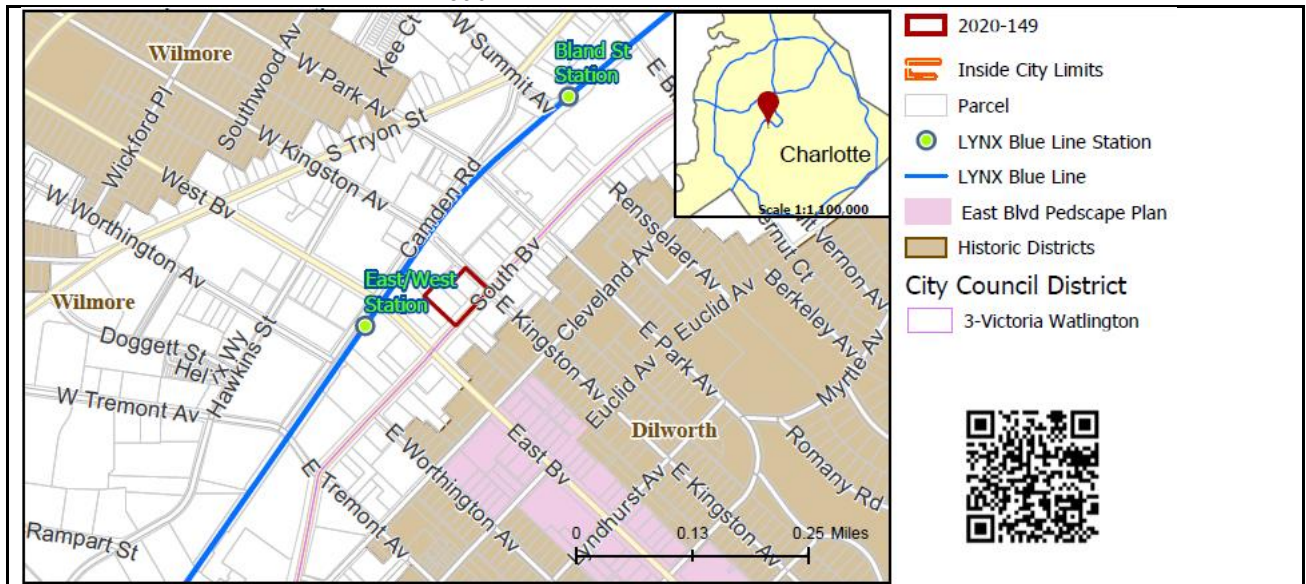


REQUEST

Current Zoning: MUDD-O (mixed use development, optional) and TOD-M(O) (transit oriented development-mixed use, optional)
Proposed Zoning: TOD-UC (transit oriented development – urban center)

LOCATION

Approximately 1 acre located in the western quadrant of the intersection of Kingston Avenue and South Boulevard, east of Camden Road.



SUMMARY OF PETITION

The petition proposes to allow all transit supportive uses per TOD-UC (transit oriented development – urban center) zoning for a 1-acre site that is within a 0.50 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line.

PROPERTY OWNER

Jomar of Charlotte LLC; ABW Charlotte LLC

PETITIONER

White Point Partners, LLC

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is not required.

STAFF

RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *South End Transit Station Area Plan* land use recommendations for transit supportive development.

Rationale for Recommendation

- The subject site is within 0.50-mile walk of the East/West Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for commercial uses to convert to transit supportive land uses.
- 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.

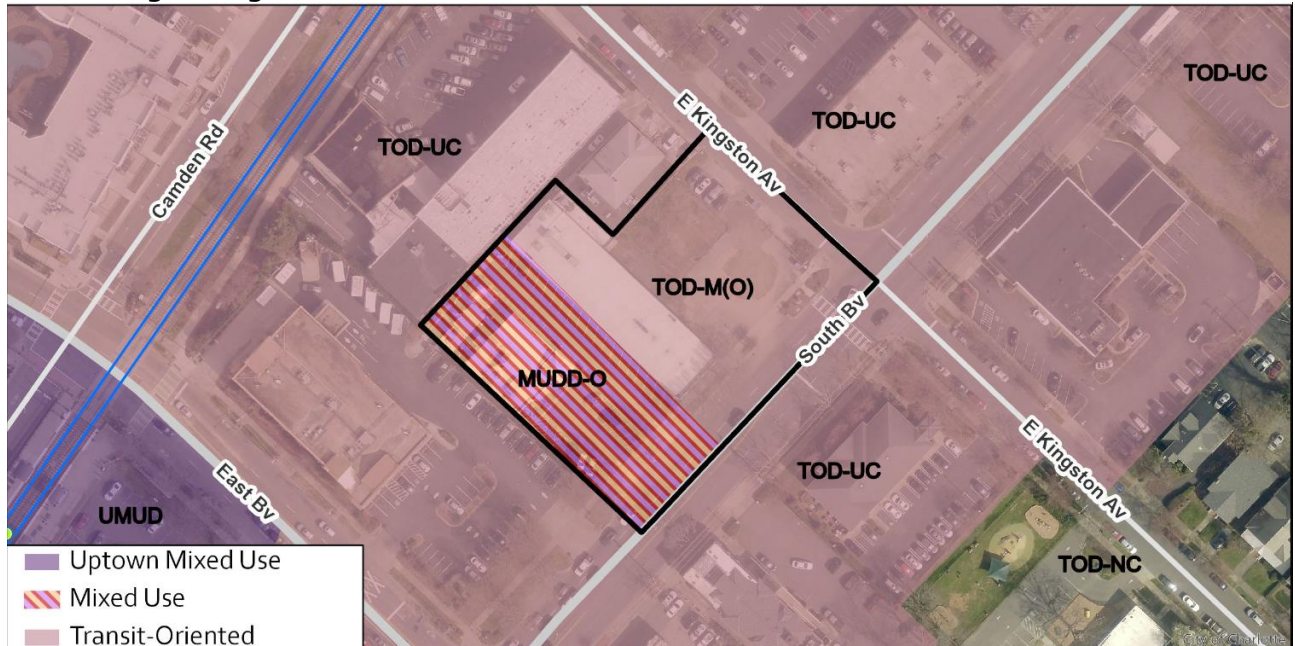
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

PLANNING STAFF REVIEW

• Proposed Request Details

- This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-UC (transit oriented development – urban center) zoning district. Uses allowed in the TOD-UC district include residential, retail, and civic uses.

• Existing Zoning and Land Use



- The rezoning site is surrounded by TOD and UMUD zoning districts and uses. A 0.52-acre portion of the site was rezoned to TOD-M(O) via petition 2017-149 to allow the reuse of existing 18,946 square foot building and vacant lot to allow all uses in the TOD-M district and 10,700 square feet for a patio and outdoor entertainment space. A 0.26-acre portion was rezoned from B-1 to TOD-M via petition 2015-074 to allow all uses in that zoning district. A 0.45-acre portion was rezoned to MUDD-O via petition 2013-081 to allow the reuse and expansion of an existing building and site in a more urban form.



The subject property is developed with commercial and retail uses.



North, across Kingston Avenue, is a commercial building.



East, along South Boulevard, are commercial and retail uses.

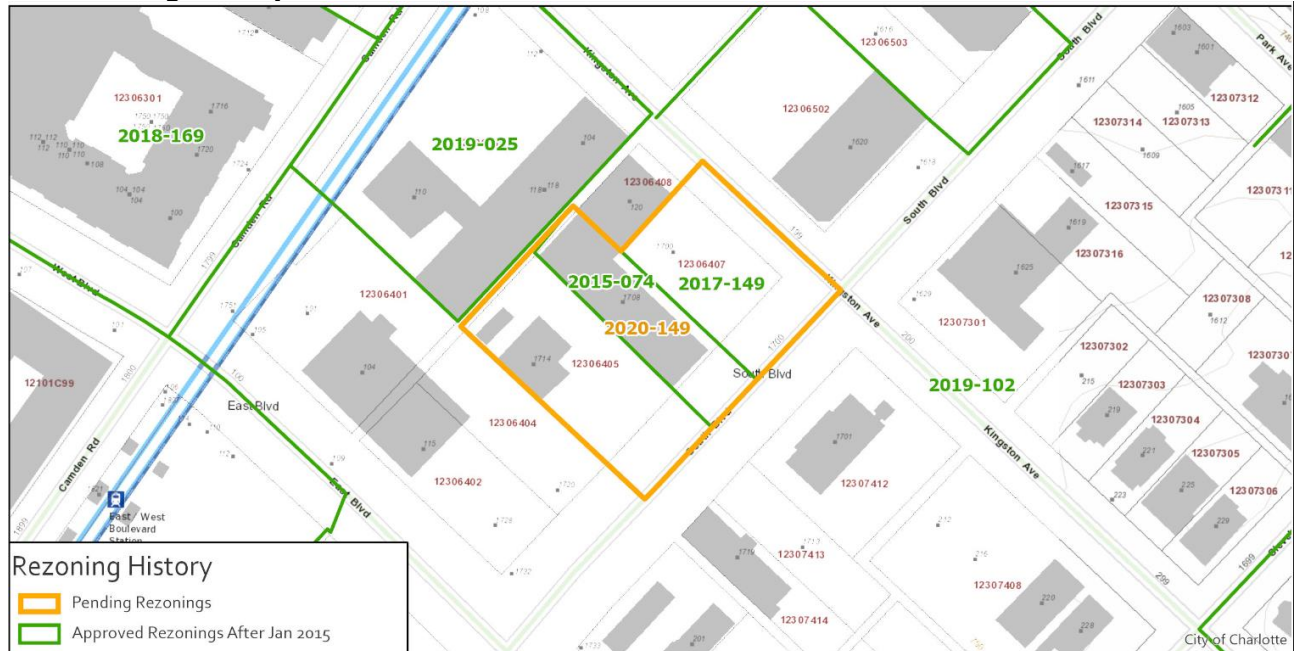


West are commercial and warehouse uses, apartments, condominiums, and the Lynx Blue Line.



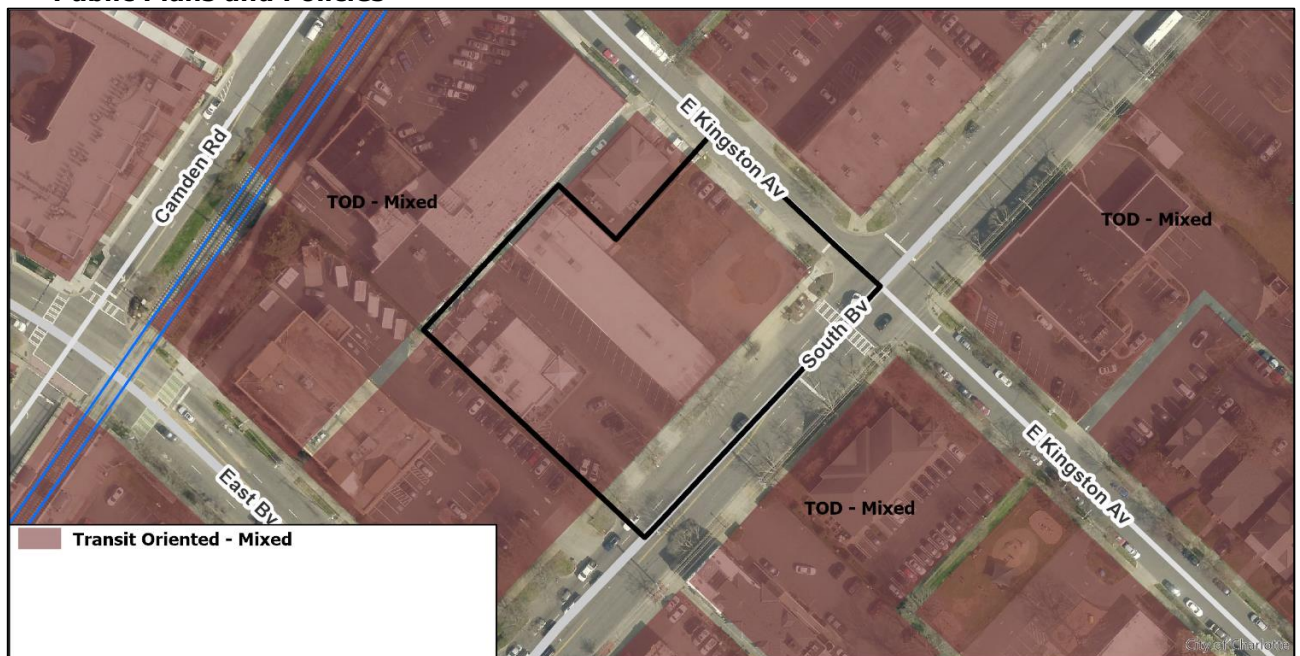
South is a retail drug store.

- 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
2019-025	Rezoned 1.20 acres from B-1 to TOD-UC.	Approved
2018-169	Text amendment to modify TOD requirements	Approved

- Public Plans and Policies**



- The *South End Transit Station Area Plan* (2005) recommends mixed-use transit supportive development for the subject site.

- TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare road, [South Boulevard] and a local road [Kingston Avenue]. A Traffic Impact Study (TIS) is not required for this review as this is a conventional rezoning petition. CDOT will work with petitioner during permitting to review how this project

may affect the South Boulevard Corridor Implementation project, which includes a HAWK signal at South Blvd and Kingston Ave.

- **Active Projects Near the Site:**

- South Boulevard Corridor Implementation.
 - Pedestrian and Bikes project, which provide a HAWK signal at South Blvd and Kingston Ave.
 - Construction was completed in early 2019. However, there are potential cross-section requirements to relocate the signal controller.
 - Valerie Hanes, Project Manager, vhanes@charlottenc.gov, (980) 214-7624.
- Charlotte City Pedestrian and Bike project along South Blvd and East Blvd.
 - Chapter 15 – Transit Oriented Development Districts. South End Vision Plan.
 - Construction is estimated for 2018 to 2020 for completion.
 - Monica Holmes with the City of Charlotte; Monica.Holmes@charlottenc.gov
- No outstanding issues. See advisory comments at www.rezoning.org.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 702 trips per day (based on 4,423 square feet of office use and 18,112 square feet of restaurant).

Entitlement: 1,575 trips per day (based on 14,000 square feet of MUDD uses).

Proposed Zoning: Too many uses to determine with TOD-UC zoning.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues. See advisory comments at www.rezoning.org.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Kingston Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along South Blvd. See advisory comments at www.rezoning.org.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues. See advisory comments at www.rezoning.org.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues. See advisory comments at www.rezoning.org.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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