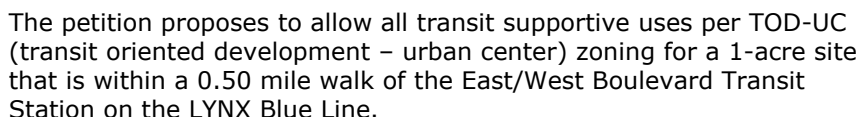




Current Zoning: MUDD-O (mixed use development, optional) and TOD-M(O) (transit oriented development-mixed use, optional)
Proposed Zoning: TOD-UC (transit oriented development – urban center)

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



Meeting is not required.

- 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.

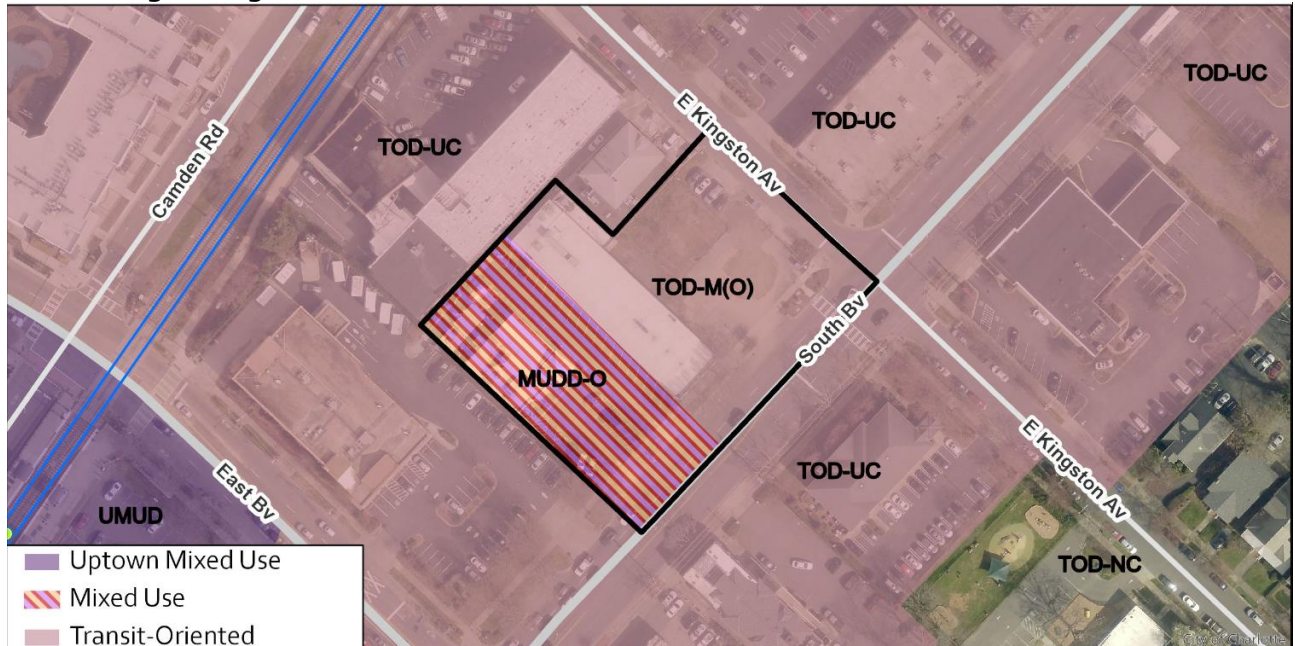
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

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.

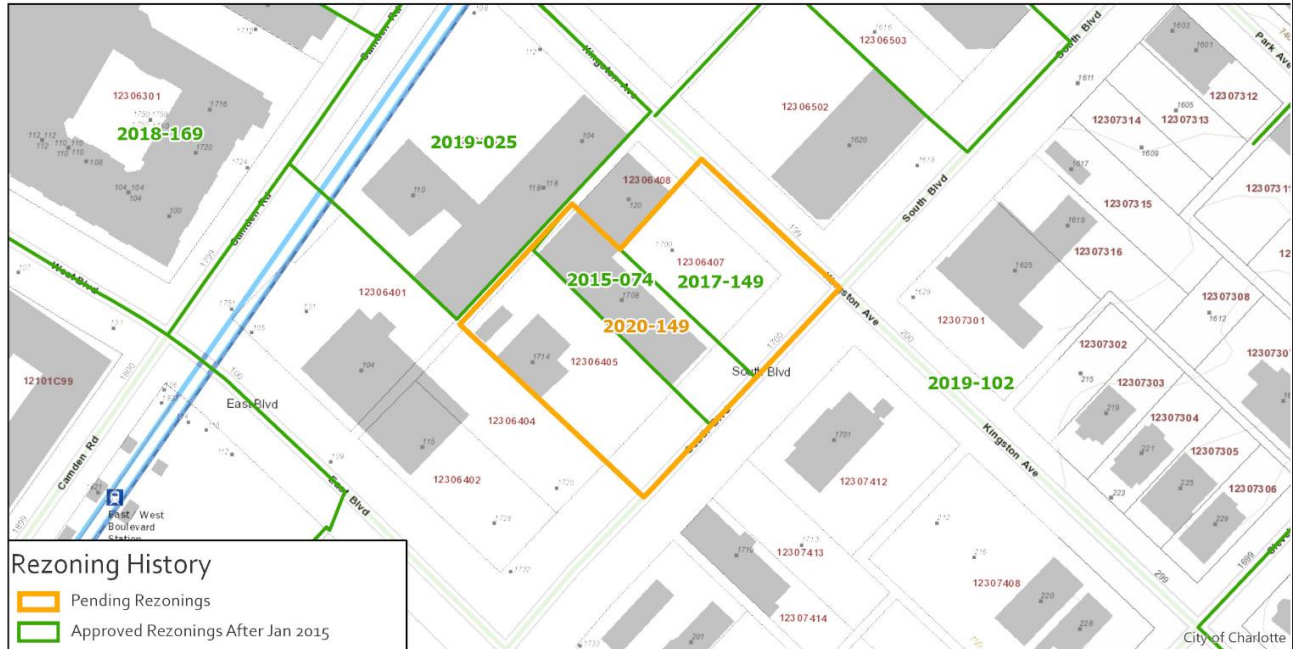


West are commercial and warehouse uses, apartments, condominiums, and the Lynx Blue Line.



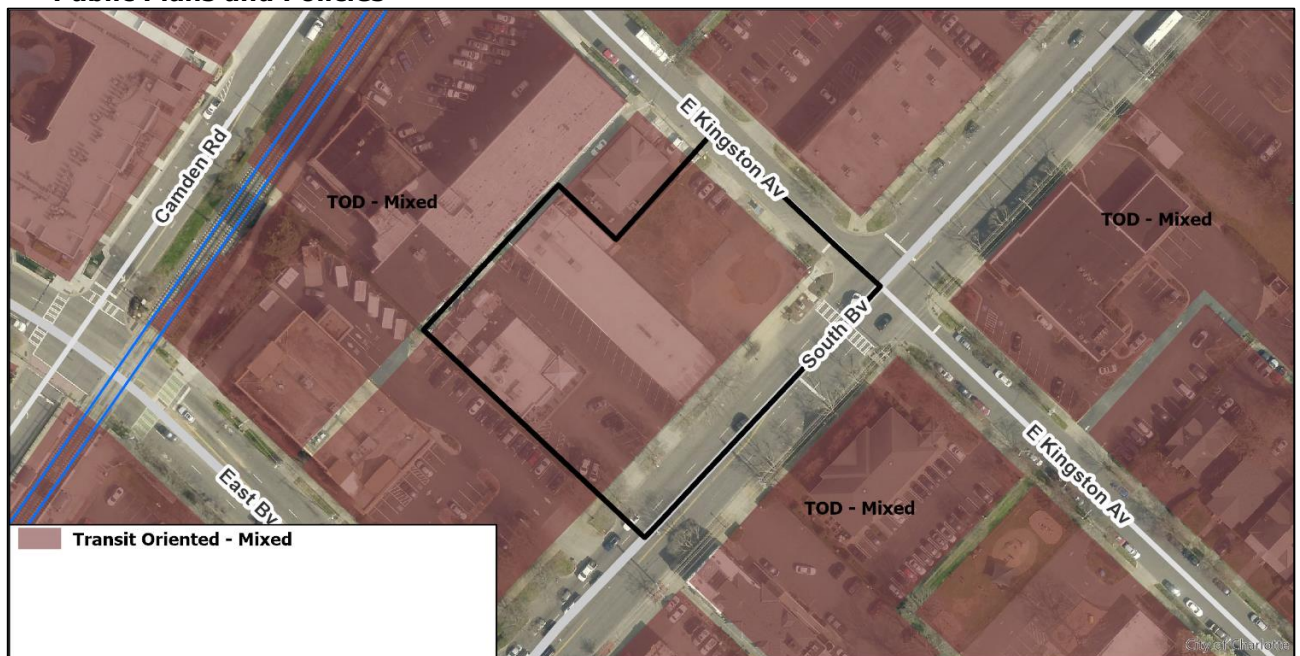
South is a retail drug store.

- 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