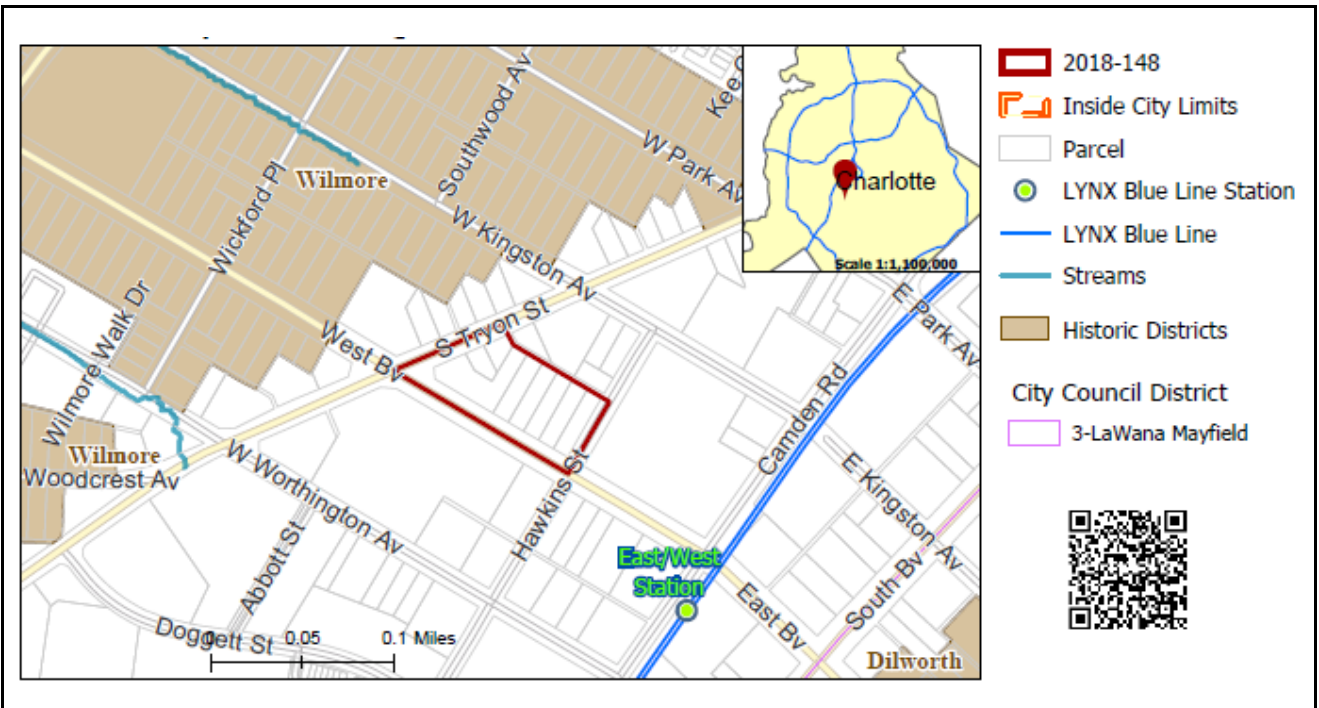


**REQUEST**

Current Zoning: B-1 (neighborhood business)  
Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)

**LOCATION**

Approximately 1.84 acres located on the north side of West Boulevard, east of South Tryon Street and west of Hawkins Street. (Council District 3 - Mayfield)



**SUMMARY OF PETITION**

The petition proposes to allow the redevelopment of an existing commercial building, residential units, and vacant lots for all uses in the TOD-M (transit oriented development – mixed-use) district.

**PROPERTY OWNER**

Various

**PETITIONER**

Beacon Partners

**AGENT/REPRESENTATIVE**

Collin Brown and Bailey Patrick Jr. / K & L Gates

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *South End Transit Station Area Plan* and the *South End Vision Plan* land use recommendations for transit supportive development.

Rationale for Recommendation

- The subject site is within a ¼ mile walk of the East/West Transit Station on the LYNX Blue Line.
- The proposal allows underutilized sites to convert to intensities appropriate for transit supportive development.

- The 160-foot building height optional request in Development Area B is 40 feet greater than what is allowed by ordinance standards. The requested building height is attenuated by stepping the building down in Development Area A which is closest to the single family neighborhood across South Tryon Street.
- The site is providing a mixture of uses, providing ground floor activation, and screening parking structures at the ground level.
- The petition includes a central plaza which will be accessible from East Boulevard; ground floor active uses on all public streets; and sidewalk/streetscape improvements on all streets. Together, these improvements will significantly enhance the pedestrian environment for the subject site.

## PLANNING STAFF REVIEW

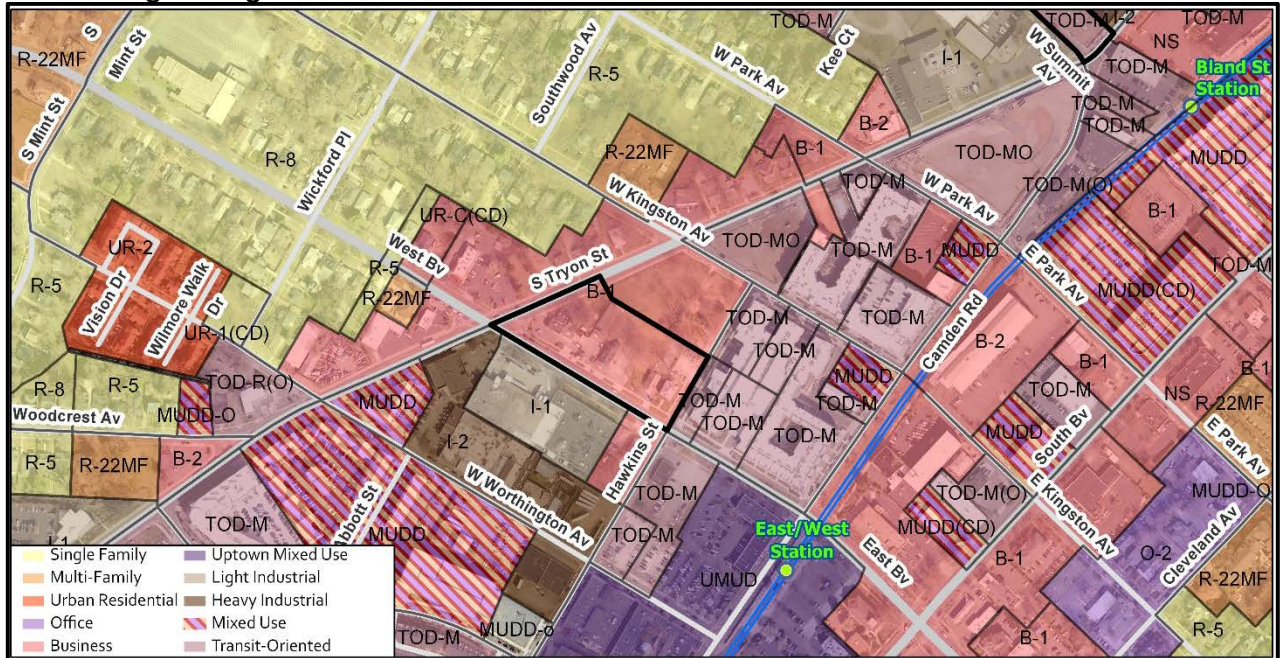
### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Two development areas that allow for all uses in the TOD-M district.
- 21-foot setback along South Tryon Street which will include a 7-foot planting strip, 6-foot tree zone and 8-foot sidewalk.
- 16-foot setback along West Boulevard which includes 6-foot planting strip and 10-foot sidewalk.
- 16-foot setback from curb line along Hawkins Street, including 10-foot sidewalk and 6-foot planting strip with tree in grates.
- Office uses will make up at least 20 percent of the allowed uses on the site.
- 5,000 square-foot open space area internal to the site.
- Provides transportation improvements along the adjacent public streets:
  - Contribution to intersection improvements at the intersection of South Tryon Street and West Boulevard.
  - Pedestrian and receiving ramps at various intersections along the site.
- Provides the following architectural treatments:
  - Building facades will include a combination of materials using brick, stone, glass, natural stone, stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other material approved by the Planning Director.
  - Prohibited building materials: vinyl or concrete masonry unit not architecturally finished.
  - Primary buildings will have a ground floor transparency of 60% for commercial uses and 25 percent for residential uses.
  - The upper floors of the proposed buildings within will have a minimum transparency of 15%.
  - Buildings exceeding 120 feet in length shall include modulations of the building massing / façade such as recesses projections and architectural details. Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of two feet.
  - Building lengths shall not exceed 400 feet along a right-of-way.
  - Building elevations will be designed with vertical bays or articulated architectural features.
  - Blank walls greater than 20 feet will be treated with architectural features.
  - Active ground floor uses will occupy 80 percent of the site's linear frontage along West Boulevard and 50 percent along South Tryon Street and Wilmore Centennial Park.
  - 75 percent of all parking structures will be screened from public streets at the pedestrian level or street level by active uses fronting West Boulevard.
  - Prominent entrances will be provided at a maximum of 75 feet for buildings 100 feet or greater in length along South Tryon Street and West Boulevard.
- Optional provisions for the following allowances:
  - Additional building height in excess of the TOD (transit oriented development) height plane. The Development Area "A" will be approximately 100 feet tall and the allowable TOD height for this property is 50 feet due to the proximity of single family zoning along West Kingston Avenue in the nearby Wilmore neighborhood. This represents a height optional request of 50 feet.
  - Additional building height in excess of the TOD (transit oriented development) height plane. The development area "B" will be approximately 160 feet tall and the allowable TOD height for this property is 50 feet due to the proximity of single family zoning along West Kingston Avenue in the nearby Wilmore neighborhood. This represents a height optional request of 100 feet.
  - To allow wall signs up to 250 square feet per wall. The ordinance allows up to 200 square feet for wall signage.

- To allow a phased development that exceeds the parking maximums of the district. However, when the final phase of the development is completed, the total number of parking spaces will comply with the ordinance.
- To allow maneuvering between the building and the public street in the area labeled motor court on the site plan which will include drop off and parking.
- To allow a three-foot encroachment into the setback along West Boulevard for the upper floors and parking envelope.

• **Existing Zoning and Land Use**



- The surrounding properties are zoned B-1 (neighborhood business), I-1 (light industrial), I-2 (general industrial), and TOD-M (transit oriented development – mixed use) and are developed with office, retail, warehouse, restaurant and entertainment uses.

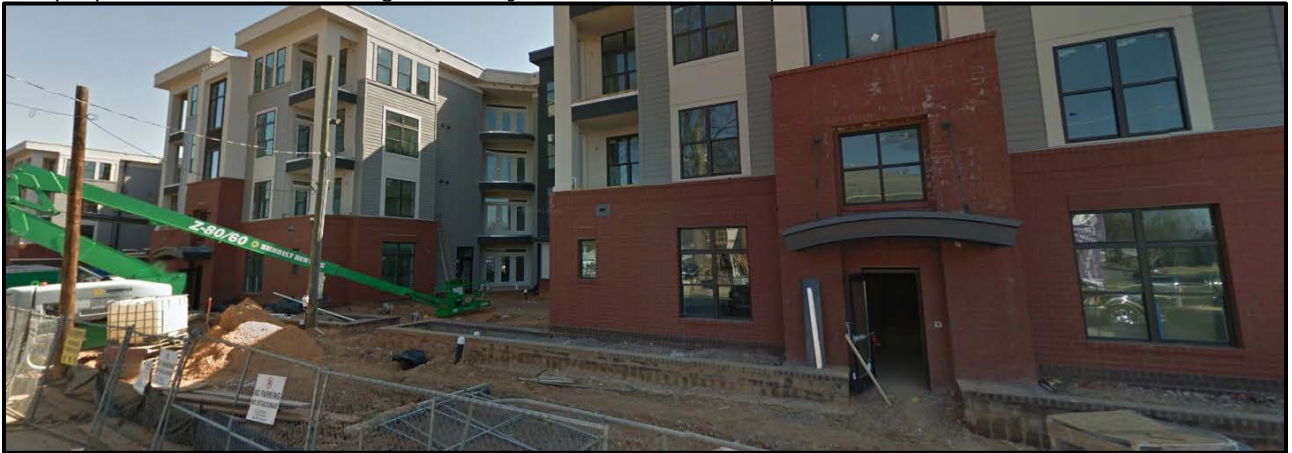


The subject properties are developed with restaurant, office, and residential uses.





The properties to the west along South Tryon Street are developed with a restaurant and retail uses.



The property to the east along Hawkins Street is developed with apartments.

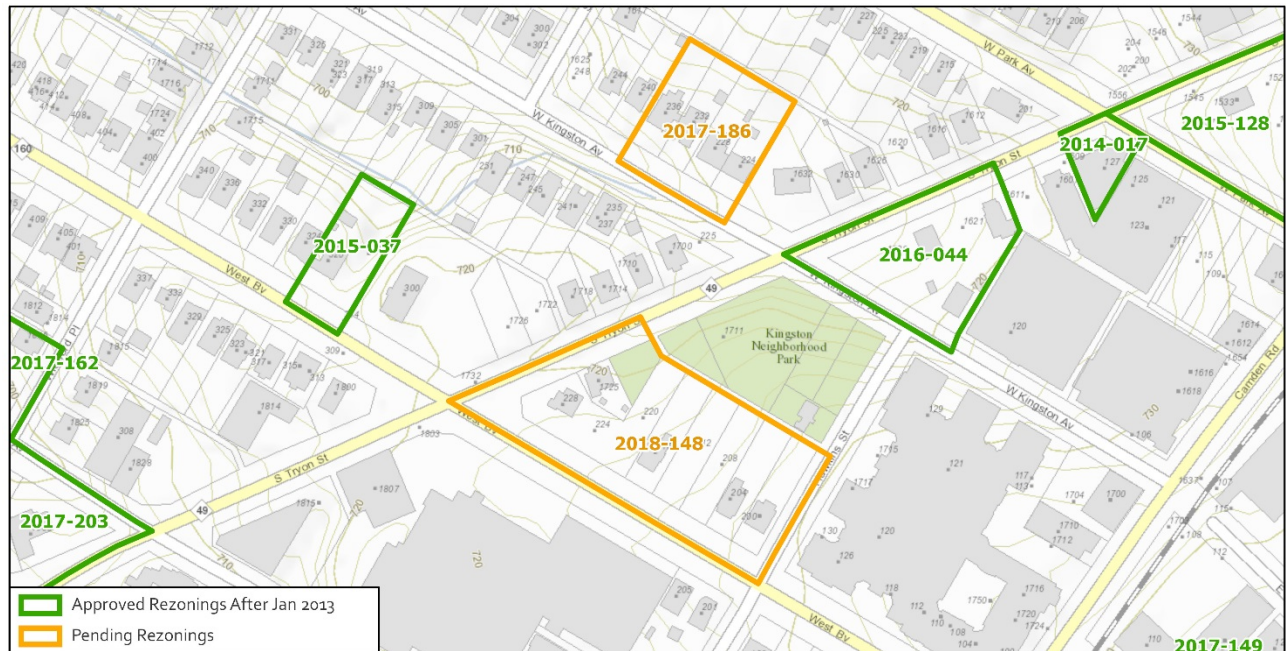


The property to the north along West Kingston Street is undeveloped.





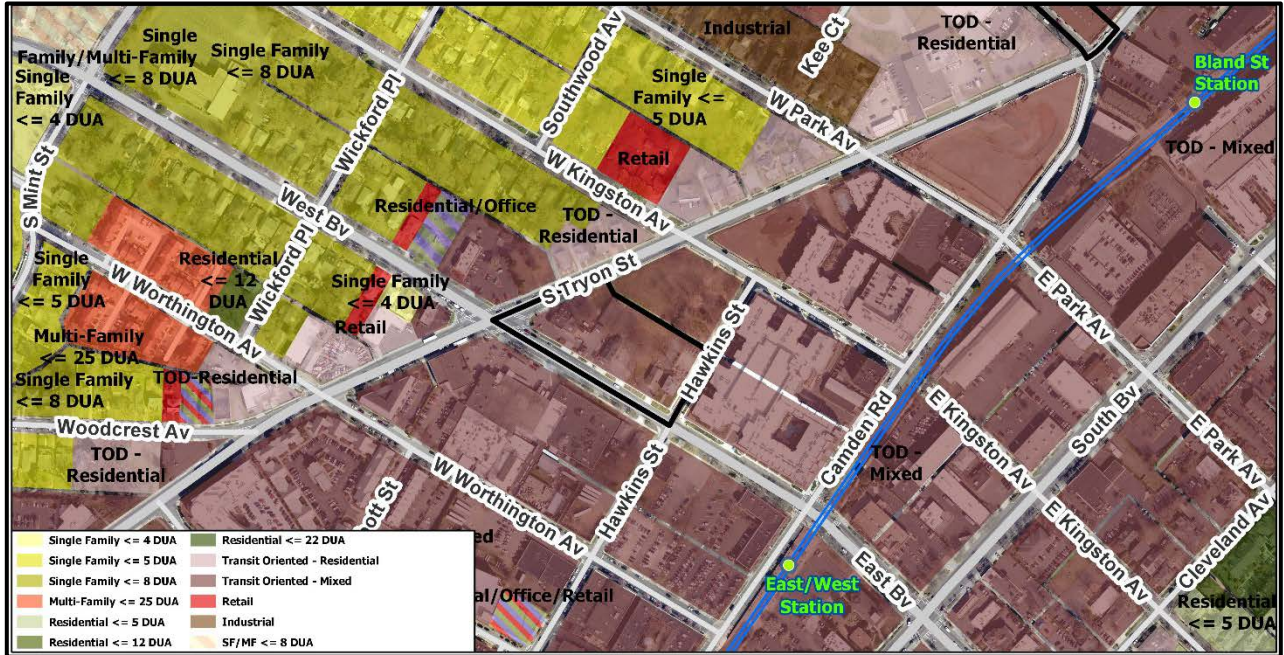
The property to the south along West Boulevard is developed with a warehouse use.



- There have been numerous other rezonings to TOD-M (transit oriented development – mixed-use), TOD-MO (transit oriented development – mixed-use, optional), and TOD-M (CD) (transit oriented development – mixed-use, conditional) in the area to support transit supportive uses



- **Public Plans and Policies**



- The *South End Vision Plan* (2018) recommends a mixed-use transit supportive uses and design guidelines for the subject site.
- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located at the intersection of two major thoroughfares. The site plan commits to transportation improvements including left turn lanes for the proposed access points, pedestrian streetscape as identified in the South Boulevard Corridor Study and the *South End Transit Station Area Plan*. The site plan also commits to pedestrian improvements at the intersection of South Tryon Street and West Boulevard.
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 330 trips per day (163,000 square feet based on office and retail uses).
      - Entitlement: 1,600 trips per day (108,000 square feet based on retail uses).
    - Proposed Zoning: 4,010 trips per day (based on 45 residential units, 10 hotel rooms, and 120,000 square feet of office 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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 6-inch water distribution mains located along South Tryon Street and West Boulevard. 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 Improvements 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.

**OUTSTANDING ISSUES**Site and Building Design

- ~~1. Delete optional request '2.c.' for parking and circulation between the building and the public street.~~ **Modified optional request.**
  - ~~2. Delete optional request '2.c.' for a ground mounted signage.~~ **Addressed.**
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Zoning Committee Recommendation
- 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
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Solomon Fortune (704) 336-8326