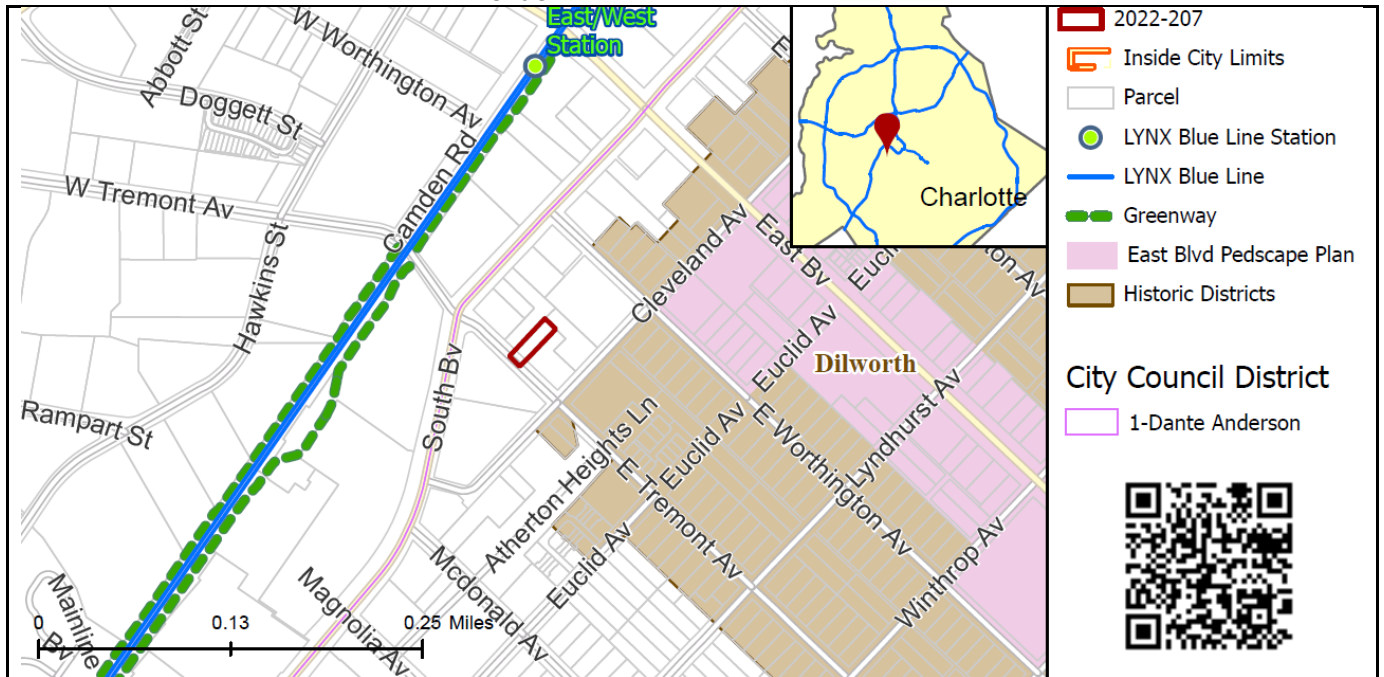


**REQUEST**

Current Zoning: TOD-M (O) (Transit-Oriented Development, Mixed use, Optional)  
Proposed Zoning: TOD-UC (Transit-Oriented Development, Urban Center)

**LOCATION**

Approximately 0.17 acres located on the north side of East Tremont Avenue, southeast of South Boulevard, and west of East Worthington Avenue.



**SUMMARY OF PETITION**

The petition proposes uses permitted by right or under prescribed conditions in the TOD-UC (Transit Oriented Development – Urban Center) zoning district.

**PROPERTY OWNER**

Make-A Wish Foundation of Central & Western North Carolina, Inc.

**PETITIONER**

SLC Development, LLC

**AGENT/REPRESENTATIVE**

Keith MacVean

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The TOD-UC district may be applied to parcels within ½ mile walking distance of a rapid transit station.
  - The East/West Station is 0.3 miles walking distance from the site with sidewalk present and 0.4 miles driving distance from the site.
- The site is currently zoned for transit-oriented uses.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The site is in an area surrounded by other transit-oriented zoning.

- TOD uses are compatible with both Regional Activity Center and Community Activity Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

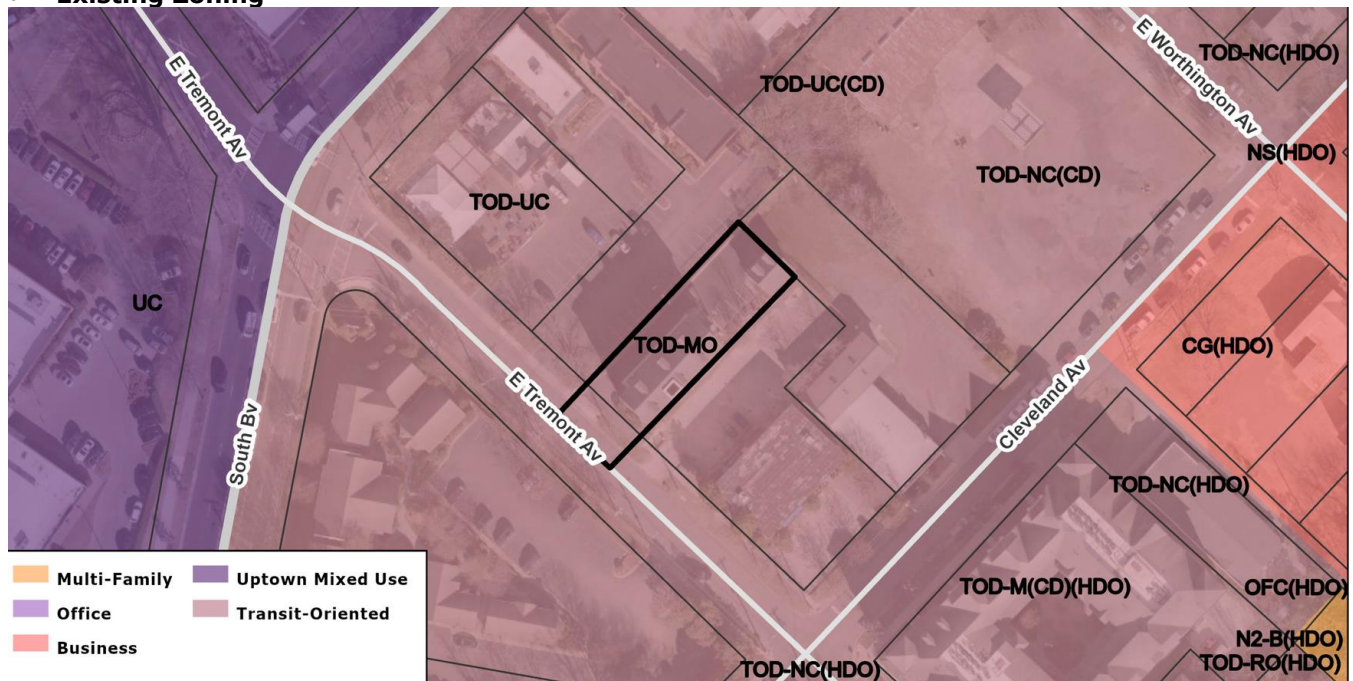
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

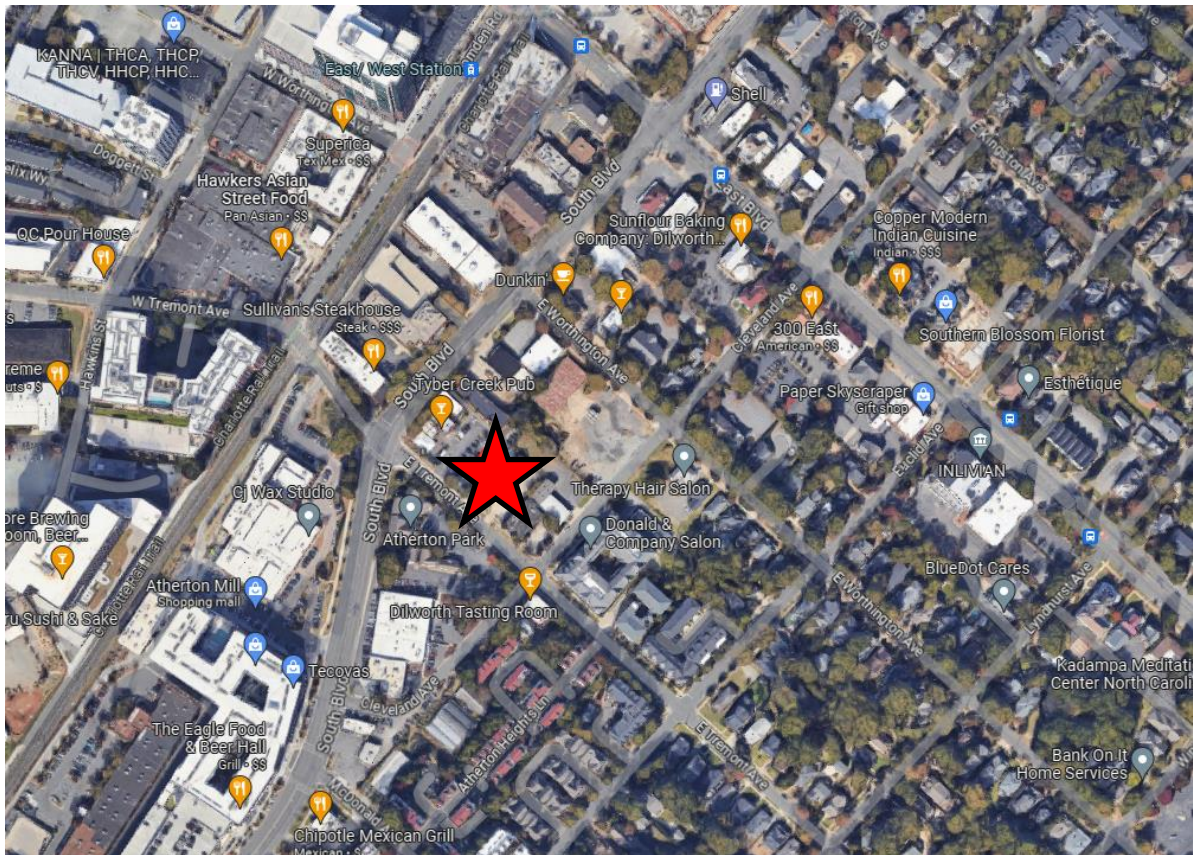
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the TOD-UC zoning district.

• **Existing Zoning**



- The site is currently zoned TOD-M (O) and is in an area surrounded by other Transit-Oriented Development zoning. There is CG (General Commercial) and N2-B zoning located to the east of the site with the Dilworth historic district also located east of the site. To the west of the site and across South Boulevard, there is UC (Uptown Core) zoning which is intended to accommodate intense mixed-use development.



- The subject site is denoted with a red star. The site is surrounded by a mixed-use environment that is focused on supporting a vibrant, pedestrian-oriented area with many restaurants, residential neighborhoods (with historic district overlays), office spaces, grocery stores, and shopping/retail areas.



- The site is located on the north side of East Tremont Avenue, southeast of South Boulevard, and west of East Worthington Avenue. The site is currently a real estate developer and a Make-A-Wish Foundation of Central and Western North Carolina, Inc. office.



- North of the site is a parking lot for surrounding commercial businesses.



- East of the site are commercial businesses (salon, renovations office, accountant, and graphics designer), a restaurant, and townhomes.

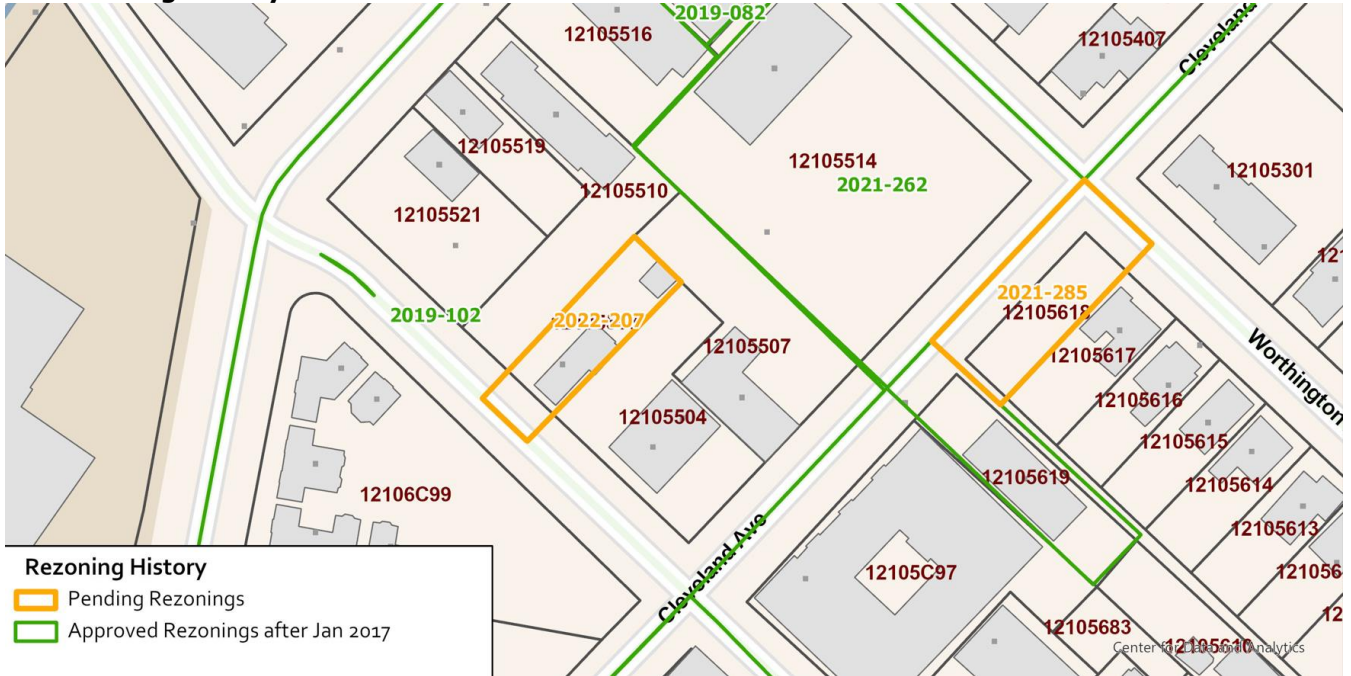


- To the south of the site is the parking lot for businesses in the area..



- West of the site is Atherton Mill with commercial retail, coffee shop, restaurants, and a flower shop within the space.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-082	Rezoned 0.32 acres from B-1 to TOD-UC	APPROVED
2019-102	Rezoned 1,783 acres from B-1, B-1 HD-O, B-1 TS, B-1(CD), B-1SCD, B-2, B-2 HD-O, B-2 TS HD-O, B-2(CD), CC, NS, BP, B-D, B-D(CD), I-1, I-1 HD-O, I-1 TS, I-1 TS HD-O, I-1(CD), I-2, I-2 TS, I-2(CD), O-1, O-1(CD), O-2, O-2 HD-O, O-15(CD), INST, MUDD, TOD-CC, TOD-CC HD-O, R-17MF, R-22MF, R-22MF HD-O, R-43MF, R-3, R-4, R-5, R-8 to TOD-UC, TOD-NC, TOD-CC, or TOD-TR	APPROVED
2021-262	Rezoned 1.14 acres from TOD-M (O) to TOD-NC (CD)	APPROVED
2021-285	Proposed rezoning 0.15 from B-1 HD to MUDD-O HD	PENDING

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Regional Activity Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tremont Avenue, a City-maintained major collector, and east of South Boulevard, a City maintained major throughfare. The petition is in a south corridor inside of Route 4, within the Center City 2020 Vision Plan.
- **Active Projects:**
  - 1933 South Boulevard
    - Commercial project of a multifamily development located at the corner of Tremont Avenue and South Boulevard
  - 1913 Cleveland Avenue
    - Commercial project construction a multi-tenant commercial building at 1913 Cleveland Avenue.
    - Currently under review
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 90 trips per day (based on General Office Building).  
Entitlement: Too many uses to determine trips per day (based on TOD-M(O)).  
Proposed Zoning: Too many uses to determine trips per day (based on TOD-UC).

**DEPARTMENT COMMENTS**

- **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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police 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.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163