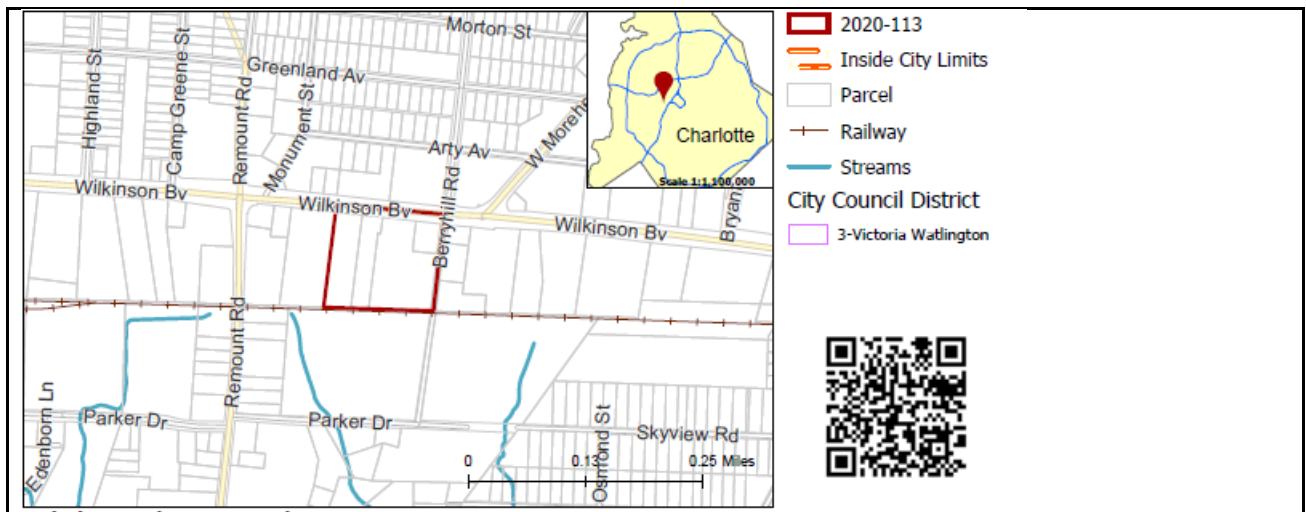


## REQUEST

Current Zoning: I-1 (light industrial)  
Proposed Zoning: TOD-CC (transit oriented development – community center)

## LOCATION

Approximately 6.95 acres located along the south side of Wilkinson Boulevard and along the west side of Berryhill Road.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-CC (transit oriented development-community center) district on a vacant parcel located less than ½ mile from the proposed Remount Transit Station on the LYNX Silver Line in West Charlotte.

## PROPERTY OWNER

SP-Charlotte LLC; Vekash Holdings II LLC

## PETITIONER

Catalyst Partners

## AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins/Alexander Ricks

## COMMUNITY MEETING

Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the *Bryant Park Land Use and Streetscape Plan* recommendation for warehouse/distribution uses.

### Rationale for Recommendation

- The subject site is less than .15 mile from the proposed Remount Road Transit Station on the LYNX Silver Line.
- Use of conventional TOD-CC (transit oriented development-community 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 .50 mile of transit stations.

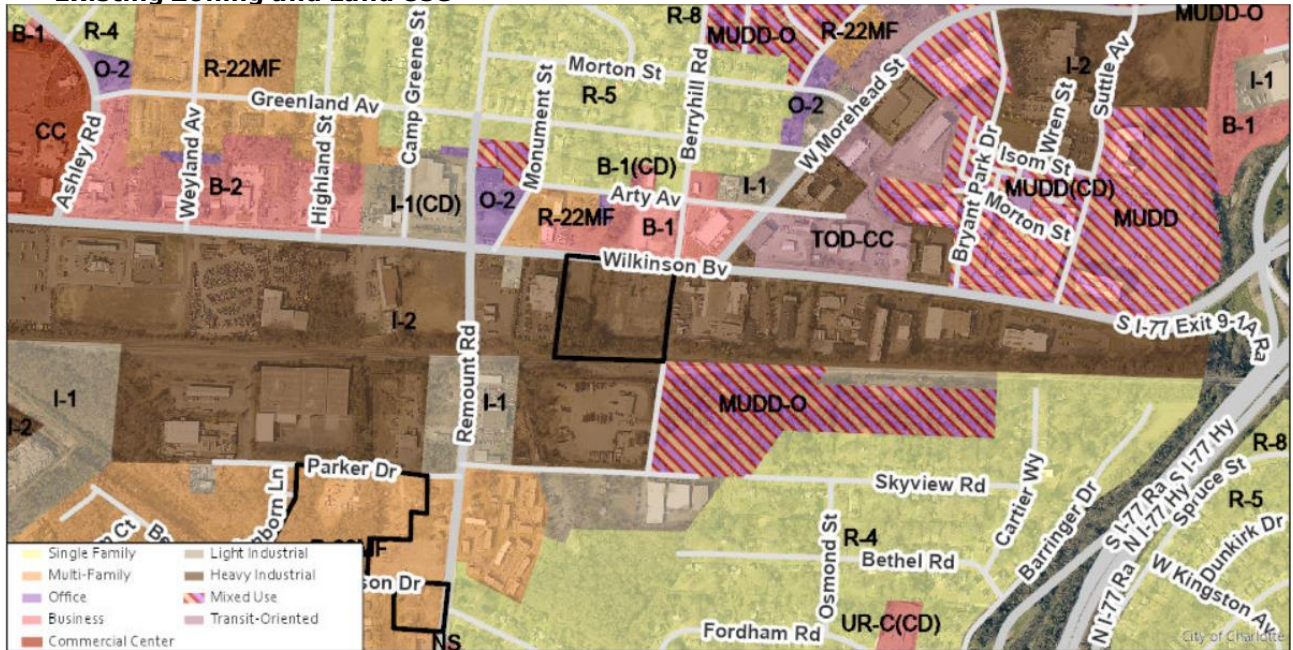
The approval of this petition will revise the adopted future land use from warehouse/distribution as specified in the *Bryant Park Land Use and Streetscape Plan* to transit oriented development for the site.

### PLANNING STAFF REVIEW

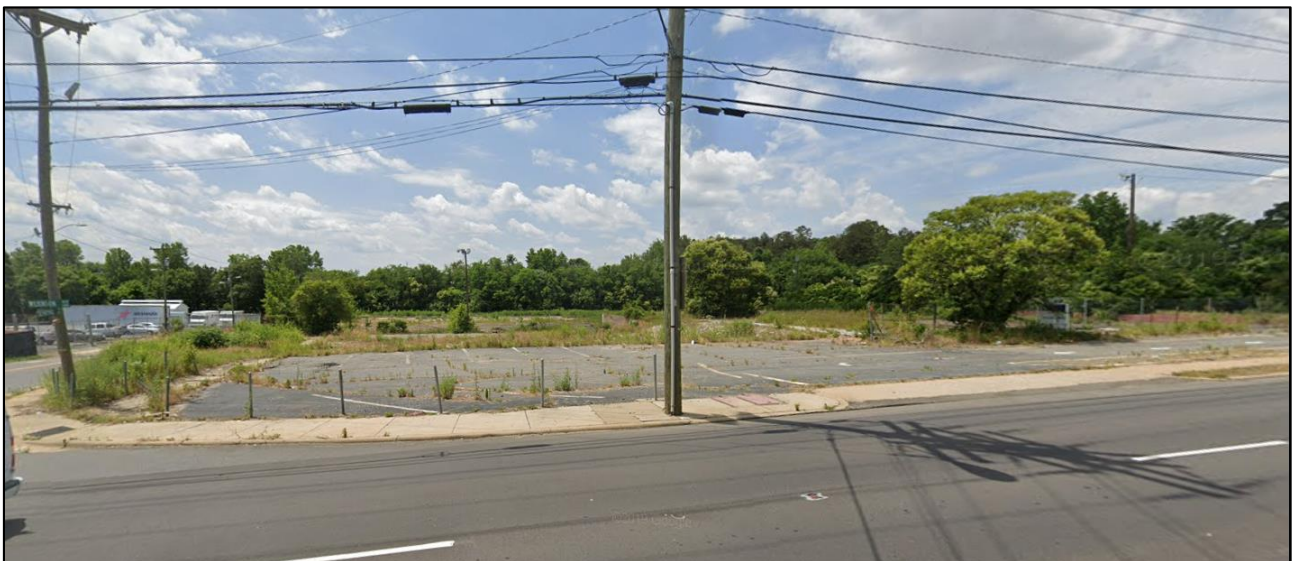
- **Proposed Request Details**

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

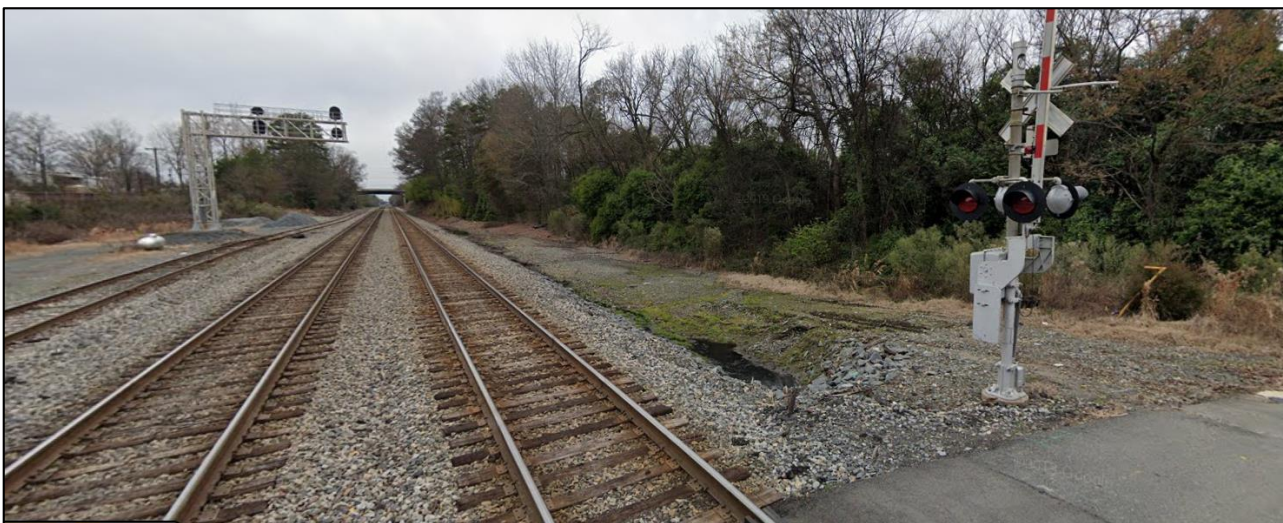
- **Existing Zoning and Land Use**



The site is currently vacant and surrounded by industrial, office, retail, warehouse/distribution uses along Wilkinson Boulevard. North and south of Wilkinson Boulevard are industrial, warehouse/distribution, residential, and institutional uses.



The site is currently vacant.



The Southern Railway abuts the site to the south.



Along Wilkinson Boulevard are industrial, office, retail, and warehouse/distribution uses.

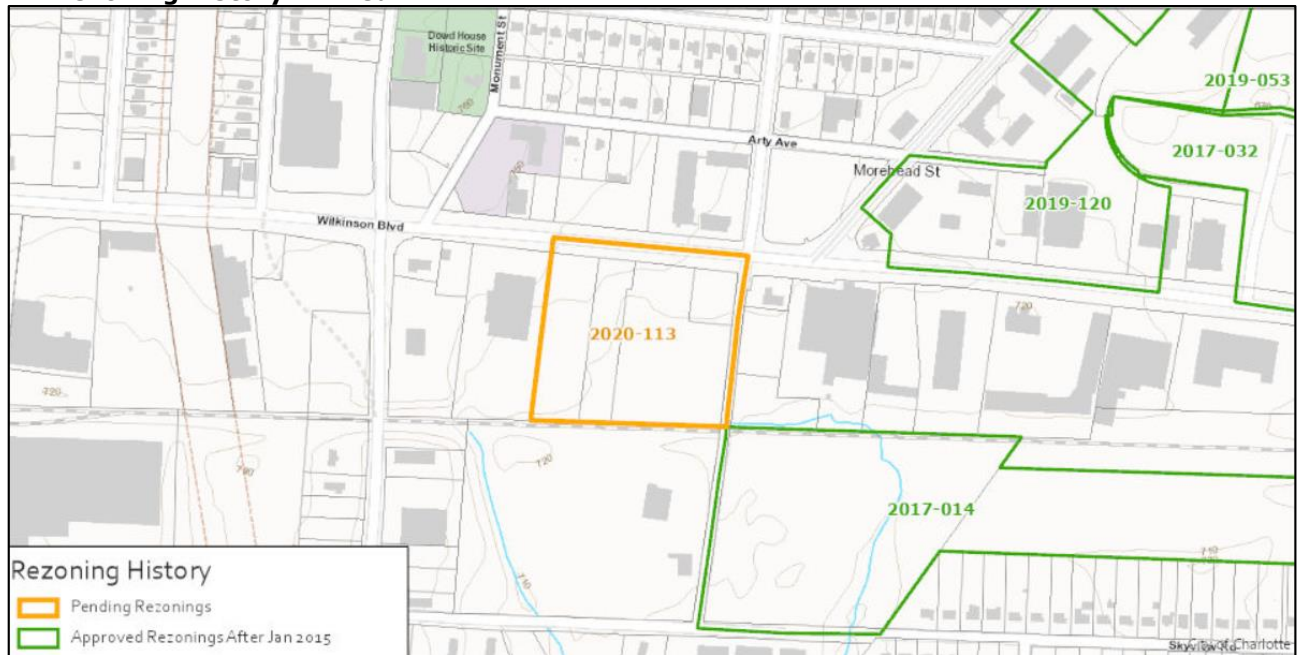


North of Wilkinson Boulevard are residential neighborhoods and institutional uses.



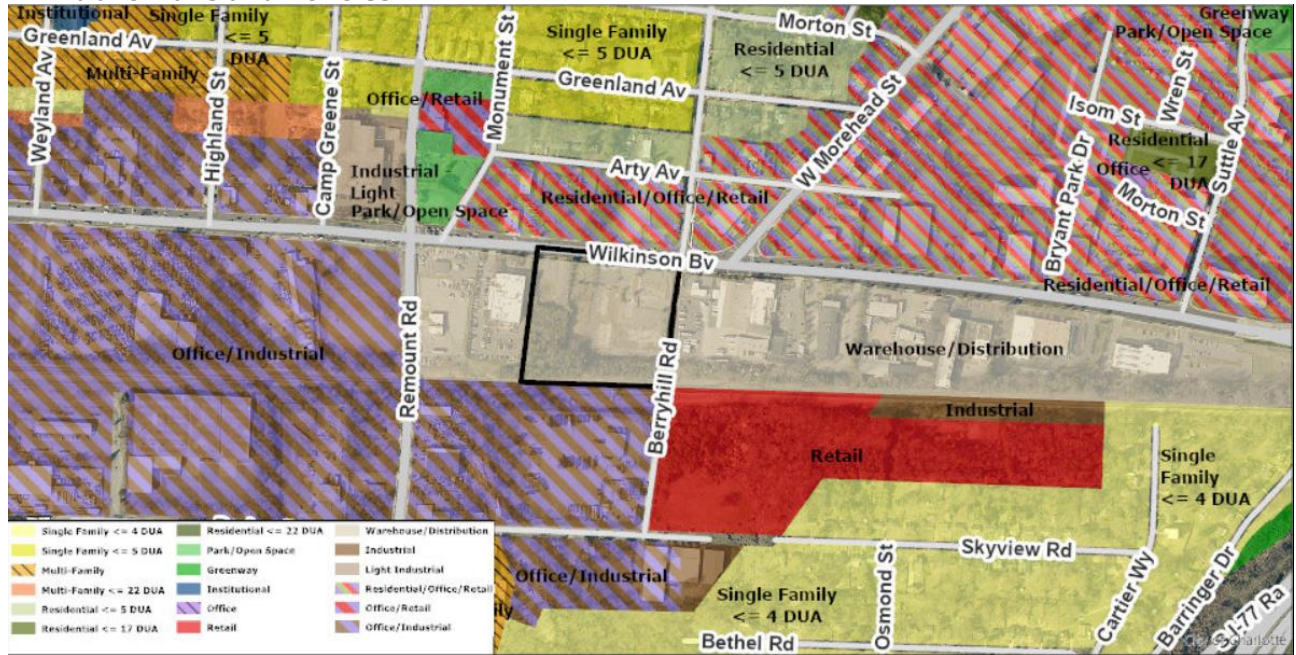
The site is immediately surrounded by a mix of industrial, office, retail, warehouse distribution uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-120	Rezoned 8.5 acres from I-2 to TOD-CC.	Approved
2019-056	Rezoned 4.95 acres from I-2 to MUDD-O.	Approved
2019-053	Rezoned 2.65 acres from O-1 and I-2 to MUDD-O.	Approved
2017-034	Rezoned 1.6 acres from O-1 to MUDD(CD).	Approved
2017-032	Rezoned 10 acres from I-2 to MUDD-O.	Approved
2017-014	Rezoned 17.57 acres from R-4 and I-1 to MUDD-O.	Approved

## • Public Plans and Policies



- The *Bryant Park Land Use & Streetscape Plan* (adopted 2007) recommends warehouse/distribution for this site and surrounding parcels on this side of Wilkinson Boulevard, in a pedestrian oriented form that anticipated a future transit line.
- The site is within 0.15 miles from a proposed future transit station stop for the CATS Silver Line. The *Bryant Park Land Use & Streetscape Plan* anticipated the West Transit Corridor as a proposed streetcar line, running along West Morehead Street and then Wilkinson Boulevard.
- The site associated with Petition #2020-113 is located along the western segment of the proposed Silver Line Light Rail Transit (LRT) corridor and within a ¼ mile of the proposed Remount Road LRT station. The adopted alignment is in the center of Wilkinson Boulevard. CATS is currently re-evaluating the alignment which may impact parcels along Wilkinson Boulevard. In this general location an alternate alignment adjacent to the Norfolk Southern freight rail corridor on the northern side is being evaluated. A final LPA decision is expected early 2021.
- CATS supports zoning districts that allow transit-oriented development form and density within a ½ mile distance of transit stations.

## • TRANSPORTATION CONSIDERATIONS

- The site is located at the corner of Wilkinson Boulevard and Berryhill Road, a state-maintained major thoroughfare and a city-maintained local road, near the intersection of Wilkinson and Morehead. This site is encouraged to provide transportation networks to complement better pedestrian and bicycle facilities, per Charlotte BIKES and WALKS policies. Additionally, this site will be immediately adjacent to the future LYNX Silver Line, ultimately providing multi-modal transportation options in this area to promote first-mile/last-mile initiatives. The cross-sections and curblane location(s) of Wilkinson Boulevard are to be determined based on active Silver Line Light Rail and Rail Trail planning. The petitioner is to coordinate with CATS regarding right-of-way locations, infrastructure placement, and any additional items pertinent to this development and Silver Line Light Rail and Rail Trail Planning.
- Active projects near the site:
  - CIP Project: LYNX Silver Line
    - Proposed Light Rail project from Central Piedmont Community College in the Town of Matthews to Monroe Road and Independence Boulevard through Uptown Charlotte then along Wilkinson Boulevard to the City of Belmont.
    - Schedule: TBD
- See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Vehicle Trip Generation:**
  - Current Zoning:
  - Existing Use: Vacant
  - Entitlement: 170 trips per day (based on 76,500 sq ft warehouse; 5.1 acres zoned I-2).
  - Proposed Zoning: Too many uses to determine.

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

- **Charlotte Area Transit System:** The site associated with Petition #2020-113 is located along the western segment of the proposed Silver Line Light Rail Transit (LRT) corridor and within a ¼ mile of the proposed Remount Road LRT station. The adopted alignment is in the center of Wilkinson Boulevard. CATS is currently re-evaluating the alignment which may impact parcels along Wilkinson Boulevard. In this general location an alternate alignment adjacent to the Norfolk Southern freight rail corridor on the northern side is being evaluated. A final LPA decision is expected early 2021. CATS supports 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 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 Wilkinson Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Berryhill 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