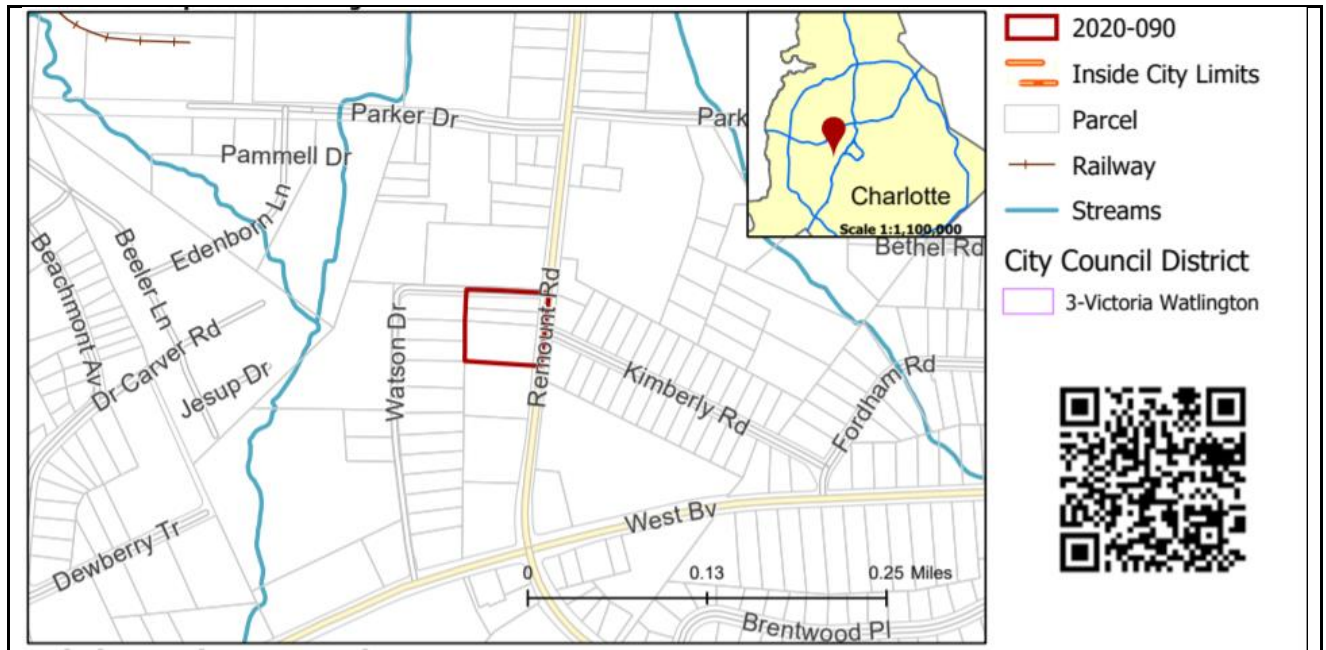


## REQUEST

Current Zoning: R-22MF (multifamily residential)  
Proposed Zoning: TOD-TR (transit oriented development - transit transition)

## LOCATION

Approximately 1.566 acres located along the south side of Watson Drive, the west of Remount Road, and north of West Boulevard.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-TR (transit oriented development-transit transition) on a parcel developed with single family dwellings located between Parker Drive and West Boulevard. The parcel is located less than ½ mile from the [proposed](#) Remount Transit Station [on the LYNX Silver Line](#).

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Remount, LLC  
Remount, LLC  
Fred Guin, Anthony Fox  
Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the *Central District Plan* recommendation for multifamily residential uses up to 22 units per acre.

### Rationale for Recommendation

- The subject site is approximately .35 mile walk of the [proposed](#) Remount Road Transit Station on the LYNX Silver Line.
- Use of conventional TOD-TR (transit oriented development-neighborhood 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.
- CATS staff is in the process of refining the LPA and will begin station area planning in 2021 which will include urban design, land use and infrastructure recommendations. CATS is supportive of zoning districts that allow transit-oriented development form and density within 1 mile of transit stations.

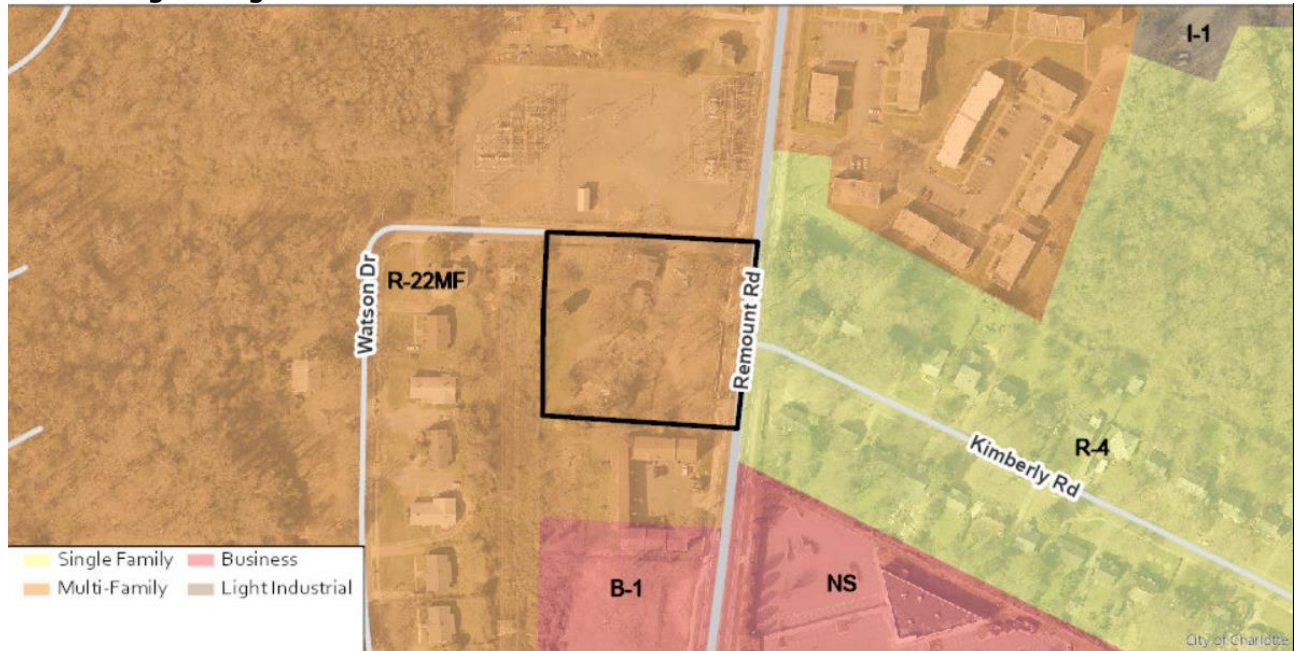
The approval of this petition will revise the adopted future land use from multifamily residential uses up to 22 dwelling units per acre as specified in the *Central District Plan* to transit oriented development for the site.

#### PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-TR (transit oriented development-transit transitional) zoning district. Uses allowed in the TOD-TR district include residential, commercial, institutional, and government uses.

- **Existing Zoning and Land Use**



The site is developed with single family residential homes and is surrounded by a mix of single family homes, commercial uses, warehouse/distribution, and institutional in various zoning districts.





The site is developed with single family residential homes.



East are single family homes



West are single family homes and vacant land.





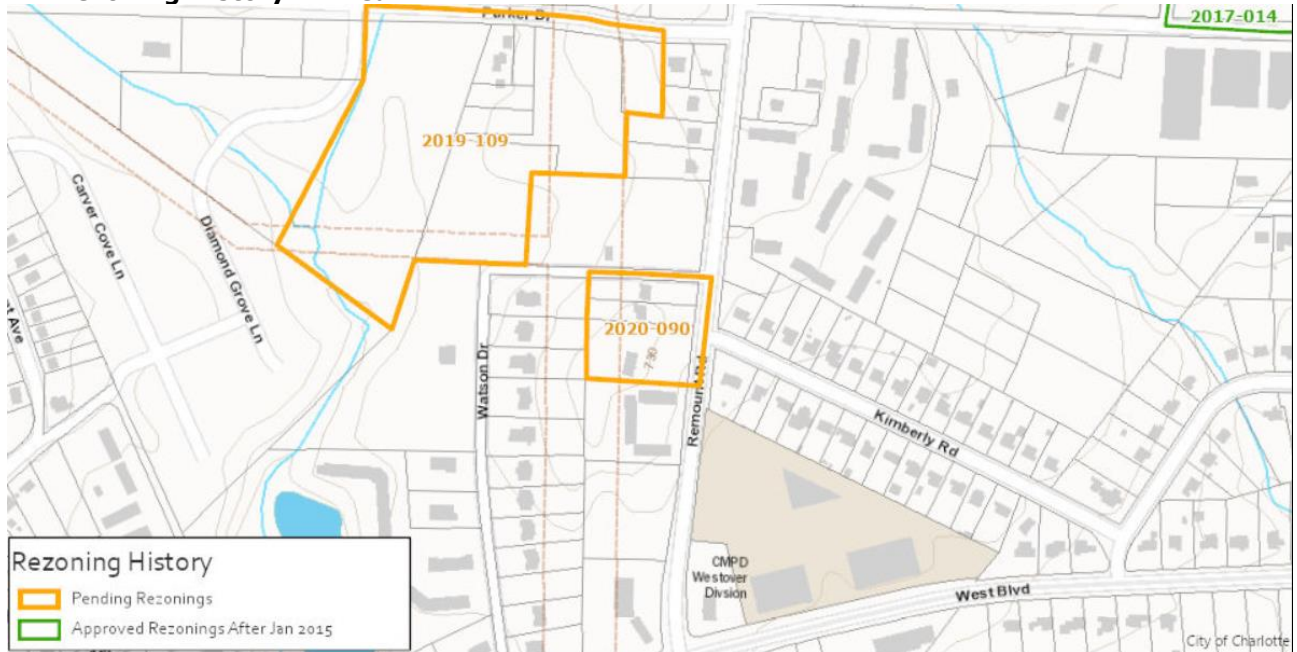
North is a transmission station.



South, along Remount Road, are residential and retail uses.

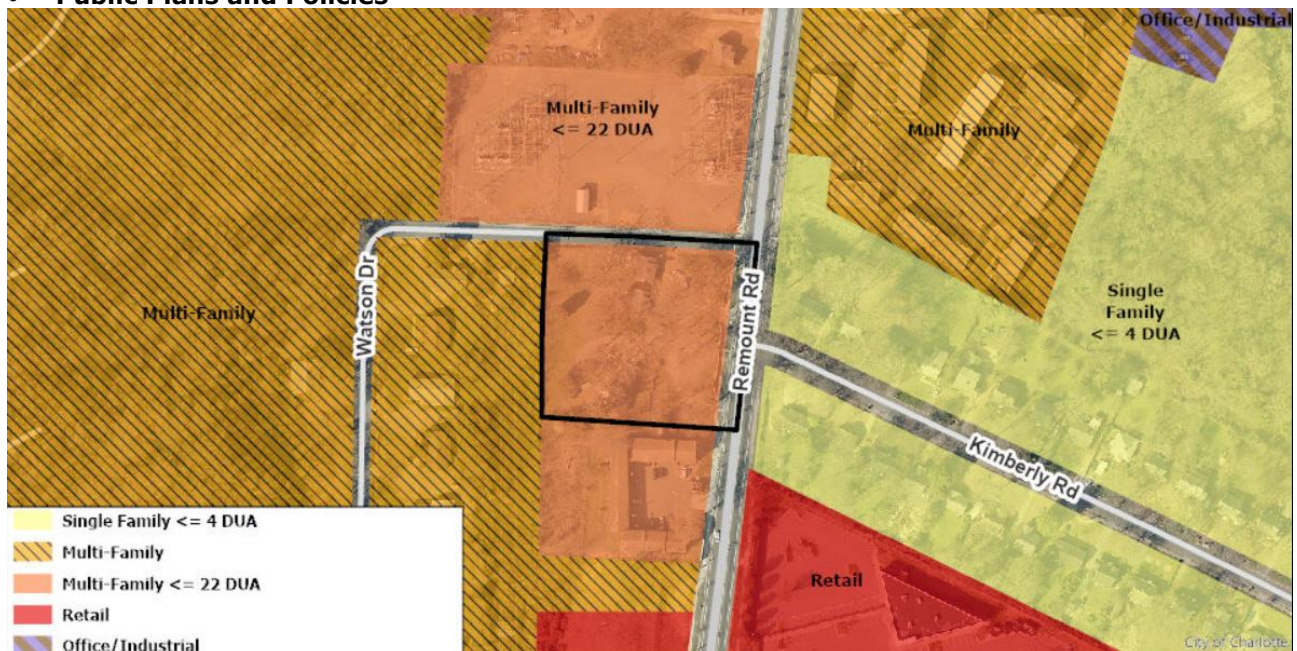


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-109	Rezone 8.15 acres from R-22MF to I-2.	Pending
2017-014	Rezoned 17.57 acres from R-4 and I-1 to MUDD-O.	Approved

- Public Plans and Policies**



- The Central District Plan (1993) recommends multifamily residential up to 22 dwelling units per acre.
- For over 20 years the Charlotte Area Transit System (CATS) has identified Independence Blvd as a rapid transit corridor. Various transit stations and vehicle technology have been studied during that time. In 2016, a 13 mile LYNX Silver light rail Locally Preferred Alternative (LPA) from Uptown Charlotte to the Town of Matthews was adopted by the Metropolitan Transit Commission (MTC). In November 2017, CATS staff began identifying alternative Silver Line light rail corridor alignments from Center City to Gaston County, with the goal of completing the complete east - west Silver Line system by the year 2030. In January 2019, CATS staff recommended that the Southeast LYNX Silver Line continue through Uptown Charlotte to

Wilkinson Blvd with a terminus in the City of Belmont in Gaston County. The MTC adopted that recommendation, formally creating a continuous LYNX Silver Line light rail project from the Matthews to Belmont. In 2020 CATS and its partners have started transit oriented development planning and design services in order to advance the project. It is CATS stated goal to complete the LYNX Silver Line by 2030. The subject parcel is within the East Independence Boulevard segment of the Silver Line LPA. The site associated with Petition #2020-090 is located within .5 mile of the proposed LYNX Silver Line light rail transit corridor and light rail station at Remount Road and Wilkinson Boulevard. CATS staff is in the process of refining the LPA and will begin station area planning in 2021 which will include urban design, land use and infrastructure recommendations. CATS is supportive of zoning districts that allow transit-oriented development form and density within 1 mile of transit stations.

- The site associated with Petition #2020-090 is located within .5 mile of the proposed LYNX Silver Line light rail transit corridor and light rail station at Remount Road and Wilkinson Boulevard. CATS staff is in the process of refining the LPA and will begin station area planning in 2021 which will include urban design, land use and infrastructure recommendations. CATS is supportive of zoning districts that allow transit-oriented development form and density within 1 mile of transit stations.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on Remount Road, a major thoroughfare, in between Wilkinson Blvd. and West Blvd. Currently, there are several CATS BUS facilities and routes located within ¼ mile of the site. Sidewalks and curb and gutter exist along Remount Road, however, CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with city ordinances and to develop a street network to serve the TOD zoning requested.
- There are no active projects in this site.
- See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 30 trips per day (based on 3 single family homes).
    - Entitlement: 185 trips per day (based on 34 apartment units).
  - Proposed Zoning: Too many uses to determine.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** The site associated with Petition #2020-090 is located within .5 mile of the proposed LYNX Silver Line light rail transit corridor and light rail station at Remount Road and Wilkinson Boulevard. CATS staff is in the process of refining the LPA and will begin station area planning in 2021 which will include urban design, land use and infrastructure recommendations. CATS is supportive of zoning districts that allow transit-oriented development form and density within 1 mile of transit stations. See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 3 students, while the development allowed under the proposed zoning may produce 0 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 0 students. The development allowed under the existing zoning could generate 7 students, while the development allowed under the proposed zoning is to be determined (too many uses to determine).
  - The following data is as of the 2019-20 school year:
    - Barringer Academic Center: from 92% to TBD
    - Sedgefield Middle: from 73% to TBD
    - Harding University High: 132% to TBD
  - See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Watson Street and an 8-inch water distribution main along Remount Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Remount Road.
- **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) regarding ground water services.
  - **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