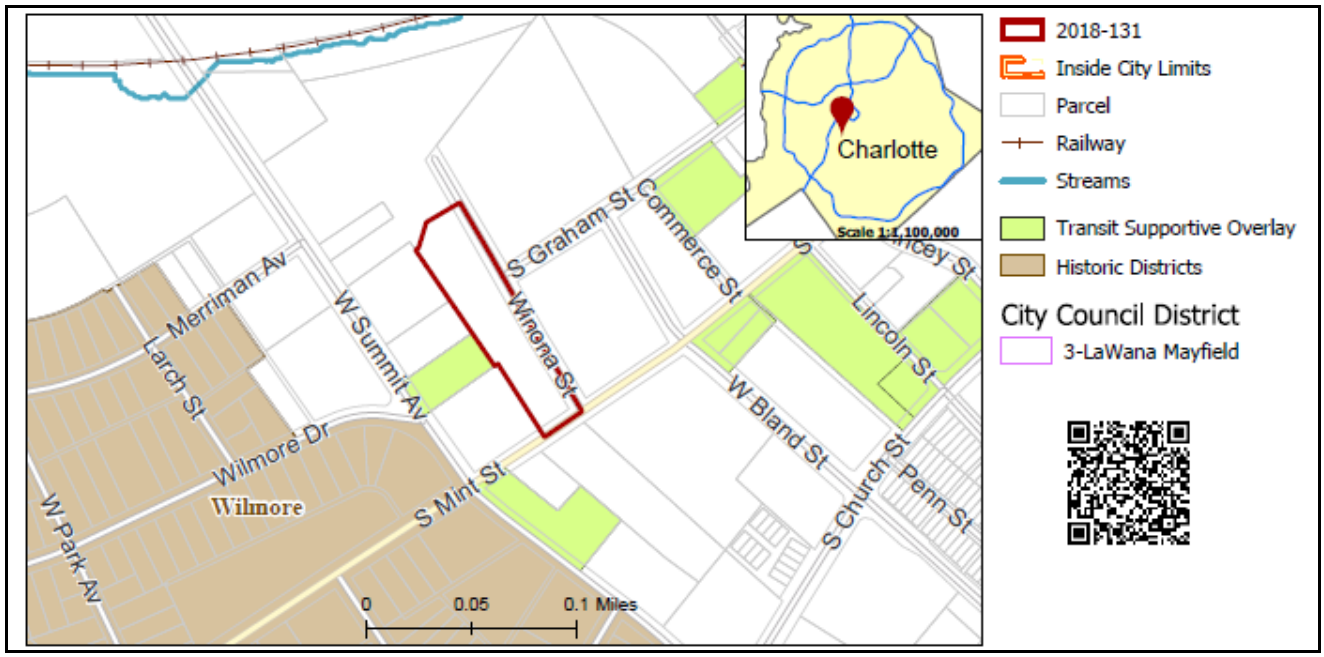
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2018-131
Post-Hearing Staff Analysis
February 5, 2019

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 1.47 acres located on the north side of South Mint Street, east of Summit Avenue. (Council District 3 - Mayfield)



SUMMARY OF PETITION	The petition proposes to allow all transit supportive uses per TOD-M (transit oriented development – mixed-use) zoning for a 1.47-acre site that is within a 1/2 mile walk of the Bland Street Transit Station on the LYNX Blue Line.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	HCBV, LLC HCBV, LLC Keith MacVean / Moore and 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 *South End Transit Station Area Plan* and *South End Vision Plan* recommendations for transit oriented development. Rationale for Recommendation • The subject site is within ½-mile walk of the Bland Street Station on the LYNX Blue Line. • The proposal allows a site previously used for industrial/office to convert to transit supportive land uses. • Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the

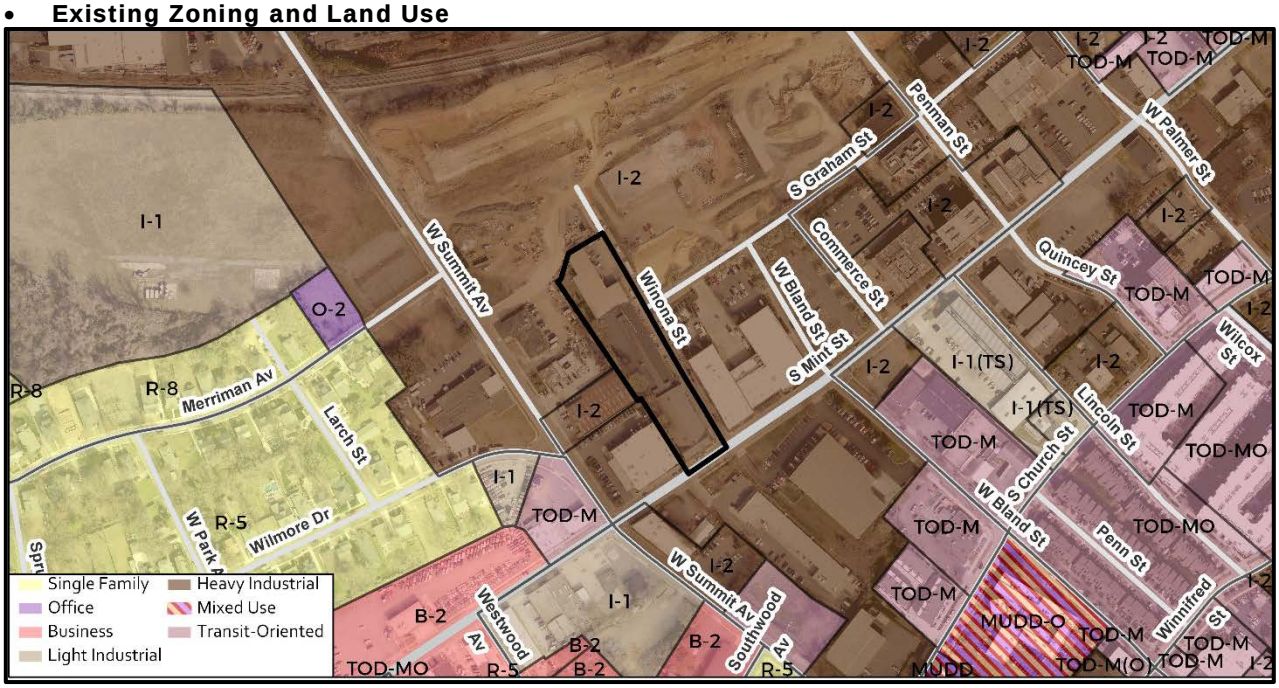
desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

- 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, which applies all the standards, regulations and uses in the TOD-M (transit oriented development – mixed-use) 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**



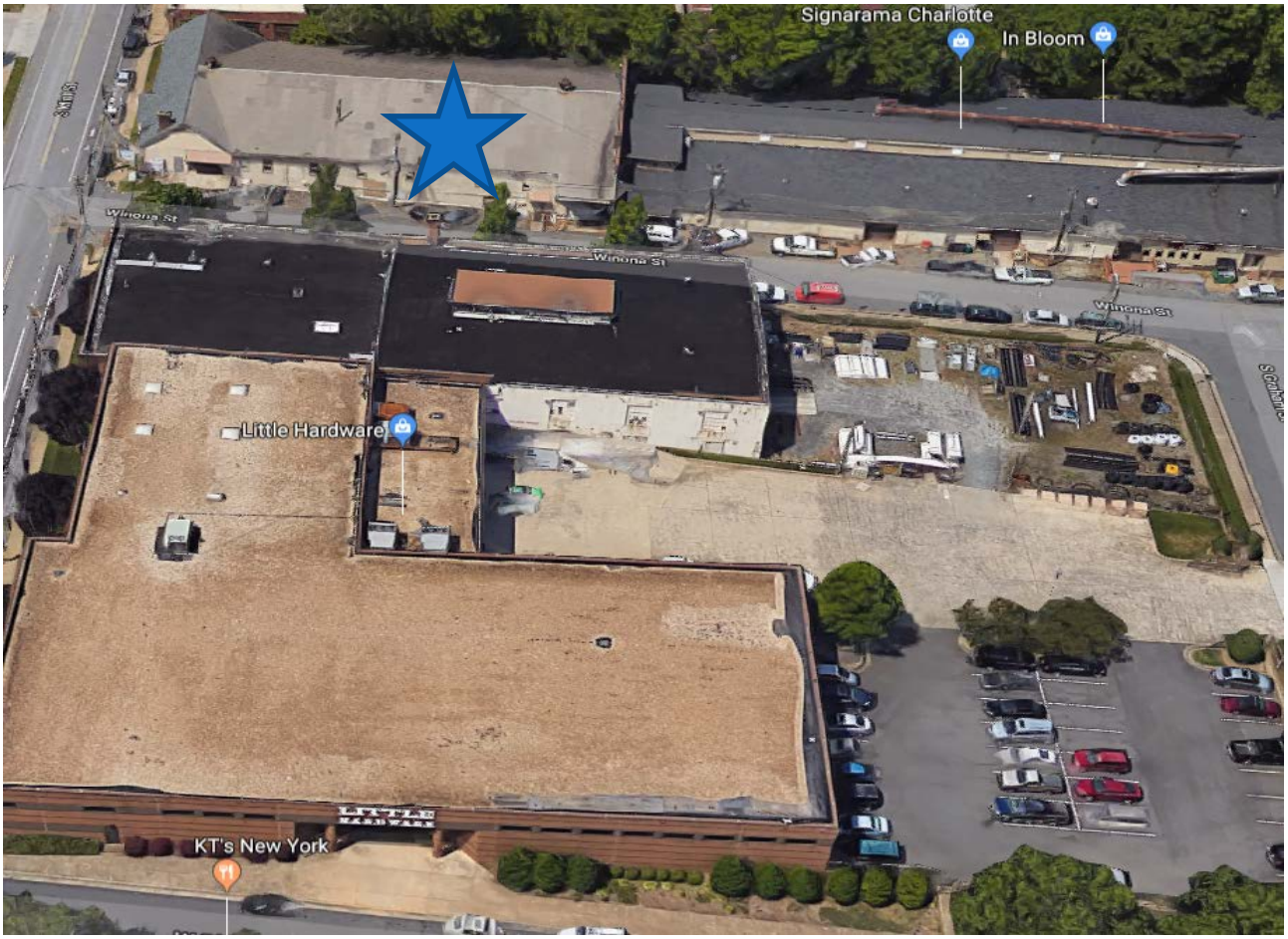
Properties surrounding the subject site are zoned a mix of industrial districts.



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



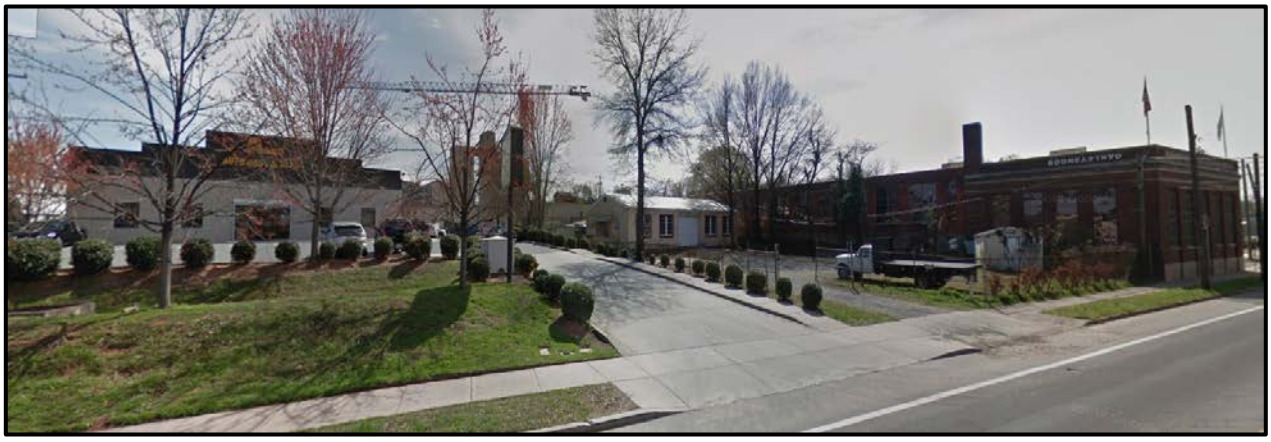
The property to the north along Winona Street is developed with an industrial/warehouse use.



The property to the east along Mint Street is developed with retail and warehouse uses. (Rezoning site is identified with a star.)

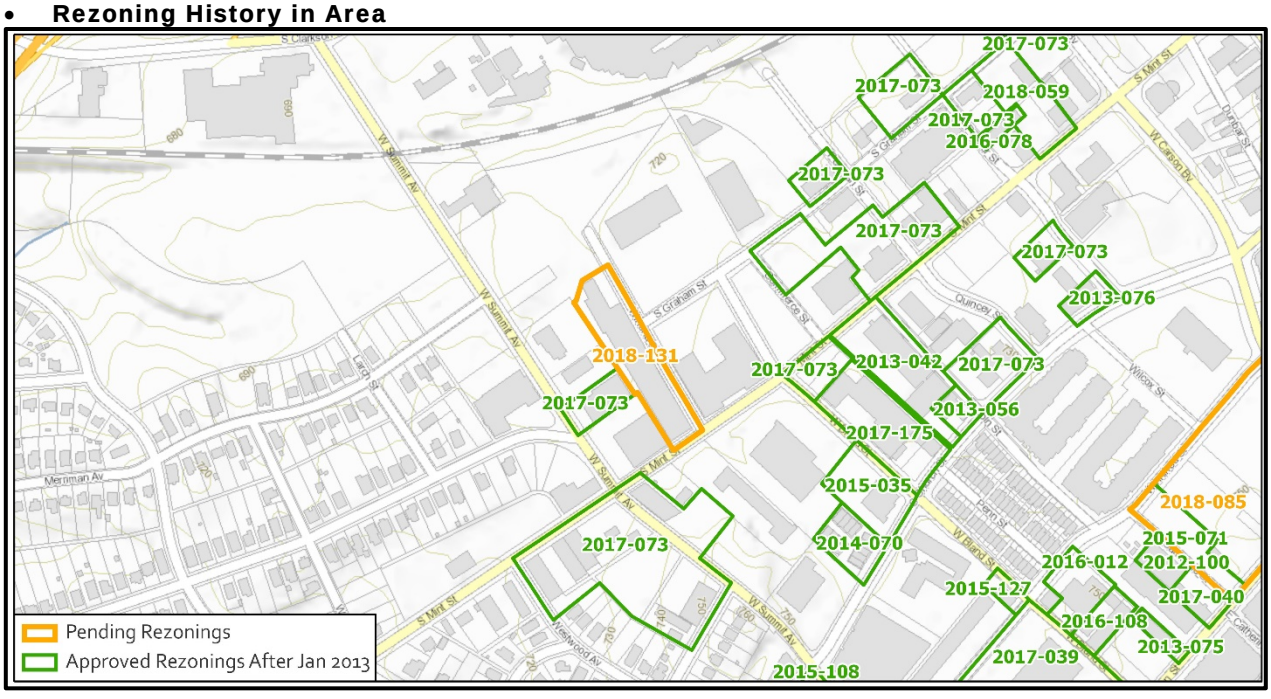


The property to the west along Mint Street is developed with an office use.



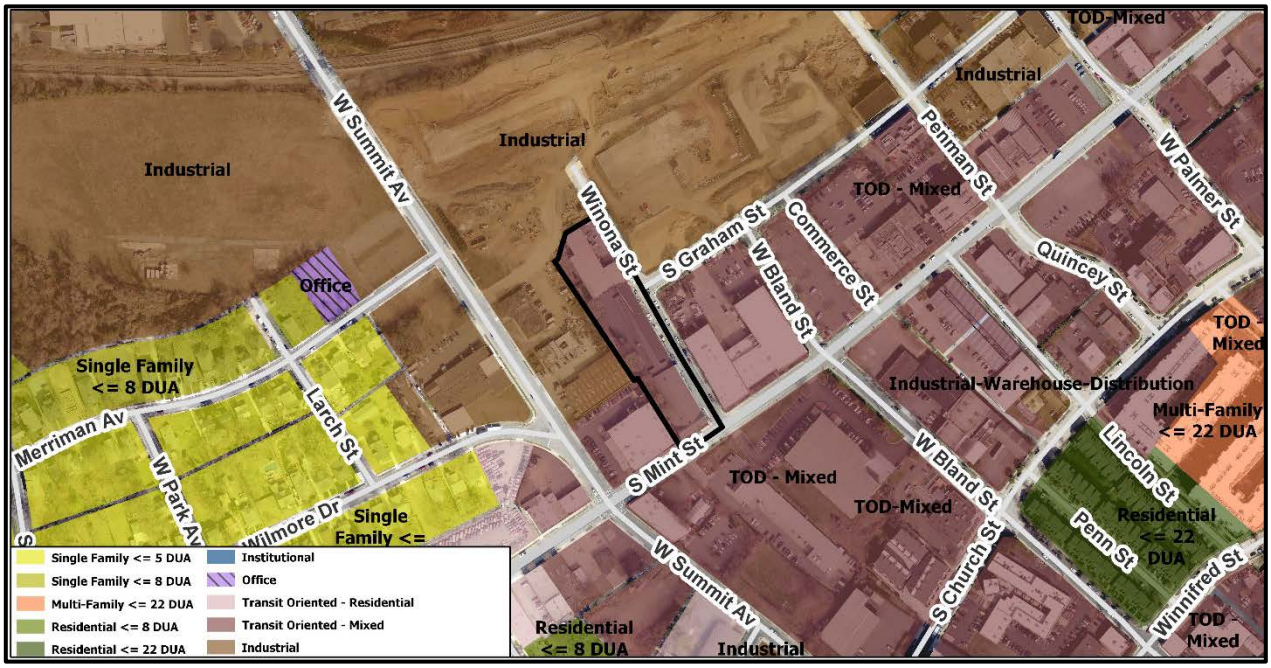
Properties to the south along Mint Street are developed with retail and office uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
Numerous	Since the construction of the LYNX Blue Line and the Bland Street light rail station, there have been a number of rezonings to conventional TOD-M (transit oriented development – mixed use), TOD-MO (transit oriented development – mixed use, optional), and TS (transit supportive overlay) in the area surrounding this site and in the Bland Street Station Area. These rezonings have supported the transition of the area from an industrial district to a walkable transit supportive district.	Approved

- **Public Plans and Policies**



  - The *South End Transit Station Area Plan* (2005) and the *South End Vision Plan* (2018) both recommend transit supportive development for the subject site and nearby properties fronting on South Mint Street.

- **TRANSPORTATION CONSIDERATIONS**
- The site is on South Mint Street approximately ½ mile from the Bland Street Blue Line Station. South Mint Street has existing bike lanes, on street parking, curb, and back-of-curb sidewalk. Winona Street has no curb, gutter, planting strip, or sidewalk. Vehicles currently park at an angle. CDOT will work with the petitioner during permitting to explore options to upgrade the streetscape and organize parking on Winona Street.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 200 trips per day (based on 56,110 square feet of warehouse).
    Entitlement: 200 trips per day (based on 56,110 square feet of warehouse).
    Proposed Zoning: Too many uses to determine with TOD-M zoning.

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:** 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 six-inch water distribution main located along Winona Street and an eight-inch water distribution main located along South Mint Street.

  The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project— Charlotte Water's Park Avenue & Wilmore Drive to I-77 Sanitary Sewer Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. There is an anticipated completion date of late-2019.

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **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 comments submitted.
- **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 Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

Planner: Solomon Fortune (704) 336-8326