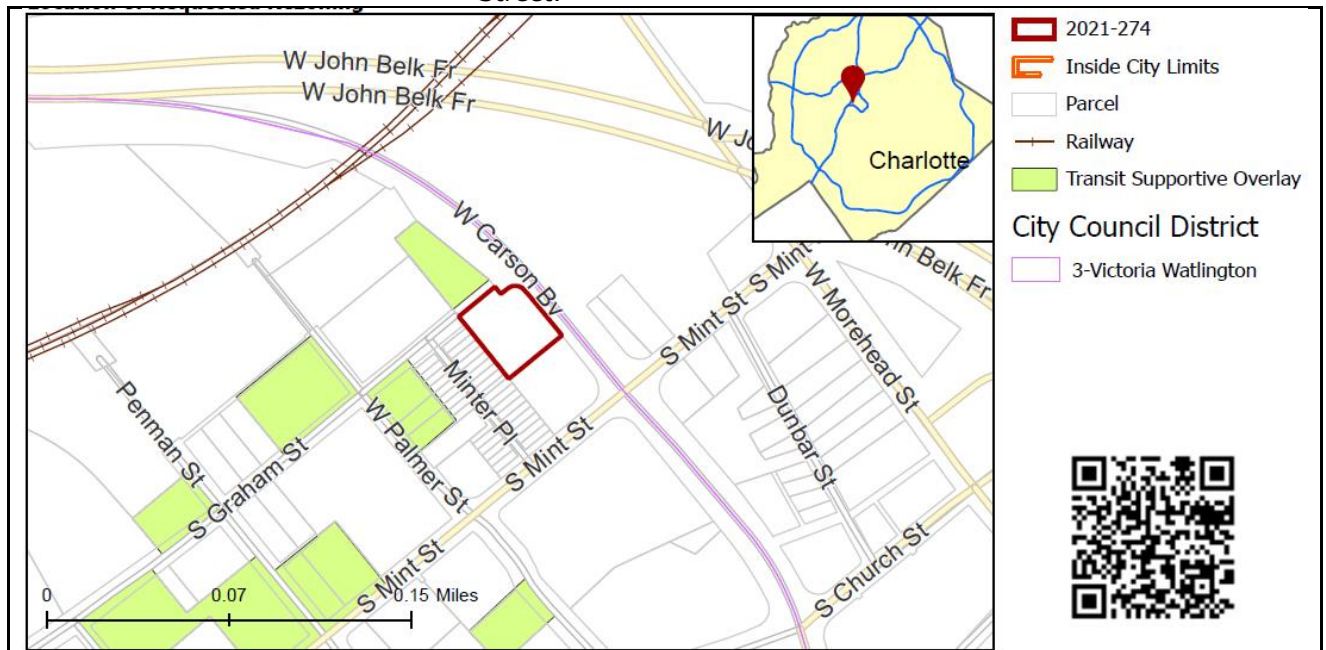


**REQUEST**

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

**LOCATION**

Approximately 0.57 acres located on the west side of West Carson Boulevard, north of South Mint Street, and east of West Palmer Street.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-UC zoning district on a parcel currently developed with a surface parking lot.

**PROPERTY OWNER**

Dickerson Realty Florida, Inc.

**PETITIONER**

Dickerson Realty Florida, Inc.

**AGENT/REPRESENTATIVE**

Keith MacVean, Moore & Van Allen, PLLC

**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 (2022) recommendation for Regional Activity Center at this site.

Rationale for Recommendation

- The site is within a ½-mile walk of the Carson Station.
- The TOD-UC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The rezoning of this parcel will allow the site to be redeveloped for transit-supportive uses.
- The site is directly adjacent to a number of parcels zoned TOD-UC.
- The use of conventional TOD-UC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- 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

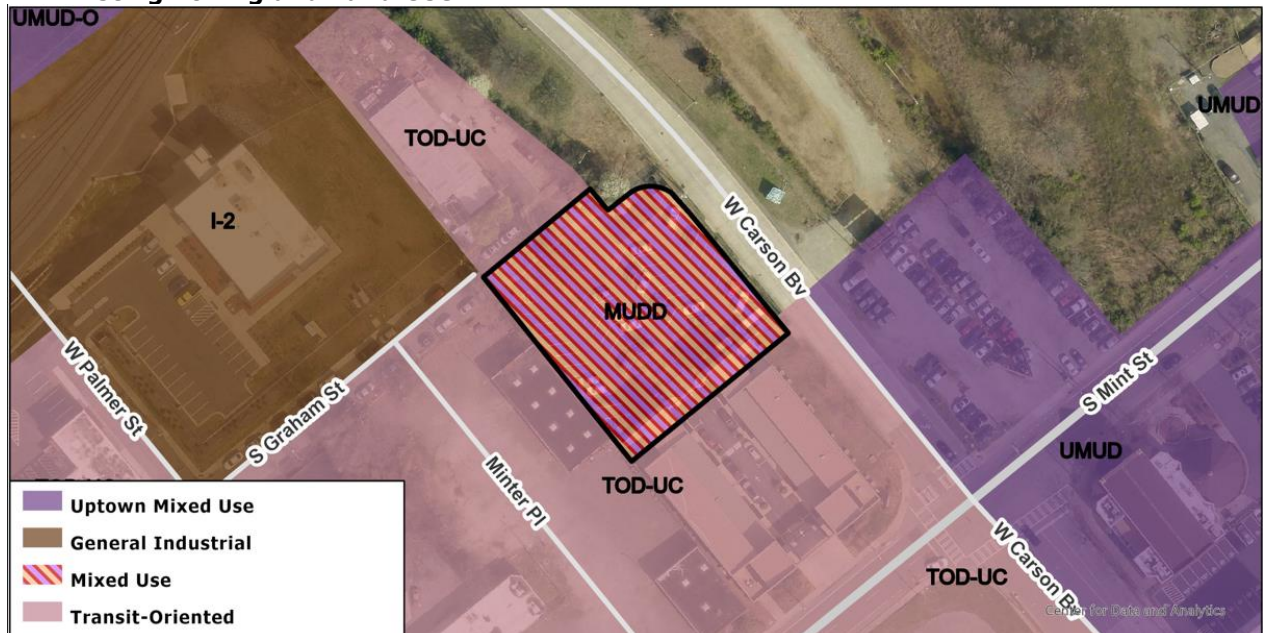
## PLANNING STAFF REVIEW

### Proposed Request Details

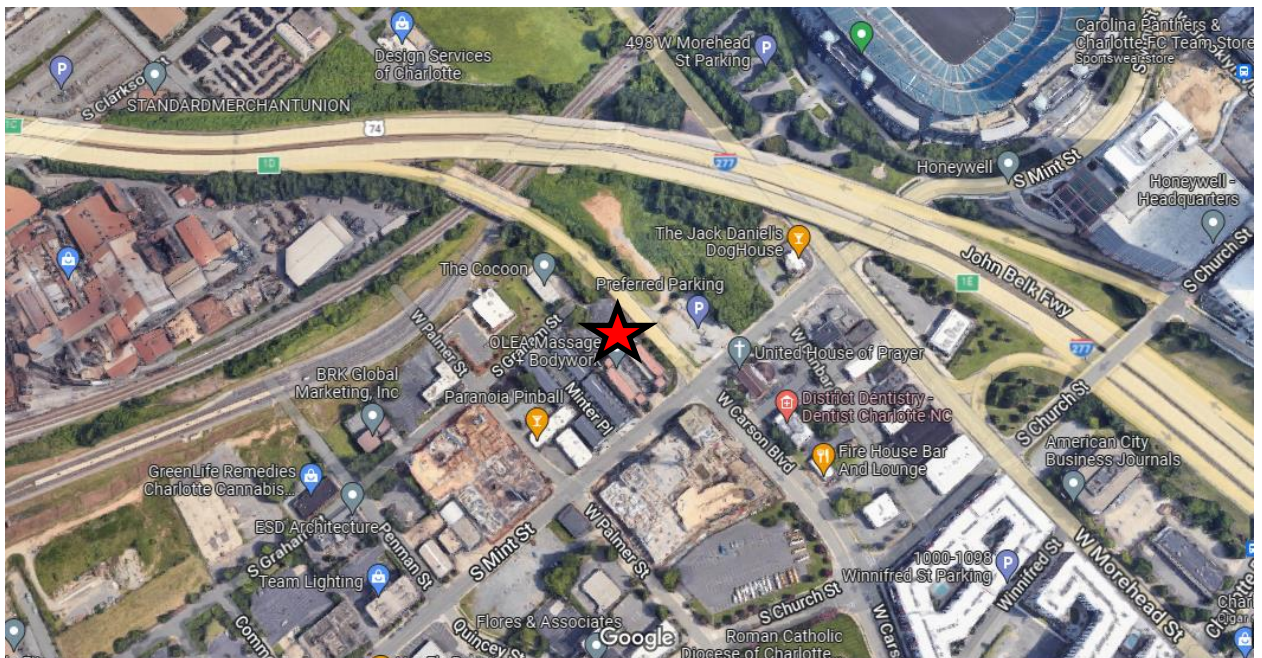
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the TOD-UC (transit oriented development, urban center) zoning district.

### Existing Zoning and Land Use



- The site is currently zoned MUDD and is in an area with multi-family residential, office, institutional, and mixed uses.



- The subject site is denoted with a red star.





- The site is bound on its north side by the John Belk Freeway.



- East of the site is a parking area.



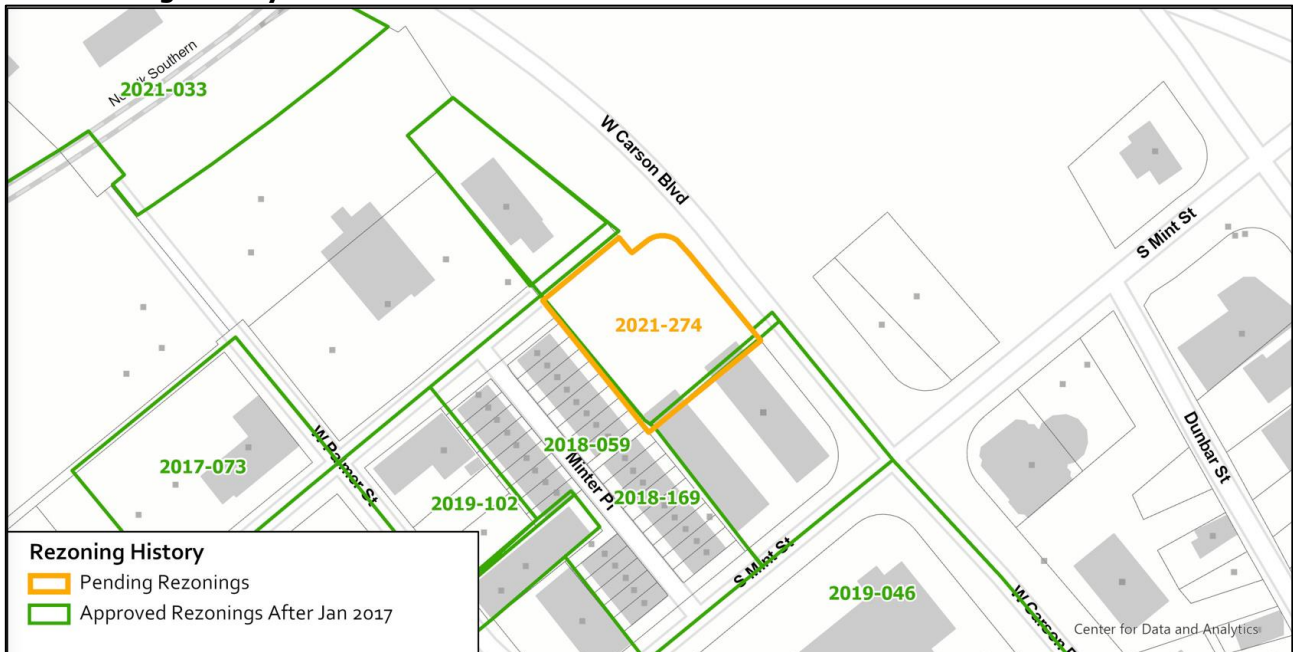
- South of the site are various offices.





- West of the site is a townhome development.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-073	Rezoned 9.13 acres from I-1, I-2, and B-2 to I-1 TS, I-2 TS, and B-2 TS.	Approved
2018-059	Rezoned 1.013 acres from I-2 to TOD-M.	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
2019-046	Rezoned 2.16 acres from I-2 to TOD-UC.	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
2021-033	Rezoned 55 acres from I-2, I-2(CD), and MUDD-O to UMUD-O.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Regional Activity Center for this site.
- **TRANSPORTATION SUMMARY**
  - The site is located on West Carson Boulevard, a City-maintained local street, west of South Mint Street, a City-maintained minor thoroughfare. This site is requesting a TOD-UC 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:**
  - Uptown Cycle Link
    - Construct a network of bike lanes along South Mint Street to West Palmer.
    - This project is ongoing.
  - Hill Street Storm Drainage Improvement Project
    - Install and/or repair drainage infrastructure South of West Morehead Street to West Palmer Street.
    - This project is currently on hold.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (surface parking lot).
    - 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 conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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 comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry / City Arborist:** No comments submitted.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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