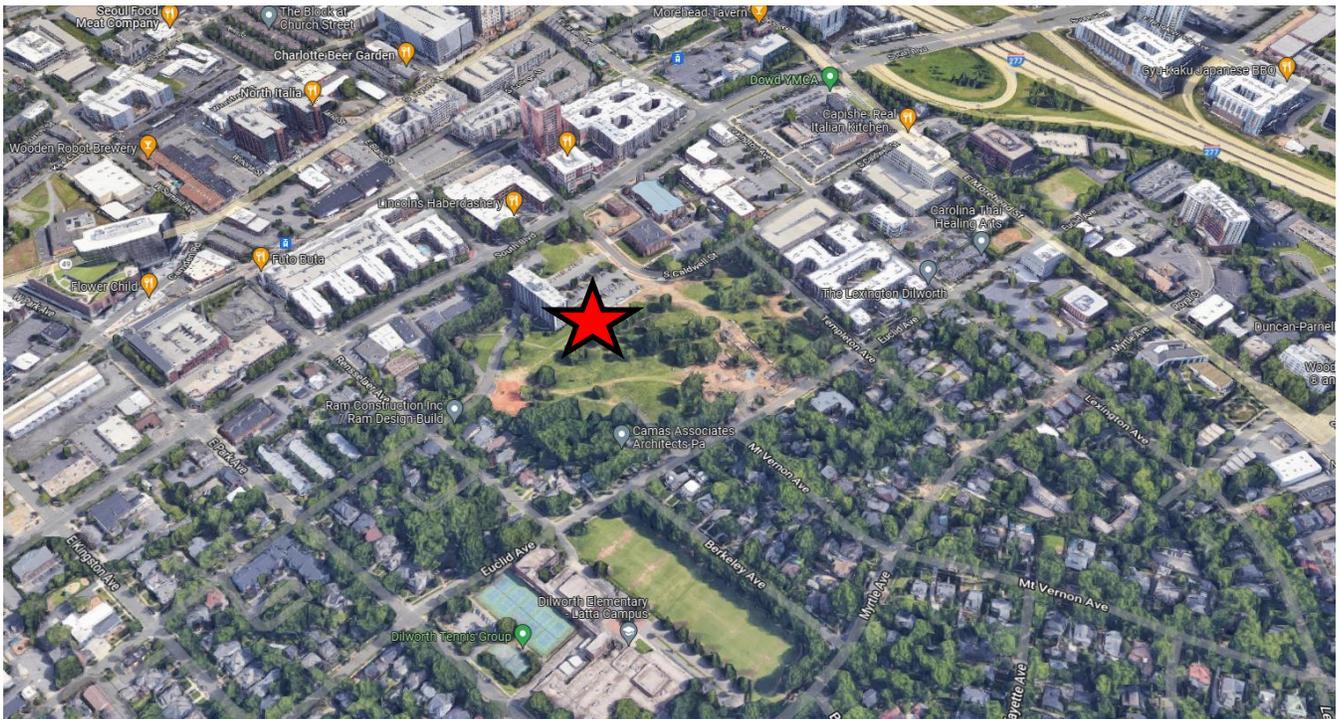


**Existing Zoning**

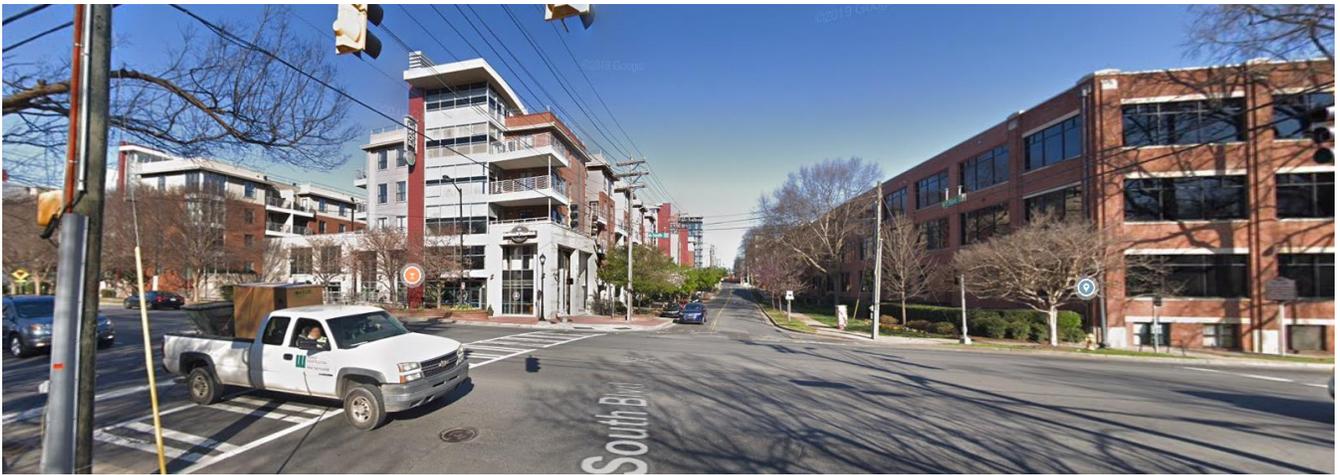


- The site is currently zoned TOD-M(O) and TOD-R(O) as a result of rezoning petition 2010-022. The site is in an area with TOD-UC, TOD-M(O), R-5 HD, R-22MF HD, R-8 HD, O-2, B-1, and MUDD zoning districts.

Existing Zoning	Translated Zoning	Recommended Place Type
TOD-M(O) (transit-oriented development, mixed use, optional)	N/A	Community Activity Center and Neighborhood 2
TOD-R(O) (transit-oriented development, residential, optional)	N/A	Neighborhood 2



- The subject site is denoted with a red star and is in an area with single family residential, multi-family residential, retail, office, institutional, and mixed-uses.



- North of the site along South Boulevard are mixed uses.



- East of the site is a church and a multi-family residential development.

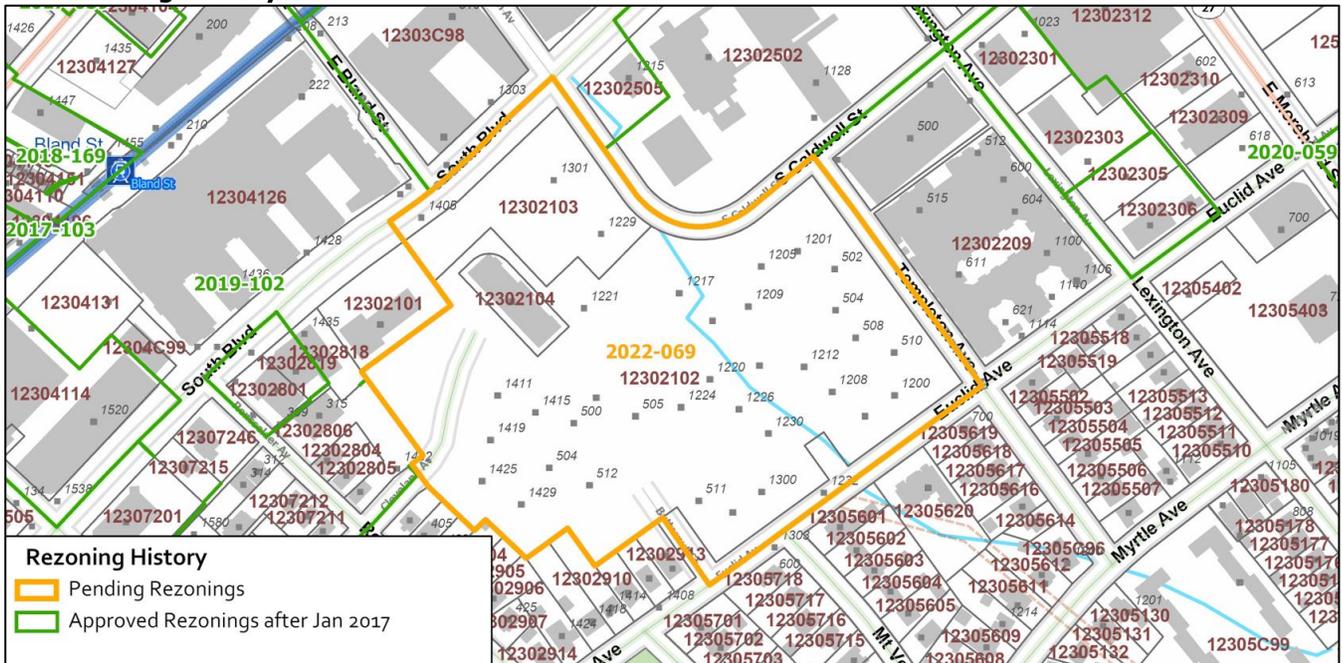


- South of the site are single family homes in the Dilworth Historic District.



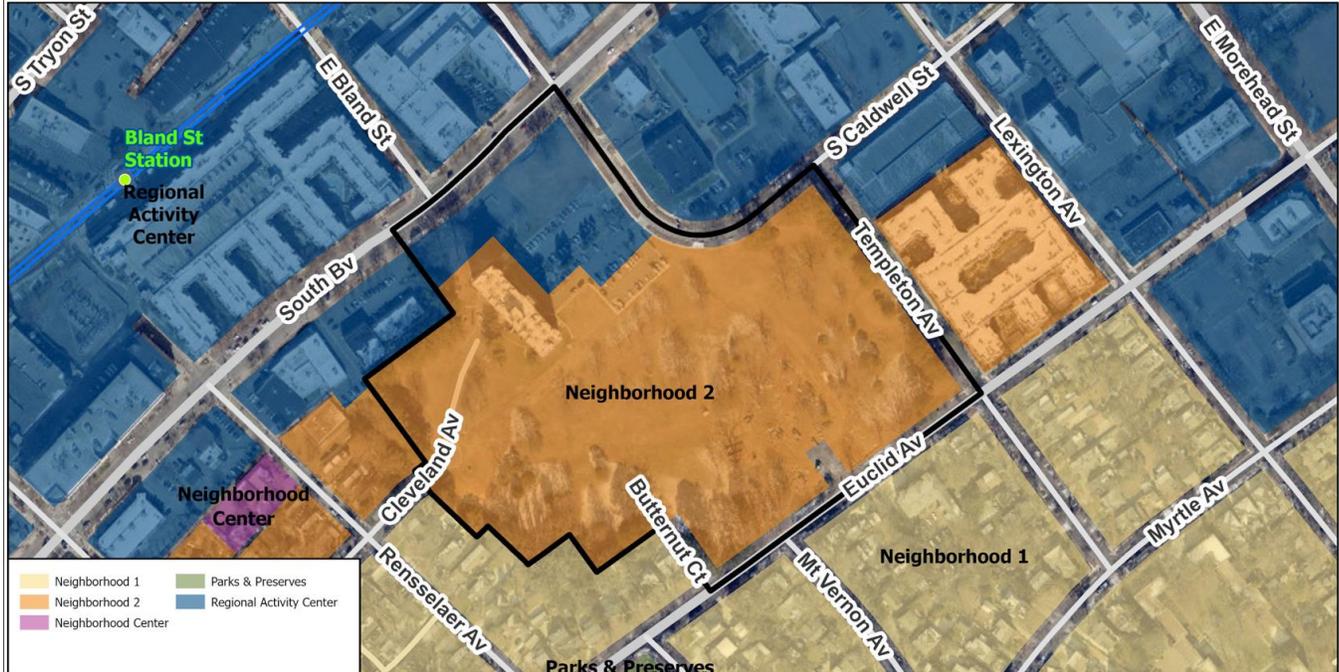
- West of the site are single family homes in the Dilworth Historic District.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-103	Rezoned 0.80 acres from I-2 to TOD-M(O).	Approved
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
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2020-059	Rezoned 1.474 acres from B-1 PED and MUDD PED to MUDD-O PED	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 2 and Community Activity Center.

• **TRANSPORTATION SUMMARY**

- The site is located on the east side of South Boulevard, a City-maintained major throughfare north of Rensselaer Avenue, a City-maintained local street. A Traffic Impact Study (TIS) is needed for this site, and the first submittal was provided to CDOT on 08/16/2022. CDOT provided TIS review comments on 10/7/2022 and is coordinating submittal of the final TIS. In accordance with City Ordinances and Charlotte WALKS and BIKES Policies, CDOT is coordinating with the petitioner to improve South Boulevard to provide bicycle and pedestrian infrastructure, in accordance with the CDOT Streets Map.

• **Active Projects:**

- There are no active projects near the site.

• **Transportation Considerations**

- See Outstanding Issues, Notes 1 and 2.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 520 trips per day (based on existing Strawn Tower development).

Entitlement: 7,935 trips per day (based on development proposed in petition 2010-022).

Proposed Zoning: 9,165 trips per day (based on TIS.)

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The TOD districts allow a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Water is accessible on this site via an existing 6" water distribution main along Templeton Avenue. Sewer is accessible on this site via an existing 8" gravity sewer main through the site. No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.

- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**

Transportation

- ~~1. Update conditional notes to include all proposed improvements at South Boulevard and Bland Street.~~  
Addressed

**REQUESTED TECHNICAL REVISIONS**

Transportation

- ~~2. Show and label Bland Street Extension as Local Collector CLDSM-U-07.~~ Addressed

Land Use

- ~~3. Under note 2 A. list 21 single family attached units as part of the maximum allowed development.~~  
Addressed
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902