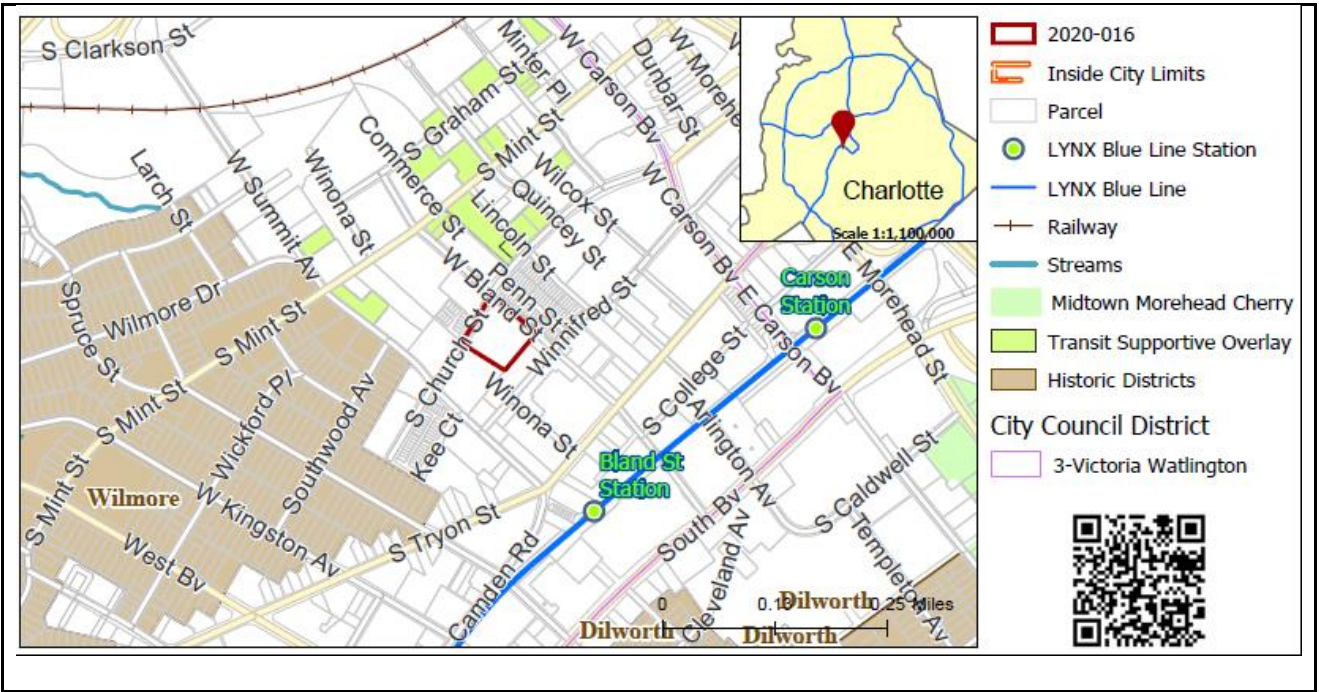


REQUEST

Current Zoning: MUDD-O (mixed use development district)
Proposed Zoning: TOD-UC (transit oriented development – urban center)

LOCATION

Approximately 1.89 acres located in the southeast quadrant of the intersection of Church Street and Bland Street.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-UC (transit oriented development – urban center) on a parcel with an office building constructed in 1987 and located within ¼ mile of the Bland Street LYNX Blue Line Station.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

1415 LLC
Nolan Elenz
N/A
Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency
The petition is **consistent** with the transit oriented development-mixed recommended as per the *South End Transit Station Area Plan*.

Rationale for Recommendation

- The proposed rezoning for transit oriented development, is consistent with the mixed-use land use recommendation.
- The site is within a ¼ mile of the Bland Street LYNX Blue Line Station.
- 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.

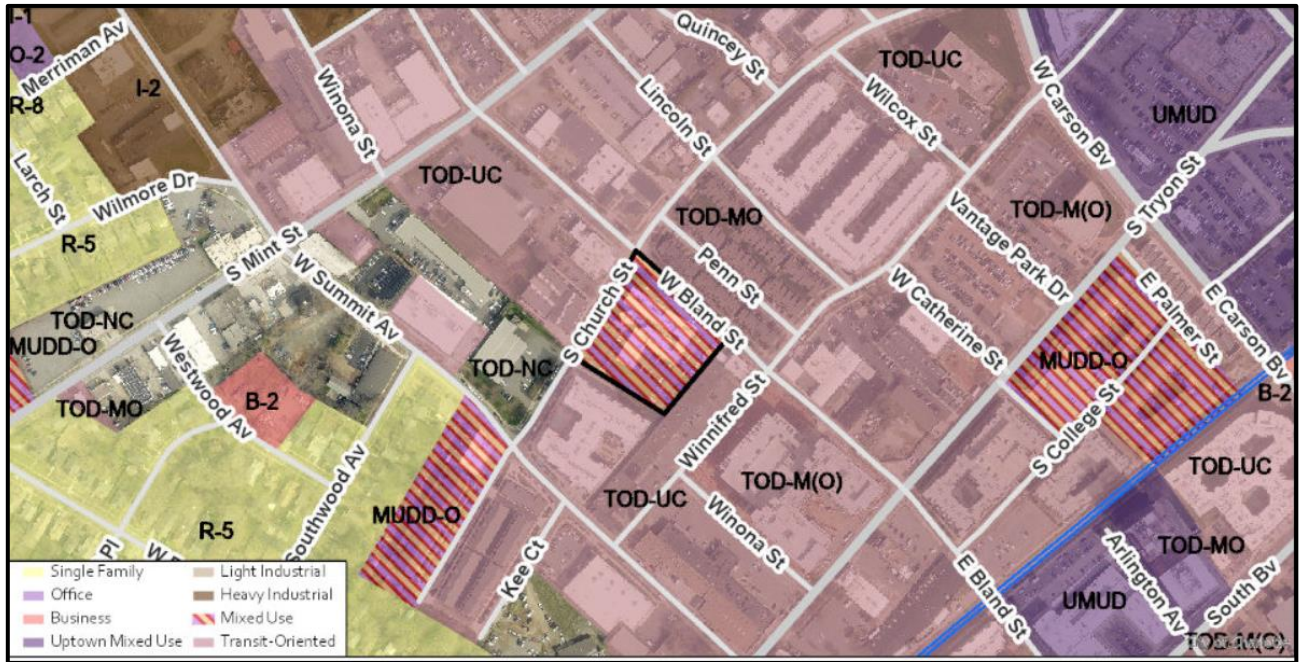
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

PLANNING STAFF REVIEW

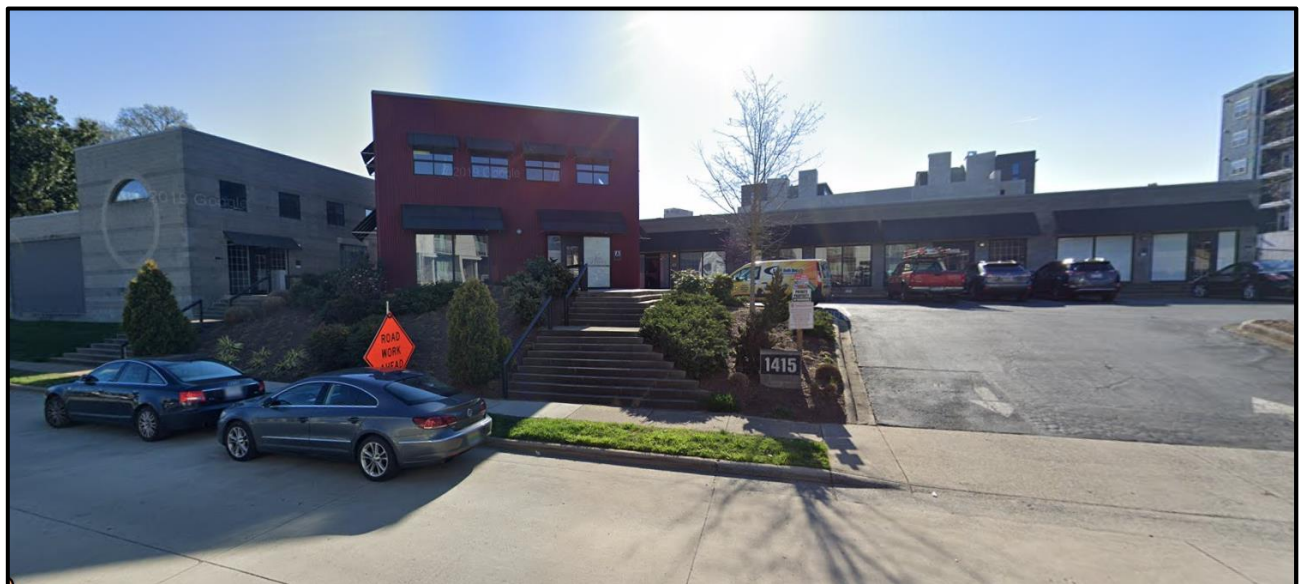
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations and uses in the TOD-UC zoning district.

- **Existing Zoning and Land Use**



- The subject property is surrounded by a mix of residential and non-residential districts with predominantly TOD zoning. Petition 2002-107 rezoned the subject site from I-2 to MUDD-O to allow the site to remain as-is for immediate reuse, eventually creating an addition.



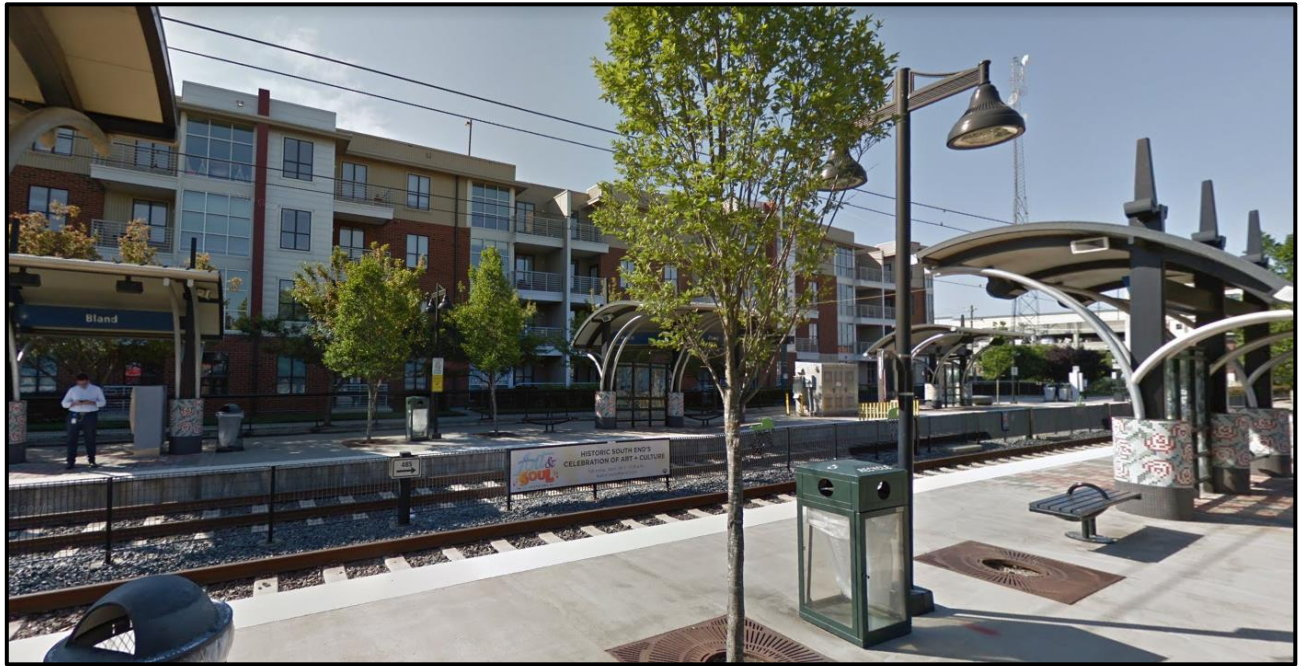
The rezoning site is developed with offices constructed in 1987.



The rezoning site (denoted by blue star) is surrounded by a mix of residential and non-residential uses.

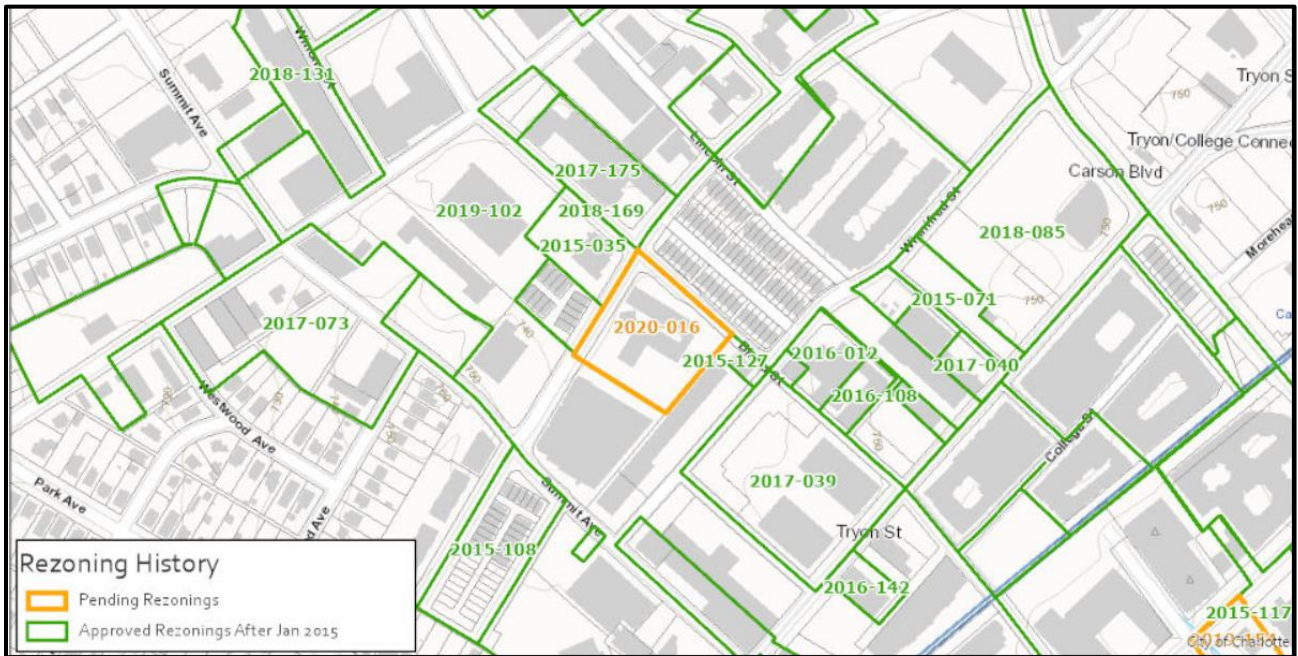


Across the street and West along Church Street are office, retail, warehouse, and residential uses.



The rezoning site is less than ¼ mile from the Bland Street LYNX Blue Line Station.

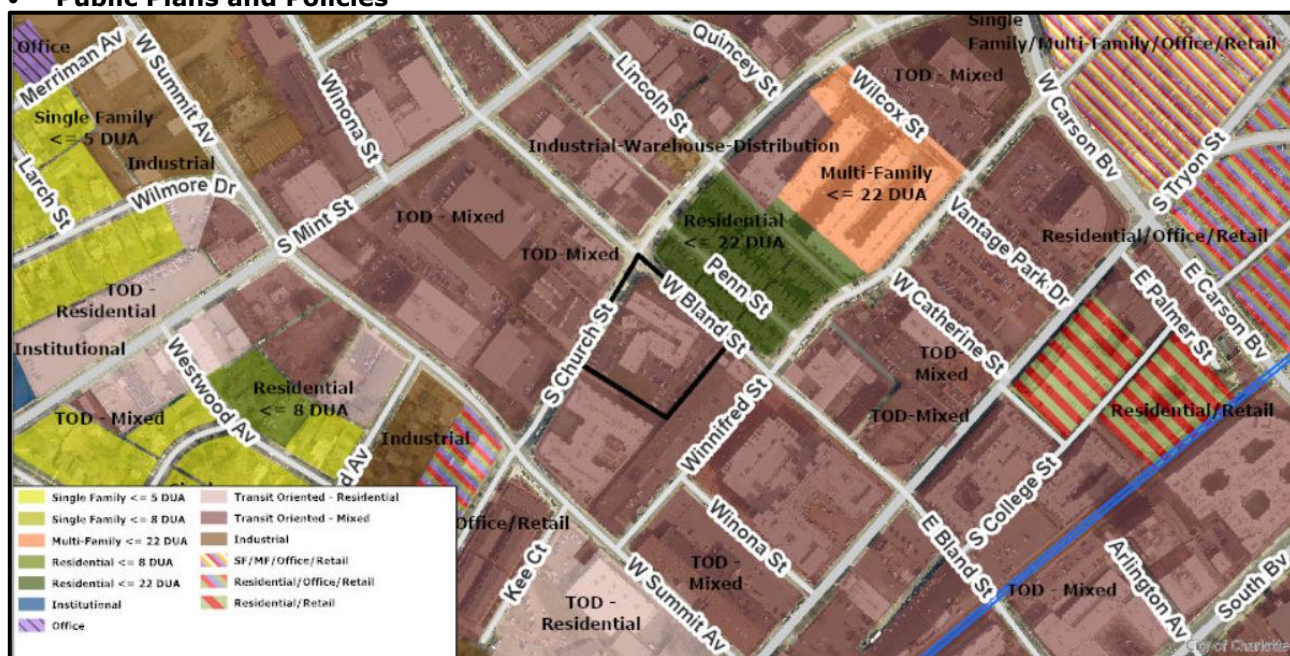
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR.	Approved
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations.	Approved
2018-131	Rezoned to TOD-M	Approved
2017-175	Rezoned to TOD-M	Approved
2017-073	Rezoned to I-1 TS HD (light industrial, historic district overlay) and I-2 TS (general industrial), all with transit supportive overlay	Approved
2017-040	Rezoned to TOD-M	Approved

2017-039	Rezoned to TOD-MO with 5-year vested rights to allow the redevelopment of a full block of single story commercial buildings and surface parking for all uses in the TOD-M (transit oriented development – mixed-use district).	Approved
2016-142	Rezoned to TOD-M	Approved
2016-108	Rezoned to TOD-M	Approved
2016-012	Rezoned to TOD-M	Approved
2015-127	Rezoned to TOD-M	Approved
2015-117	Rezoned to TOD-MO to reuse a former fire station located in South End for any use allowed in the TOD-M (transit oriented development – mixed-use) district. Potential uses include retail, office, residential and civic uses designed to support pedestrian activity.	Approved
2015-108	Rezoned to TOD-R	Approved
2015-071	Rezoned to TOD-M	Approved
2015-035	Rezoned to TOD-M	Approved

• **Public Plans and Policies**



- The *South End Transit Station Area Plan* (2005) recommends transit oriented development-mixed for the site.
- **TRANSPORTATION SUMMARY**
 - The site is located on local and collector roads and is located approximately 1/3 of a mile from the Bland Street LYNX Blue Line Station. CDOT will work with the petitioner during permitting to implement the streetscape in accordance with city ordinance to support the transit-oriented district requested by the petitioner.
 - **ACTIVE PROJECTS NEAR THE SITE:**
 - South Tryon Corridor Implementation
 - The project will implement pedestrian hybrid beacons, bulb-outs, and pavement markings at various locations along South Tryon Street between Clanton Road and Carson Boulevard.
 - Construction: TBD; real estate acquisition to finish end Q1 2020
 - **TRANSPORTATION CONSIDERATIONS**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 325 trips per day (based on 29,758 sf office).
 - Entitlement: Too many uses to determine (MUDD-O; general guidance).
 - Proposed Zoning: Too many uses to determine (TOD-UC; general guidance).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
 - **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
 - **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
 - **Charlotte Fire Department:** No outstanding issues.
 - **Charlotte-Mecklenburg Schools**[LC1][PD2]: 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 outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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