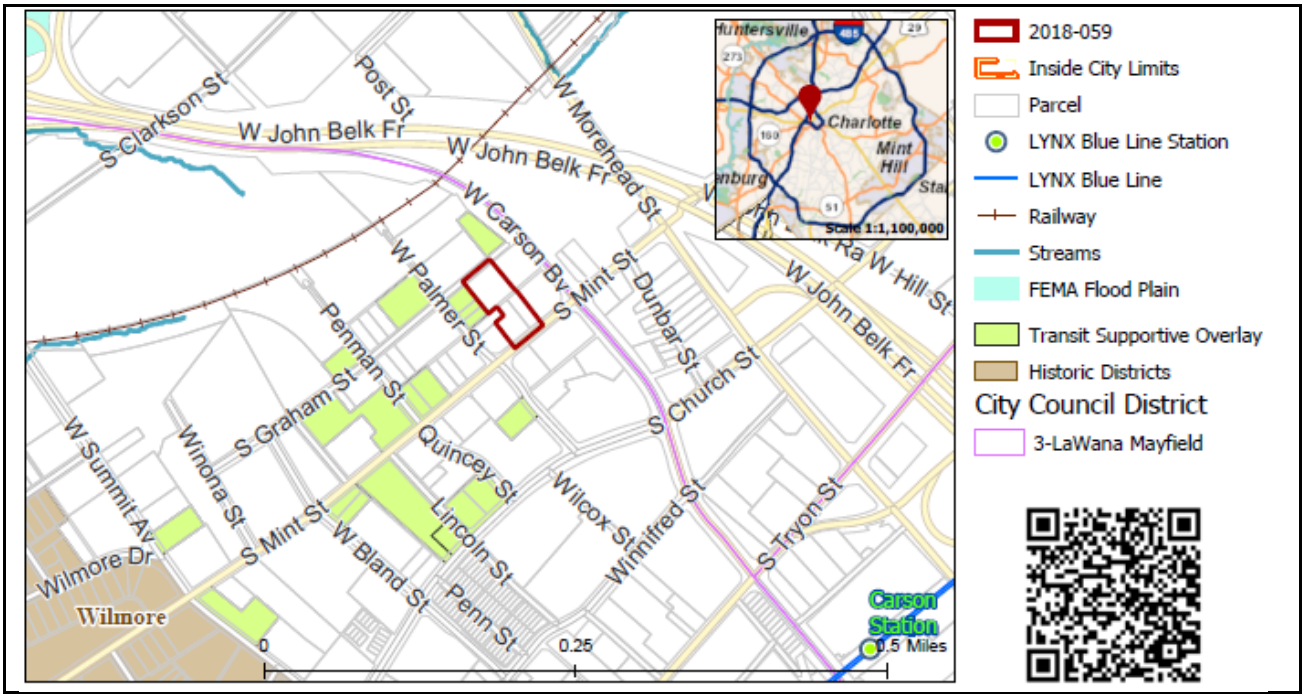
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2018-059
Pre-Hearing Staff Analysis
September 17, 2018

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 1.01 acres located in the west side of South Mint Street, south of West Carson Boulevard, north of Palmer Street. (Council District 3 - Mayfield)



SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed-use) zoning for a 1.01 acre site that is within a 1/2 mile walk of the Carson Transit Station on the LYNX Blue Line.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Jim Griffin Roofing Company, Inc. et al Boulevard Real Estate Advisors, LLC John Carmichael, Robinson Bradshaw & Hinson, PA
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> A portion of the site is consistent with the *South End Transit Station Area Plan* and a portion of the site is inconsistent with the *Central District Plan*. The entire site is consistent with the vision expressed in the South End Vision Plan. <u>Rationale for Recommendation</u> • The subject site is within a 1/2 mile walk of the Carson Street Transit Station on the LYNX Blue Line. • The proposal allows a site previously used for warehouse and office to convert to transit supportive land uses. • Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development.

- 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, which applies all the standards, regulations and uses in the TOD-M zoning district. Uses allowed in the TOD-M district include office, residential, retail, eating/drinking/entertainment establishments and civic uses.

- **Existing Zoning and Land Use**



The subject property is zoned I-2 (general industrial) and is developed with a warehouse/office use.



The subject property is developed with a warehouse/office use.



Properties to the south include a mix of warehouse/office, distribution, and retail.



Properties to the north are developed with office and retail uses.

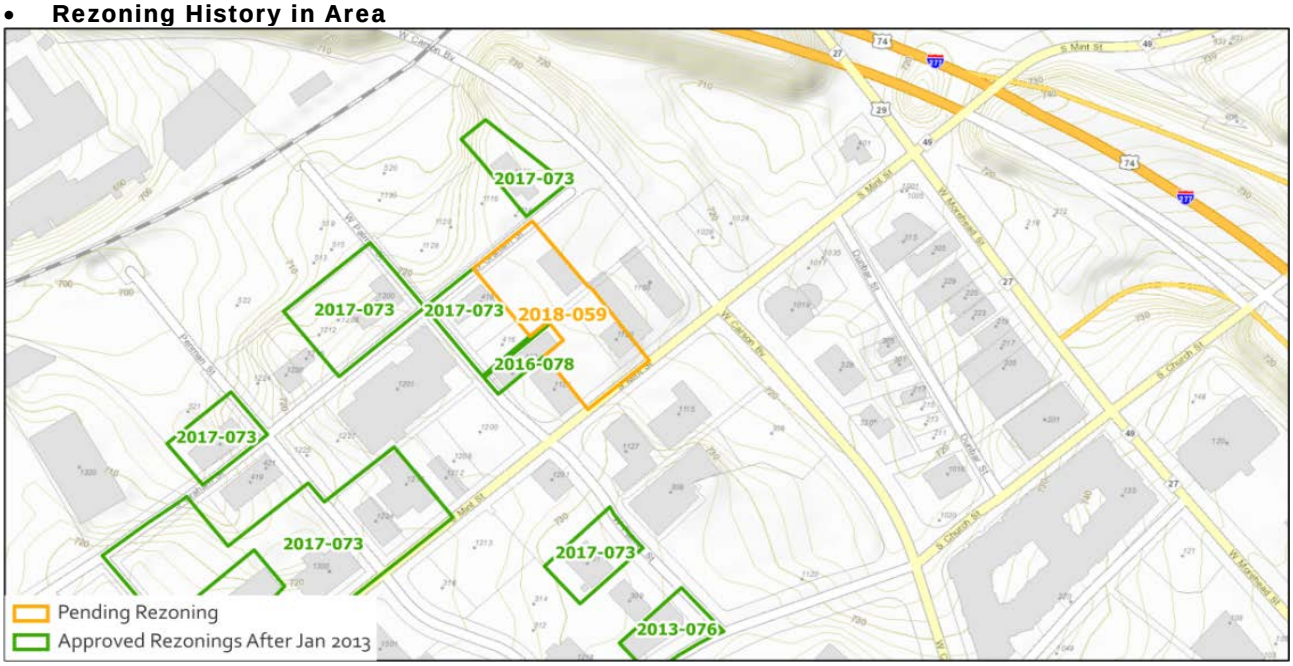


The property to the east has been readapted into a sports gym.



Property to the east are developed with warehouse/office, and manufacturing uses.

- **Rezoning History in Area**



Since the construction of the LYNX Blue Line, there have been a number of rezonings to conventional TOD-M (transit oriented development – mixed-use) and TS (Transit supportive overlay), in the area surrounding this site. These rezonings have supported the transition of the area from an industrial district to a walkable transit supportive district.

- **Public Plans and Policies**



  - The *South End Transit Station Area Plan (2005)* recommends transit supportive uses for the front portion of the subject site and surrounding properties along South Mint Street.
  - The *Central District Plan* (1993) recommends industrial uses for the rear portion of the site.
  - The *South End Vision Plan* (2018) identifies the site as an element of the Gold District, and notes it as an appropriate location for infill and redevelopment at varied heights.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a minor thoroughfare approximately ½ mile from the Carson Transit Station. During permitting CDOT will work with the petitioner to implement the South Mint Street cross section illustrated in the *South End Transit Station Area Plan*. Additionally, CDOT will seek to upgrade all street frontages to current city standards.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 20 trips per day (based on 6,000 square feet of warehouse uses).
    Entitlement: 50 trips per day (based on 15,200 square feet of warehouses uses).
    Proposed Zoning: Allows for a wide range of uses.

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 Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined**.**
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Graham Street and via existing six-inch and 12-inch water distribution mains located along Mint Street.

  The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. It is recommended that the applicant contact the Charlotte Water New Services for further information and to discuss options regarding sanitary sewer system capacity.

- **Engineering and Property Management:**
  - **Arborist:** No trees can be removed from the public right-of-way of any existing city maintained street without explicit authorization from the City Arborist or his designee.
  - **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:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

Planner: Solomon Fortune (704) 336-8326