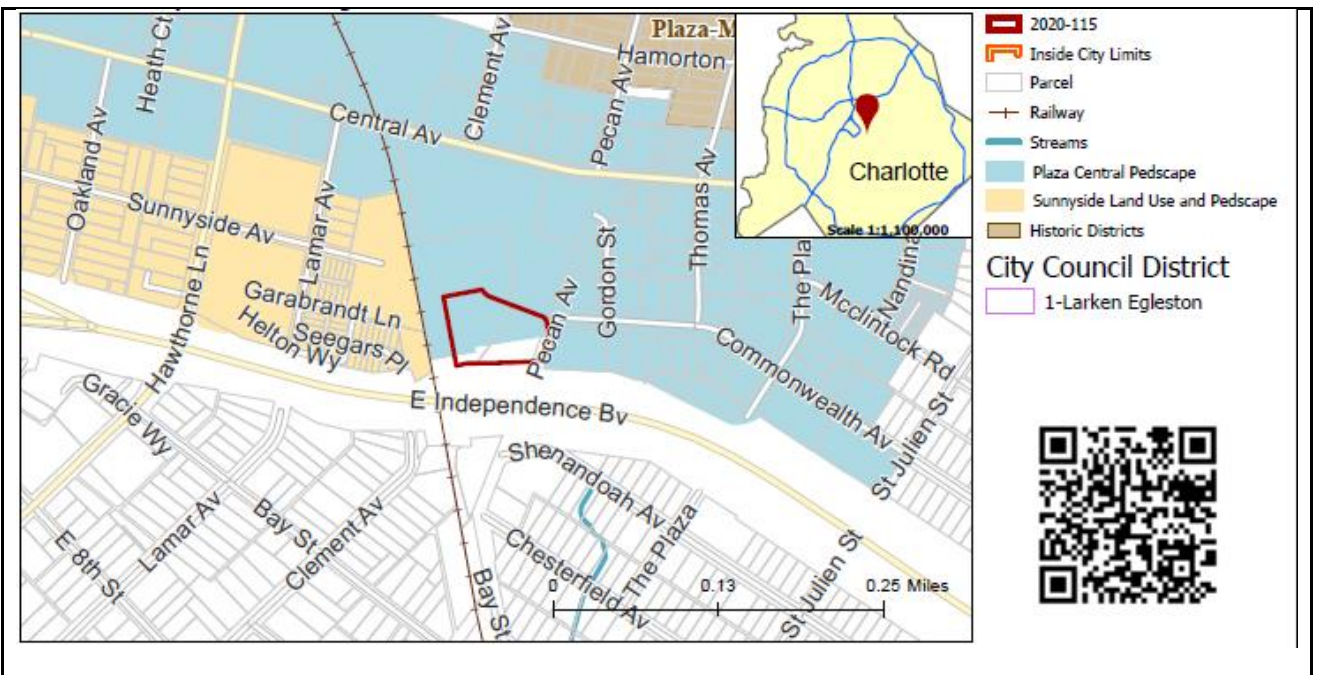


**REQUEST**

Current Zoning: B-2 PED (general business, pedestrian overlay)  
Proposed Zoning: TOD-UC PED (transit oriented development - urban center, pedestrian overlay)

**LOCATION**

Approximately 2 acres located on the west side of Pecan Avenue, north of Independence Boulevard, south of Central Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow transit oriented uses on a parcel of land primarily used as a parking lot and vacant land on the west side of Pecan Avenue between Central Avenue and East Independence Boulevard.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

TGASCE Central Square LLC c/o Crosland Southeast  
Crosland Southeast  
Collin Brown and Brittany Lins/Alexander Ricks  
Meeting is not required.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Plaza Central Pedscape Plan* recommendation for multi-family residential uses greater than 12 units per acre/office/retail.

Rationale for Recommendation

- The request is less than 1/4 mile from the proposed Pecan Avenue Station along the LYNX Silver Line.
- The site is just over a 1/4 mile from the proposed LYNX Gold Line Plaza stop at the intersection of Central Avenue and The Plaza.
- The adopted plan recommends multi-family residential greater than 12 units per acre/office/retail for surrounding parcels. The

adopted plan recommendation is consistent with the with the uses in areas planned for TOD.

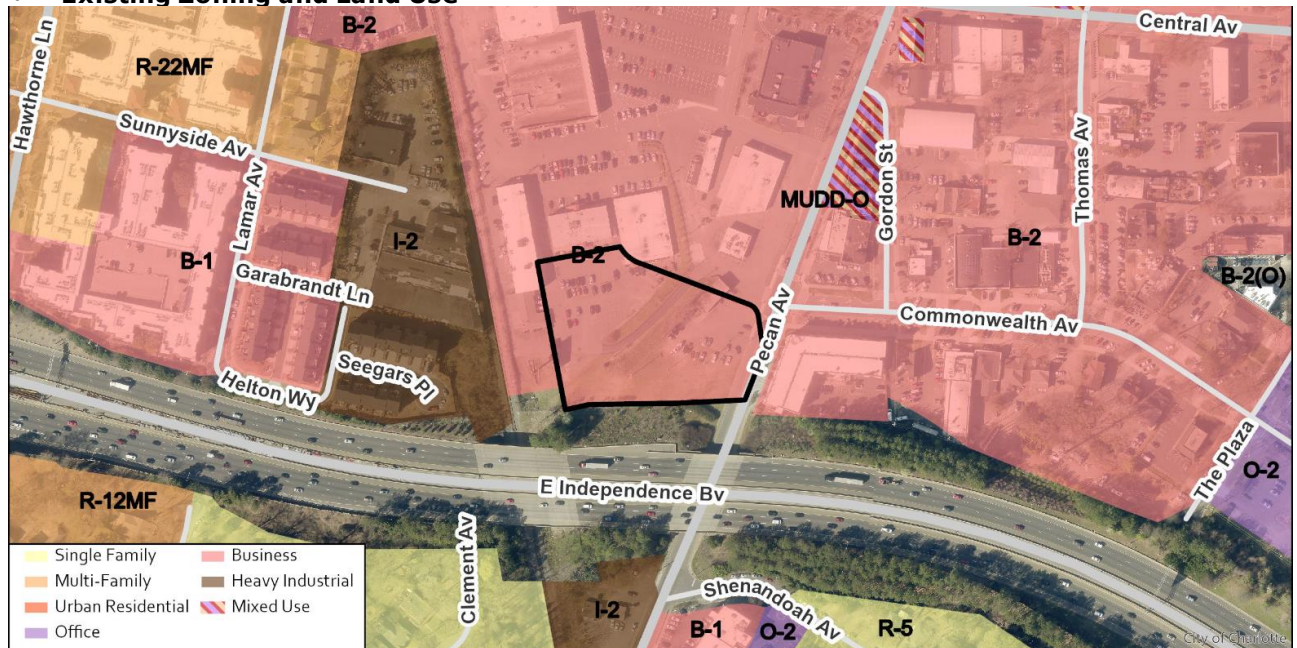
- A portion of the subject parcel was rezoned to B-2 PED via petition 2020-036 in order to establish zoning for acreage that was previously part of Independence Boulevard right-of-way.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- This petition would allow a richer mix of uses to help this property be in keeping with the vision of the *Plaza-Central Pedscape Plan's* overall vision of "creating a vibrant, mixed use district..."

## 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. Uses permitted in the TOD-UC zoning district include residential, commercial, institutional and governmental.

### • Existing Zoning and Land Use



- The site is primarily parking lot and vacant with a small area of a Meineke building's car lifts. The site is surrounded by residential, commercial, and industrial uses in various zoning districts. A portion of the site was rezoned via 2020-026 to assign zoning to unnecessary right-of-way acreage.





The subject site is primarily parking lot and vacant with a small area of a Meineke building's car lifts.

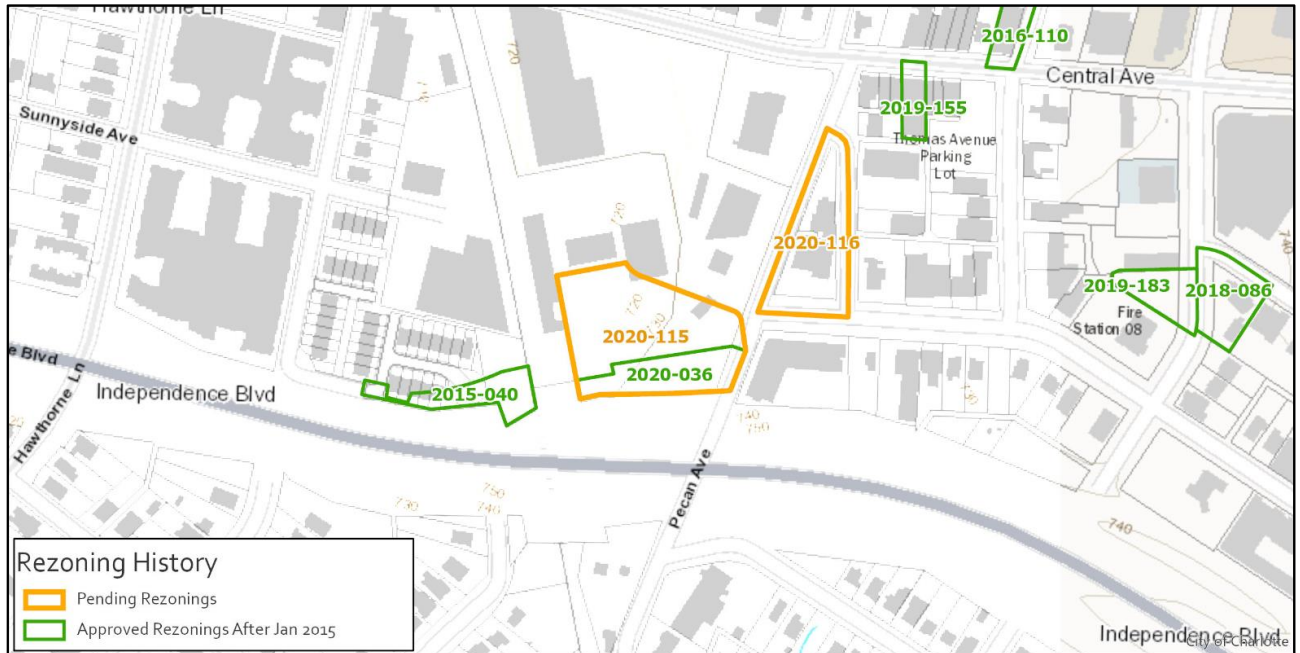


The site is adjacent to commercial and residential uses to the north along Pecan Avenue.





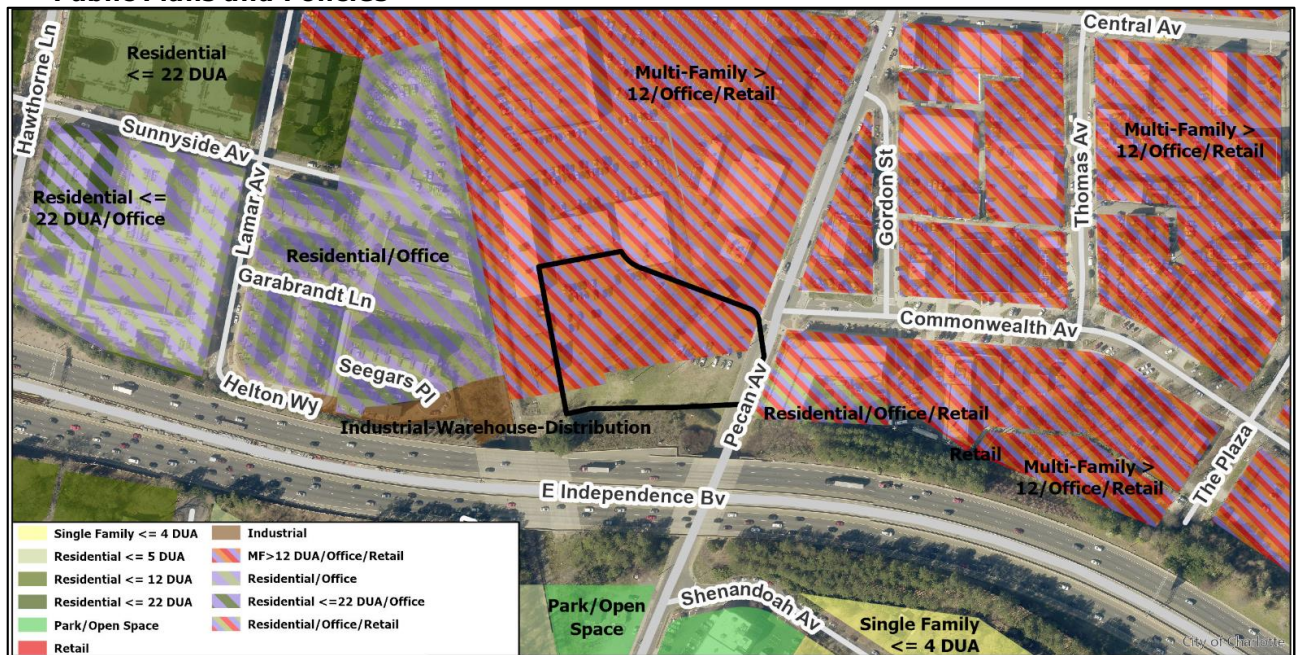
North and west are commercial uses and residential developments.



#### • Rezoning History in Area

Petition Number	Summary of Petition	Status
2020-116	Rezone 0.58 acres from MUDD-O PED to TOD-UC PED	Pending
2020-036	Assigned B-2 PED zoning to 0.56 acres	Approved
2019-183	Rezoned 0.24 acres from B-2 PED to B-2 PED-O	Approved
2019-155	Rezoned 0.18 acres from B-2 PED to B-2 PED-O	Approved
2018-168	Rezone 0.68 acres from MUDD(CD) to MUDD(CD) SPA	Withdrawn
2018-086	Rezoned 0.23 acres from B-2 to MUDD-O	Approved
2016-110	Rezoned 0.25 acres from B-2 to MUDD-O	Approved
2015-040	Assigned I-2 PED zoning to 0.459 acres	Approved

#### • Public Plans and Policies



- The *Plaza Central Pedscape Plan* recommends multi-family greater than 12 units per acre/office/retail uses for the majority of the site. The adopted plan does not recommend land uses for the portion of the site rezoned per petition 2020-036.

- **TRANSPORTATION SUMMARY**

- The site is located on a minor thoroughfare within a Transit Oriented Development District. It is less than 1/8 mile from the nearest transit (bus) stop. The Area Plan tentatively identifies Independence Boulevard at Pecan Avenue as a rapid transit station for the CATS southeast transit line. The Future LINX Silver Line Station is planned to be located 80 feet south of the project site. Coordination with CATS is strongly recommended prior to and during the permitting process. During the Permitting Phase, the petitioner's site plan needs to meet the ordinance requirements. Please note that this rezoning falls within an ongoing Central-Pecan Traffic Impact Study (TIS).
- **Active Projects:**
  - Silver Line Rail – alignment and schedule TBD
  - Silver Line Rail Trail – alignment and schedule TBD
  - Gold Line Streetcar Future Phase
- **Transportation Considerations**
  - Traffic Study This site falls within the limits of the ongoing Central-Pecan Traffic Impact Study (TIS). A separate TIS has not been requested for the complete review of this petition; however, a separate traffic study may be required during the permitting process if the site plan generates more than 2,500 trips or more trips than currently reflected in the referenced TIS.



- See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Vehicle Trip Generation:**
  - Current Zoning:
  - Existing Use: Vacant
  - Entitlement: 2,650 trips per day (based on 30,000 square foot of retail).
  - Proposed Zoning: Too many uses to determine (based on TOD-UC).

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

- **Charlotte Area Transit System:** For over 20 years the Charlotte Area Transit System (CATS) has identified Independence Boulevard as a rapid transit corridor. Various transit stations and vehicle technology have been studied during that time. In 2016, a 13-mile LYNX Silver Line 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 Boulevard 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 Town of Matthews to the City of Belmont. In 2020, CATS and its partners have started transit oriented development planning and design services in order to advance the project.

The site associated with #2020-115 is located adjacent to the proposed Pecan Avenue LYNX Silver Line light rail transit (LRT) station which is planned to be at grade with East Independence Boulevard. The site is also near the CityLYNX Gold Line Streetcar corridor (Phase 3) on Central Avenue and the existing CATS local bus route #9. CATS is in the process of re-evaluating the Silver Line LPA which may or may not impact properties in this rezoning petition. A final LPA decision is expected early 2021. CATS supports direct pedestrian connections to the Pecan Station and zoning districts that allow transit-oriented development form and density within a ½ mile distance 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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the proposed zoning is to be determined (too many uses to determine). 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 12-inch water distribution main located along Central Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Central Ave. See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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.

---

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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