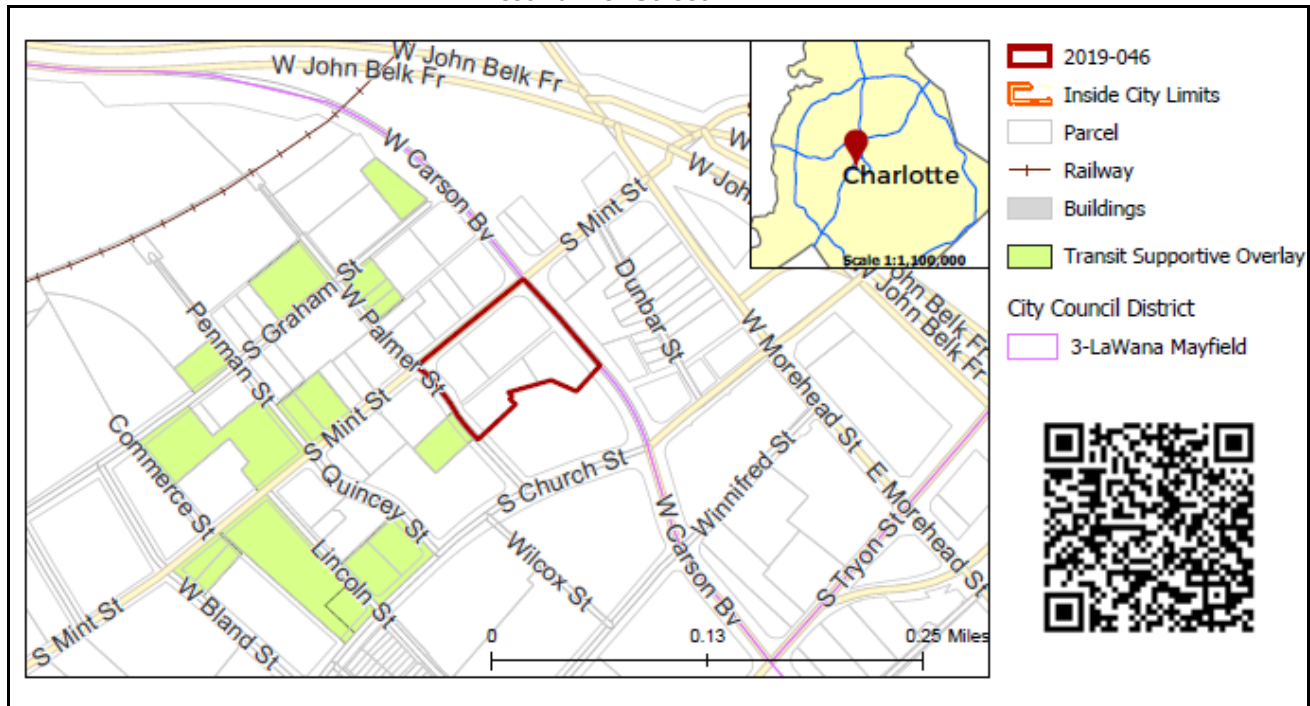


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-UC (transit oriented development, urban center)

LOCATION

Approximately 2.16 acres located on the southeast side of South Mint Street, southwest of West Carson Boulevard and northeast of West Palmer Street.



SUMMARY OF PETITION

The petition proposes to allow all the uses permitted in the TOD-UC zoning district.

PROPERTY OWNER

Speedee Prints LLC; HA-CT Properties LLC; and CCJ Properties LLC

PETITIONER

Spectrum Companies

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 *South End Transit Station Area Plan* and the *South End Vision Plan* land use recommendation for transit supportive development.

Rationale for Recommendation

- The subject site is within 0.25-mile walk of the Carson Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for industrial uses to convert to transit supportive land uses.
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

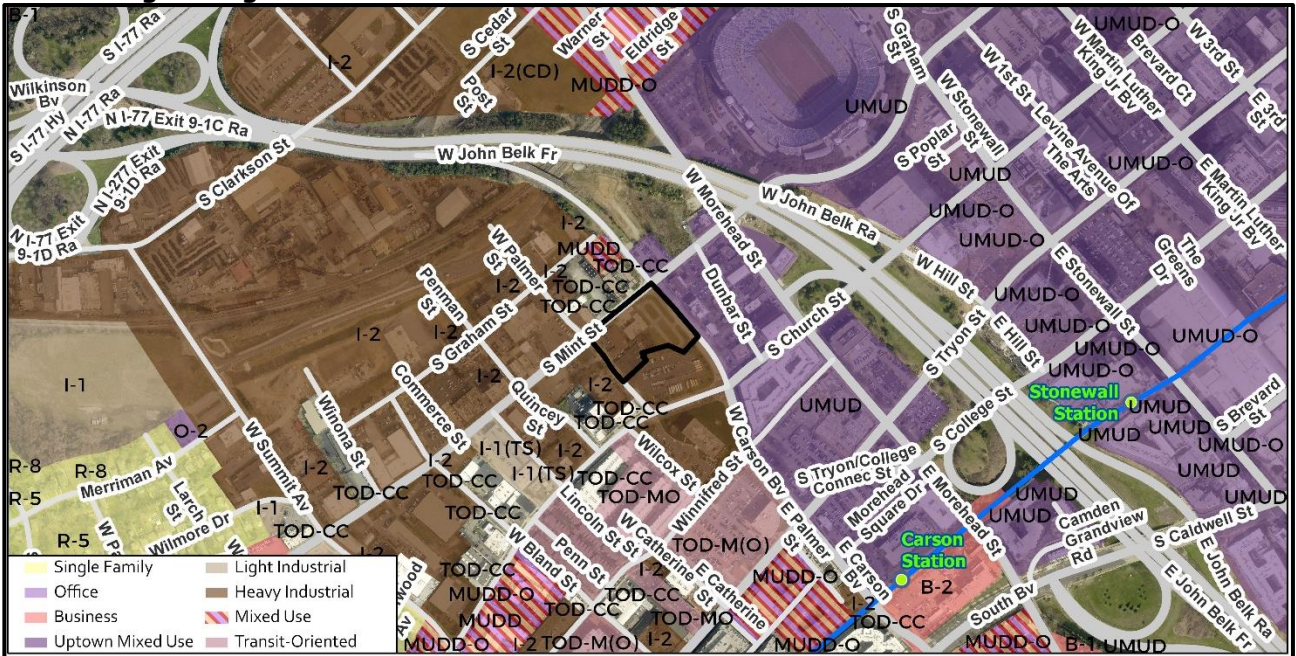
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. All the standards, regulations, and uses in the TOD-UC zoning district applies.

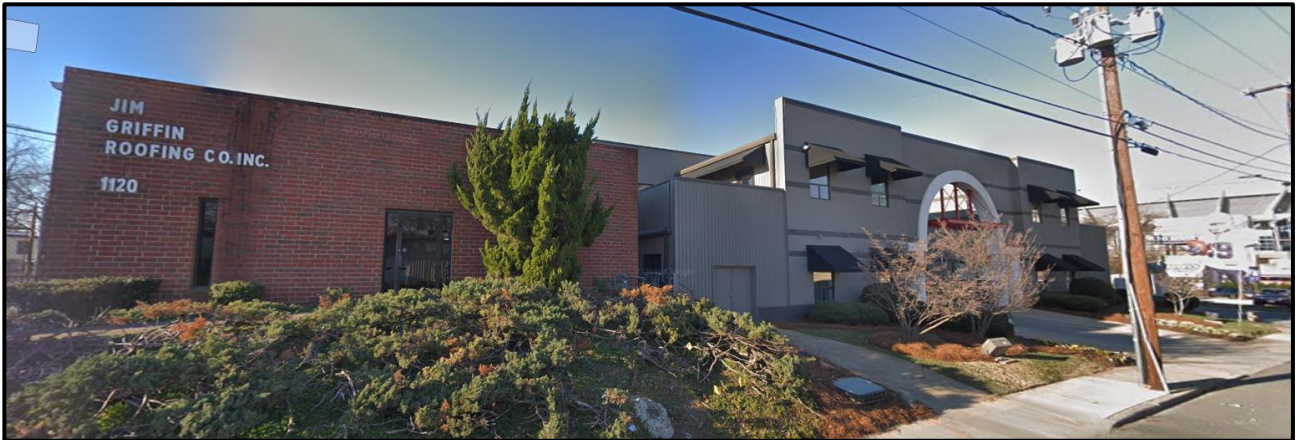
- **Existing Zoning and Land Use**



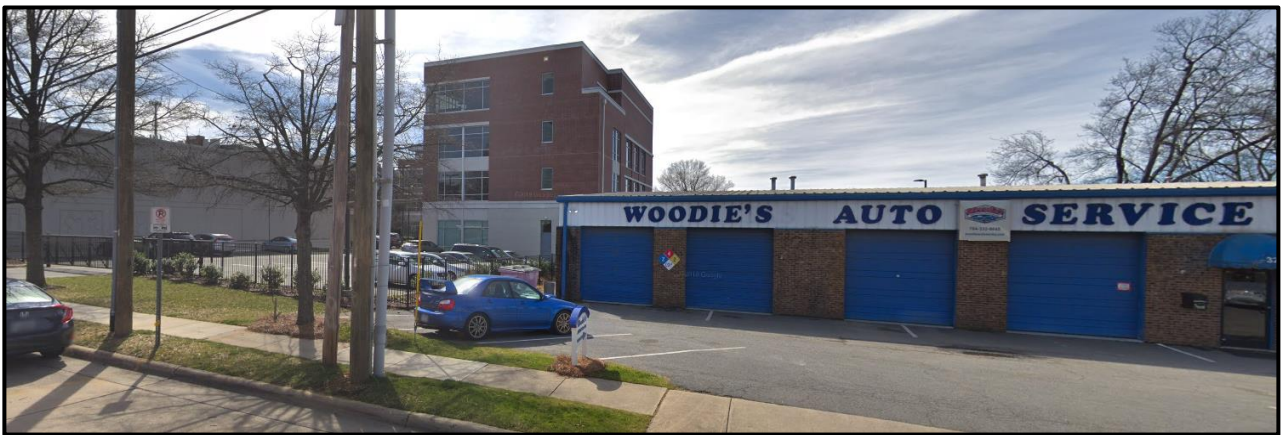
The subject properties are zoned I-2 and developed with warehouse, industrial, and office uses. The surrounding zoning is primarily TOD, UMUD and I-2.



The subject property is developed with warehouse, industrial, and office uses.



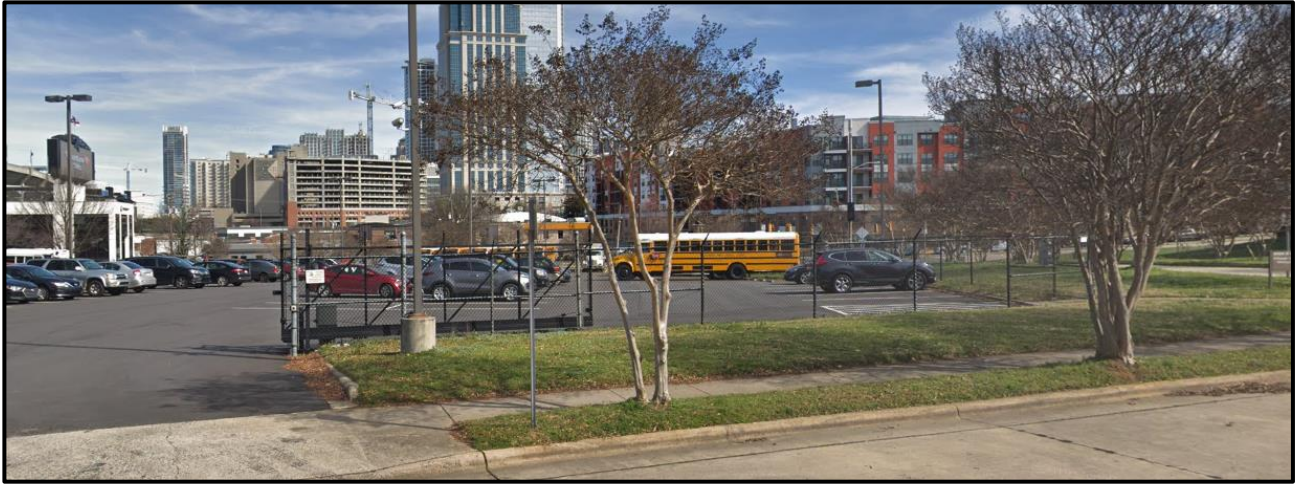
The property to the northwest along Mint Street is developed with office and warehouse uses.



The properties to the south along West Palmer Street are developed with office and an auto service center.

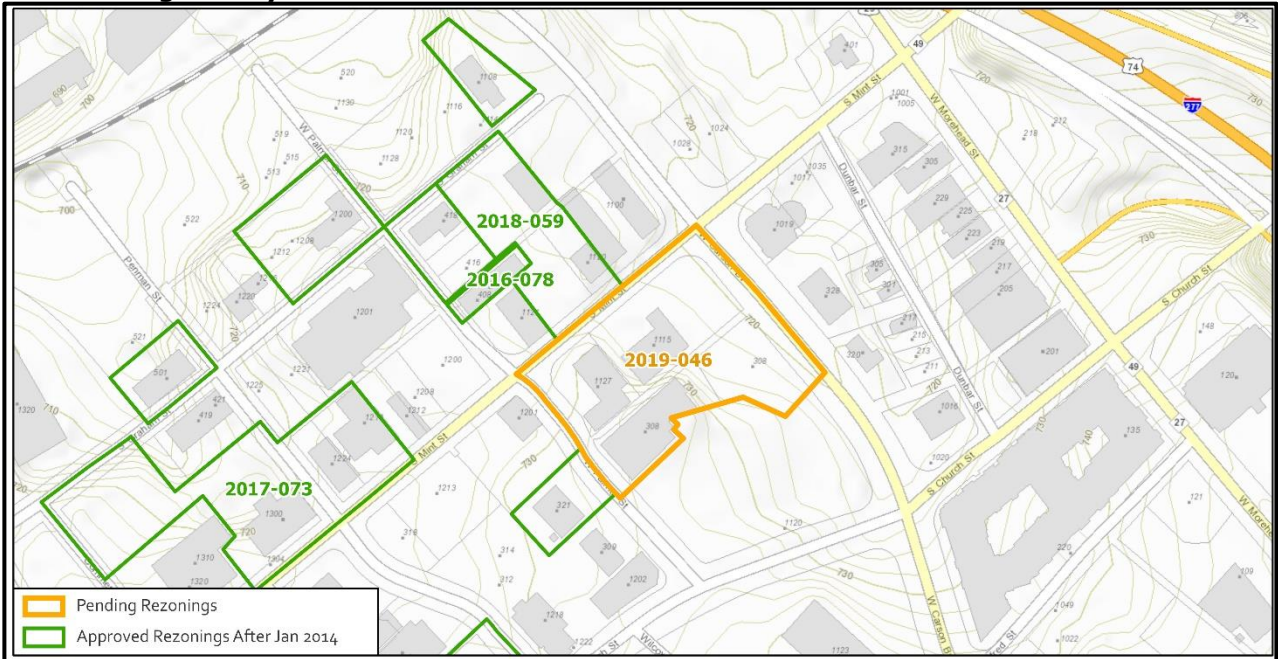


The properties to the northeast along Carson Boulevard are developed with office and a religious institution.



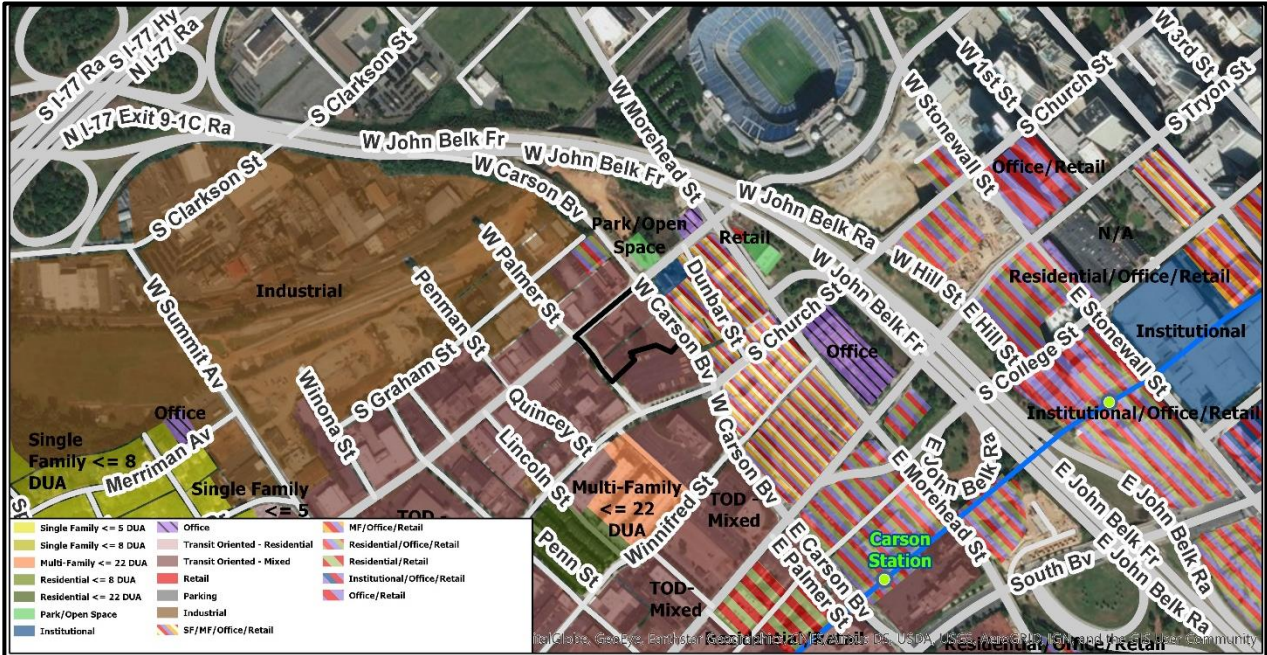
The property to the southeast along West Palmer Street is developed with a surface parking lot.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|--|----------|
| 2016-078 | Rezoned 0.14 acres to apply all the standards, regulations and uses in the TOD-M (transit oriented development – mixed-use) zoning district. | Approved |
| 2017-073 | Rezoned 9.13 acres to apply the transit supportive overlay to create the Gold District. | Approved |
| 2018-059 | Rezoned 1.01 acres to apply all the standards, regulations and uses in the TOD-M (transit oriented development – mixed-use) zoning district. | Approved |

- **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 public streets surrounding the site lack streetscape that meets current city standards. CDOT will work with the petitioner during permitting to upgrade the streetscape to include planting strip and sidewalk that meets current standards and can support the urban zoning district requested. No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 90 trips per day (based on 29,570 square feet of warehouse use).
 - Entitlement: 100 trips per day (based on 32,400 square feet of warehouse use).
 - Proposed Zoning: Too many uses to determine.

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 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:** No outstanding issues.
- **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:** Groundwater & Wastewater Services (GWS) records indicate contamination sites exist on or within 1,500 feet of the properties included in the petitions. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. In an ARGU where municipally supplied water is available water supply wells for potable water supply, irrigation or open loop geothermal systems may not be permitted or constructed on or within 1,000 feet of contamination sites. Wells may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.

- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225