



## Zoning Committee Recommendation

Rezoning Petition 2019-102

November 5, 2019

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### REQUEST

Current Zoning: B-1, B-1 HD-O, B-1 TS, B-1(CD), B-1SCD, B-2, B-2 HD-O, B-2 TS HD-O, B-2(CD), CC, NS, BP, B-D, B-D(CD), I-1, I-1 HD-O, I-1 TS, I-1 TS HD-O, I-1(CD), I-2, I-2 TS, I-2(CD), O-1, O-1(CD), O-2, O-2 HD-O, O-15(CD), INST, MUDD, TOD-CC, TOD-CC HD-O, R-17MF, R-22MF, R-22MF HD-O, R-43MF, R-3, R-4, R-5, R-8

Proposed Zoning: TOD Urban Center (TOD-UC), TOD Neighborhood Center (TOD-NC), TOD Community Center (TOD-CC), or TOD Transitional (TOD-TR)

### LOCATION

Approximately 1771.18 1,783 acres generally located along South Boulevard, North Davidson Street and North Tryon Street, generally within a half mile of the JW Clay Boulevard, McCullough, University City Boulevard, Tom Hunter, Old Concord Road, Sugar Creek, 36<sup>th</sup> Street, 25<sup>th</sup> Street, Parkwood, Carson, Bland Street, East/West, New Bern, Scaleybark, Woodlawn, Tyvola, Archdale, Arrowood, Sharon Road West and I-485/South Boulevard LYNX Blue Line transit stations, between I-485 to the south, and UNC - Charlotte campus to the north, excluding areas within I-277 Loop.

### PETITIONER

City of Charlotte

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the following adopted land use plans along the LYNX Blue Line corridor: *University City Area Plan, Blue Line Extension (BLE) Transit Station Area Plans, South End Vision Plan, South End Station Area Plan, New Bern Station Area Plan, Scaleybark Station Area Plan, Woodlawn Station Area Plan, Tyvola & Archdale Station Area Plan, Arrowood Station Area Plan, Sharon & I-485 Station Area Plan* based on the information from the staff analysis and the public hearing and because:

- The plans recommend transit oriented development.

Therefore we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The transit station area plans identify parcels recommended for transit oriented development.

- The alignment rezoning will implement the recommendation of the area plans by applying the appropriate TOD zoning district to the properties included in the petition.
- A market demand allocation analysis was conducted by Noell Consulting Group in 2018. This study identified six station areas as likely to support high intensity development in the near term. These are the station areas closest to Uptown. The other station areas along the corridor are expected to develop at more moderate intensities in the near term. The highest intensity TOD district, TOD-UC, along with its companion transition district, TOD-NC, are generally recommended for use in the six high intensity station areas, while the less intense TOD-CC and its companion transition district TOD-TR are generally recommended to be used in the moderate intensity station areas.
- The recently adopted TOD zoning district text amendment provides standards and regulations to create the desired form and intensity of transit oriented development for development along the transit corridor.
- This rezoning is consistent with the goals of the *2025 Integrated Transit and Land Use Plan* and the subsequent *CATS 2030 Corridor System Plan* by providing property owners with zoning districts that will allow higher density mixed-use development near transit stations to support the community's investment in light rail rapid transit.

Motion/Second: Gussman / Barbee

Yeas: Barbee, Gussman, Ham, McClung, Spencer,

Nays: None

Absent: Watkins, Wiggins

Recused: Nwasike

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Staff provided an update on parcels that were removed from the rezoning petition. A commissioner asked for a summary of the criteria for the rezoning. Staff provided described the considerations used for the rezoning including location in relation to the transit station, walk distance, distance from single family zoning and area plan recommendations for limited height. A commissioner expressed their appreciation to staff for the work the put into the rezoning proposal and the outreach to the community during the process.

There was no further discussion of this petition.

## **PLANNER**

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