

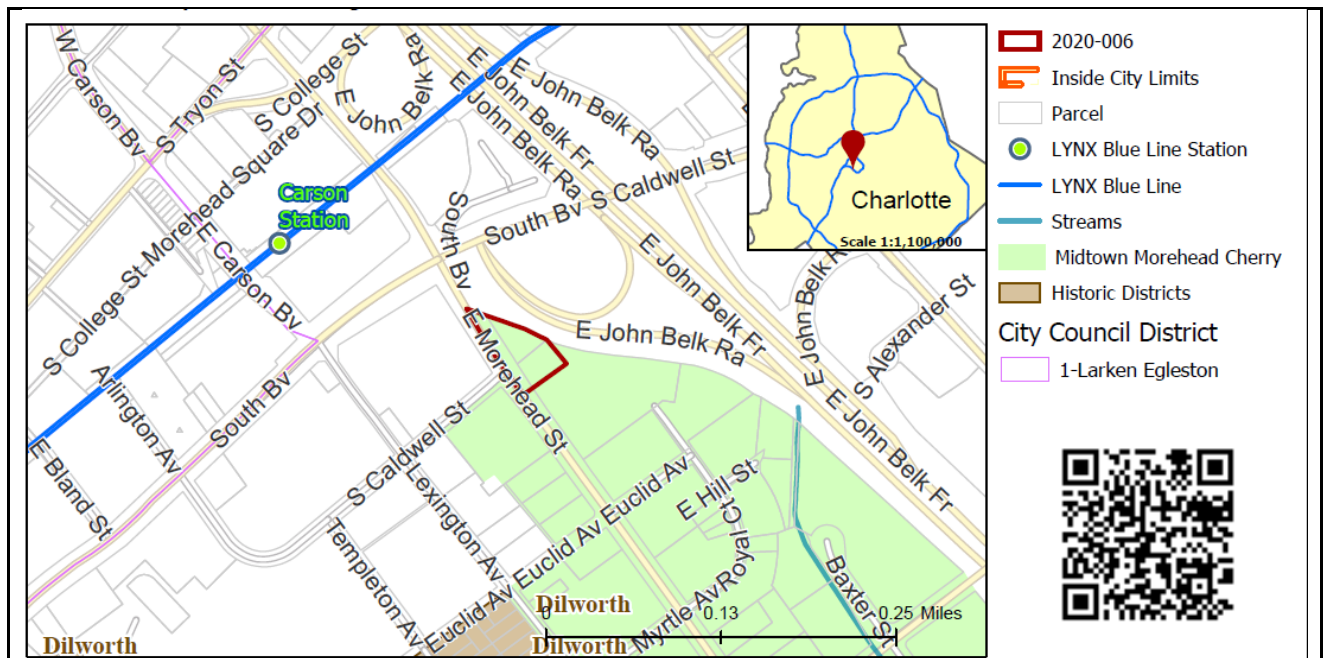
## REQUEST

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and UMUD (uptown mixed use district, pedestrian overlay)

Proposed Zoning: TOD-UC (transit oriented development – urban center, pedestrian overlay)

## LOCATION

Approximately 0.759 acres located on the northern side of East Morehead Street, south of John Belk Freeway, and east of South Boulevard.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-UC (transit oriented development – urban center) on 2 lots located just outside Uptown. One lot is developed with a structure built in 1900 (The Mayes House) currently used as an office, and commercial building constructed in 1961 is situated on the other lot.

## PROPERTY OWNER

JFW Realty, Inc  
Five Hundred One Associates, LLC  
501 Associates, LLC c/o Erwin Capital  
Mark Kime, PLA

## PETITIONER

## AGENT/REPRESENTATIVE

## COMMUNITY MEETING

Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the residential/office/retail land use recommended as per the *Midtown Morehead Cherry Plan*.

### Rationale for Recommendation

- The proposed rezoning for transit oriented development, is consistent with the mixed-use land use recommendation.
- The site is within a ¼ mile of the Carson LYNX Blue Line Station.

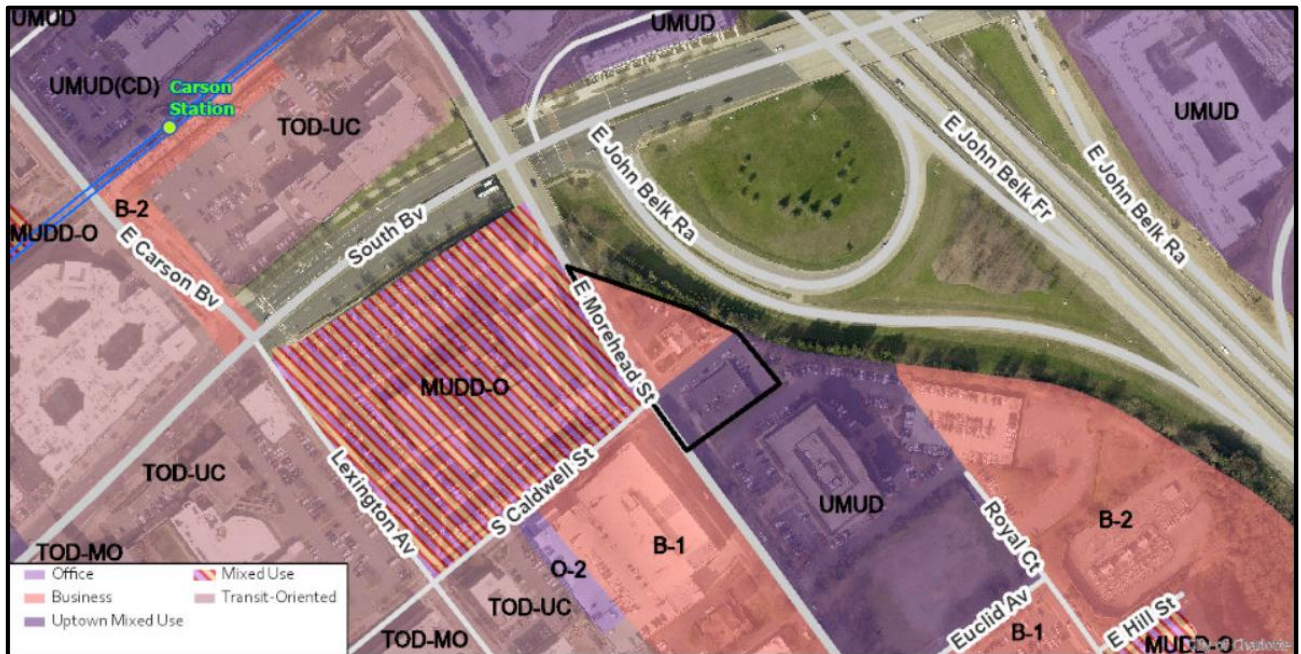
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements 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, which applies all the standards, regulations and uses in the TOD-UC zoning district.

- **Existing Zoning and Land Use**

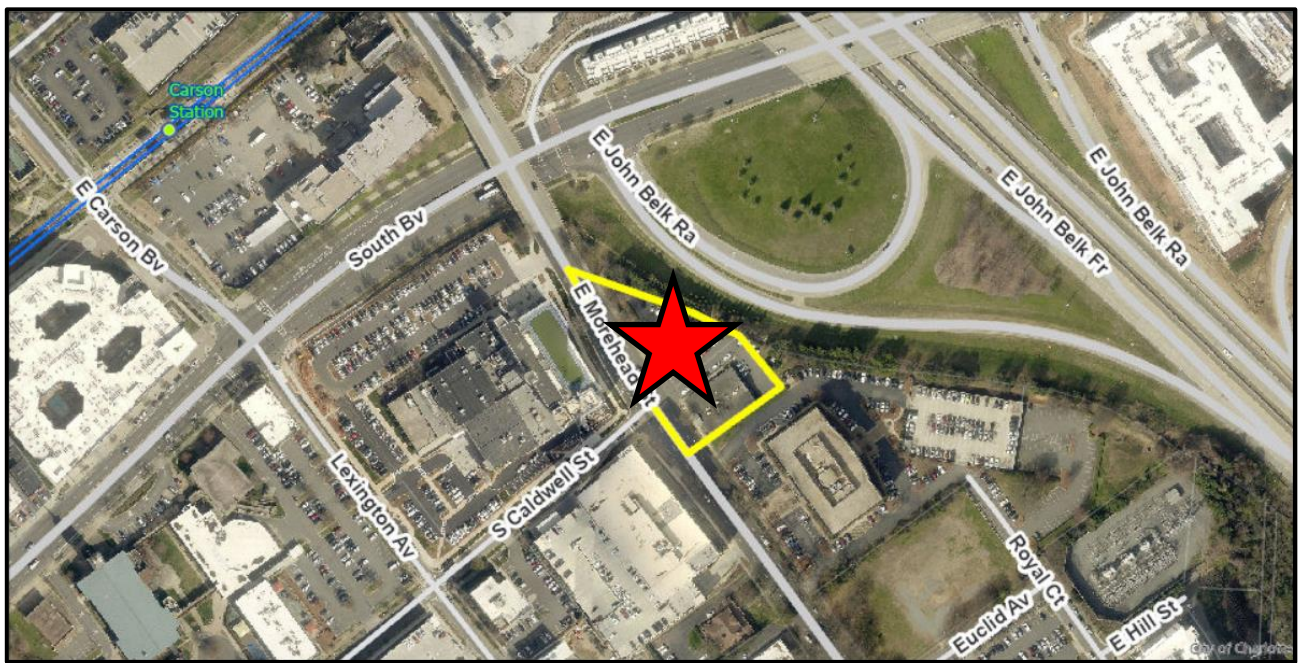


- The subject property is surrounded by a mix of institutional, office, residential, and retail uses in various zoning districts.

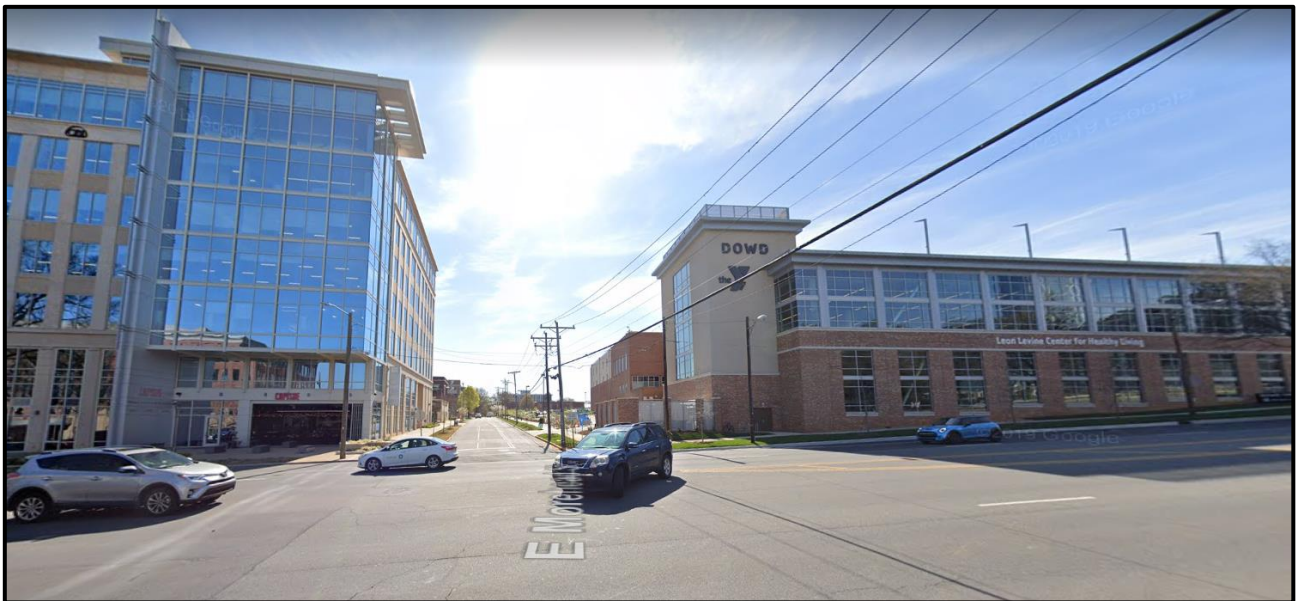


The rezoning site is constructed with the Historic Mayes House built in 1900 (left) and a retail building constructed in 1961 (right).



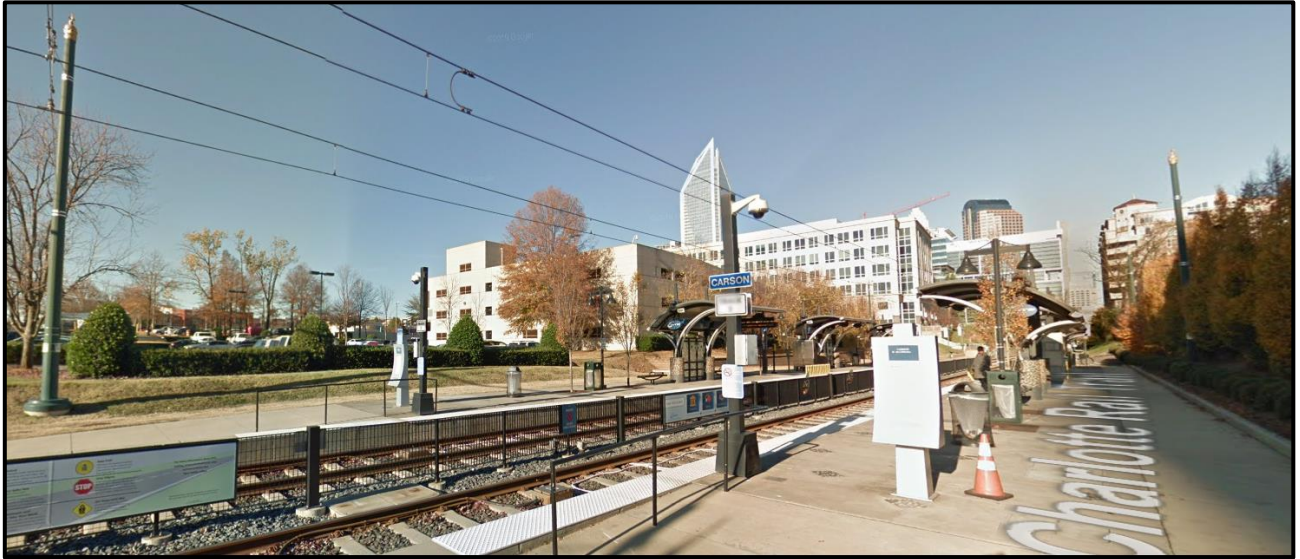


- The rezoning site (denoted by blue star) is located just south of the John Belk Freeway and Uptown.



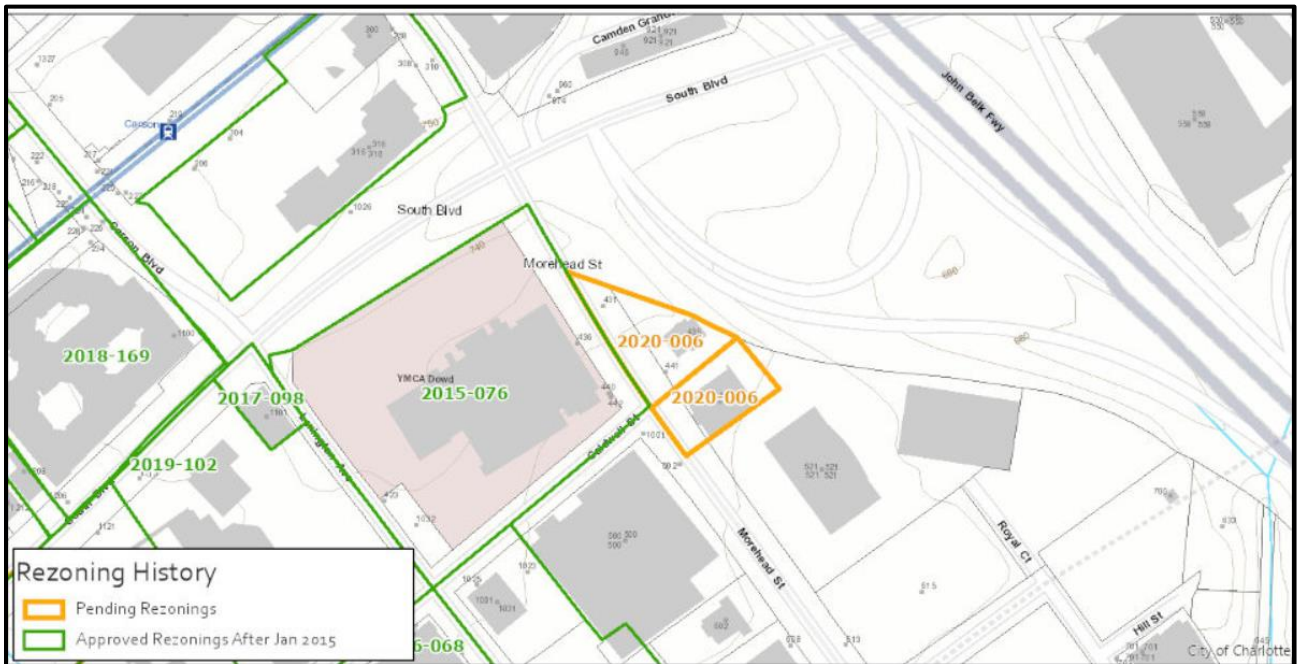
Across the street on East Morehead Street are the Dowd YMCA and a mixed use building.





The rezoning site is less than ¼ mile from the Carson LYNX Blue Line Station.

- **Rezoning History in Area**



| Petition Number | Summary of Petition   | Status   |
|-----------------|---|----------|
| 2019-102        | Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR.   | Approved |
| 2018-169        | Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. Approved  | Approved |
| 2017-098        | Rezoned site to TOD-M (transit oriented development-mixed)  | Approved |
| 2016-068        | Rezoned site to MUDD-O (mixed use development, optional) to allow a allow the redevelopment of a surface parking lot for an existing institutional use (Pritchard Memorial Baptist Church) to develop structured parking and 17,000 square feet of ground floor non-residential uses. | Approved |
| 2015-076        | Rezoned site to MUDD-O (mixed use development, conditional) to allow the expansion of the existing YMCA including a new parking structure and additional facility space.  | Approved |

- **Public Plans and Policies**



- The *Midtown Morehead Cherry Plan* recommends residential/office/retail on the subject site.
- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare road and is located approximately 1/4 of a mile from the Carson LYNX Blue Line Station. CDOT will work with the petitioner during permitting to implement the streetscape in accordance with city ordinance to support the transit-oriented district requested by the petitioner. This rezoning petition is also near rezoning petition 2020-032.
  - **ACTIVE PROJECTS NEAR THE SITE:**
    - South End Rail Trail Pedestrian Bridge
      - The project will implement Create a new pedestrian bridge across I-277 connecting the Rail Trail on the south side of I-277 to the Convention Center.
      - Construction: TBD; planning in-progress end Q1 2020
    - South Boulevard Corridor Implementation
      - The project will implement pedestrian hybrid beacons, bulbouts, and pavement markings at various locations along South Boulevard between Clanton Road and Carson Boulevard.
      - Construction: TBD; real estate acquisition to finish end Q1 2020
  - **TRANSPORTATION CONSIDERATIONS**
    - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 170 trips per day (based on 15,121 sf office).
      - Entitlement: Too many uses to determine (MUDD; general guidance).
    - Proposed Zoning: Too many uses to determine (TOD-UC; general guidance).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 comments submitted.

- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782