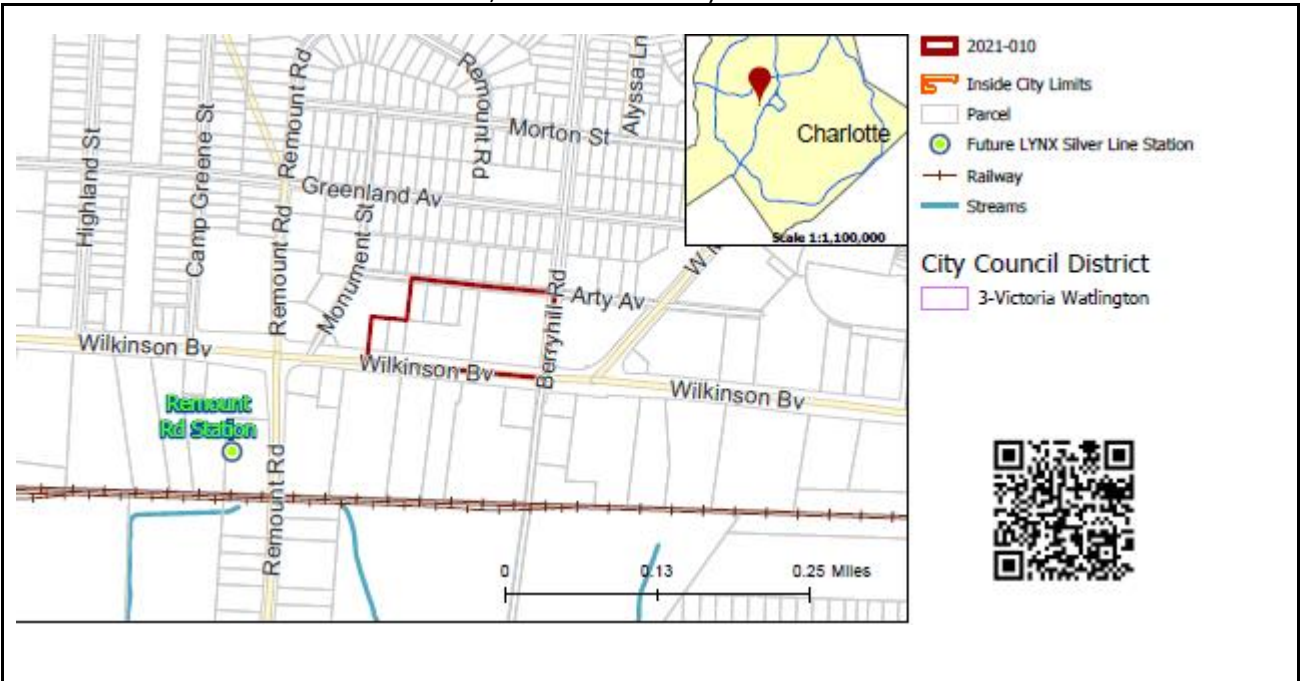


REQUEST

Current Zoning: B-1 (neighborhood business), O-2 (office), and R-22MF (multi-family residential)
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

LOCATION

Approximately 4.9 acres located north of Wilkinson Blvd, south of Arty Drive, and west of Berryhill Road.



SUMMARY OF PETITION

The petition proposes to redevelop several parcels to allow all uses in the TOD-NC zoning district.

PROPERTY OWNER

William Cotton Gilliam, Alice Elizabeth Gilliam, Newport Holdings SS LLC, Newport Holdings KL LLC, NVD Inc., Lucia Properties LLC, Daniel Edgar Fleming, and Michael Smith Wilson Estate

PETITIONER

AGENT/REPRESENTATIVE

Madison Capital Group
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 **consistent** with the *Bryant Park Land Use and Streetscape Plan* recommendation for residential/office/retail land uses for this site.

Rationale for Recommendation

- The proposed rezoning for transit oriented development, is consistent with the mixed-use land use recommendation for this site.
- The site is within a quarter mile walk from a proposed transit station, as part of CATS Silver Line light rail line project.

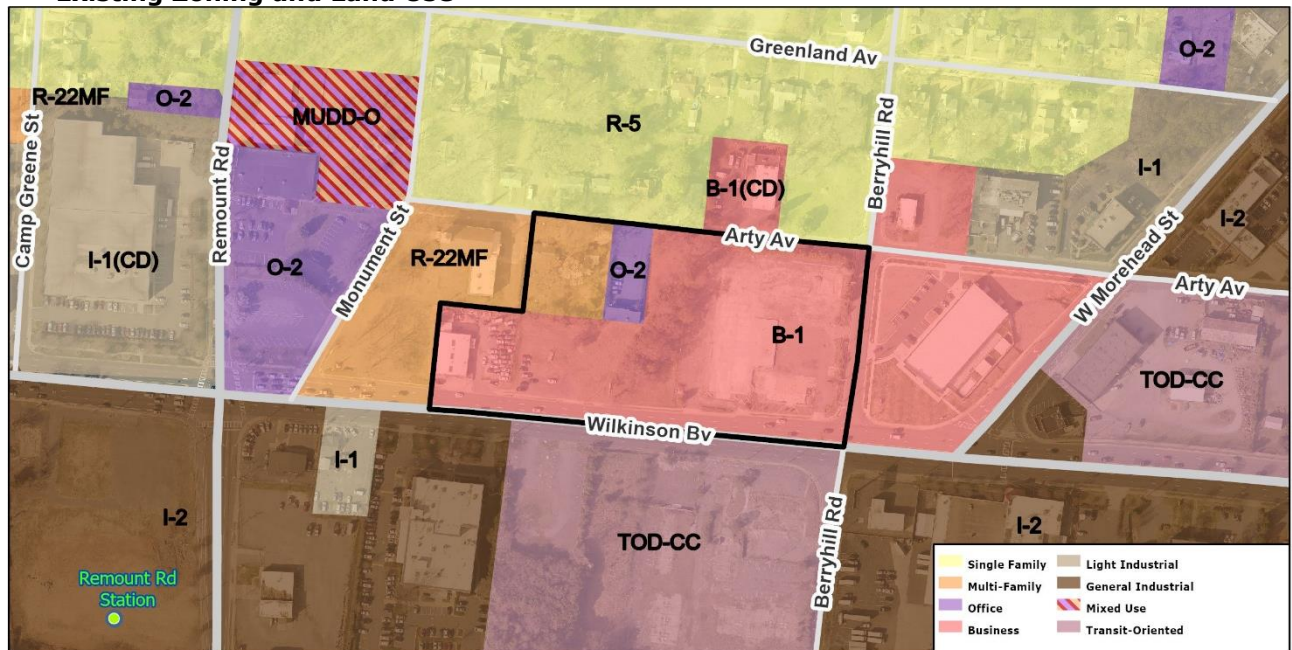
- Transit oriented development and mixed use developments have been approved along Wilkinson Boulevard and West Morehead Street on this corridor, less than five hundred feet from this site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The surrounding land uses include single family residential, religious institution, industrial, and business uses.



The site consists of vacant land, automotive repair, office, and single family houses. The site is marked with a red star.



The properties to the north are developed with single family homes, an office building, and vacant land. The site to be rezoned is marked with a red star.



The properties to the south consist of vacant parcels and an office building.



The property to the east is developed with pet service facility.



The property to the west is developed with a religious institution.

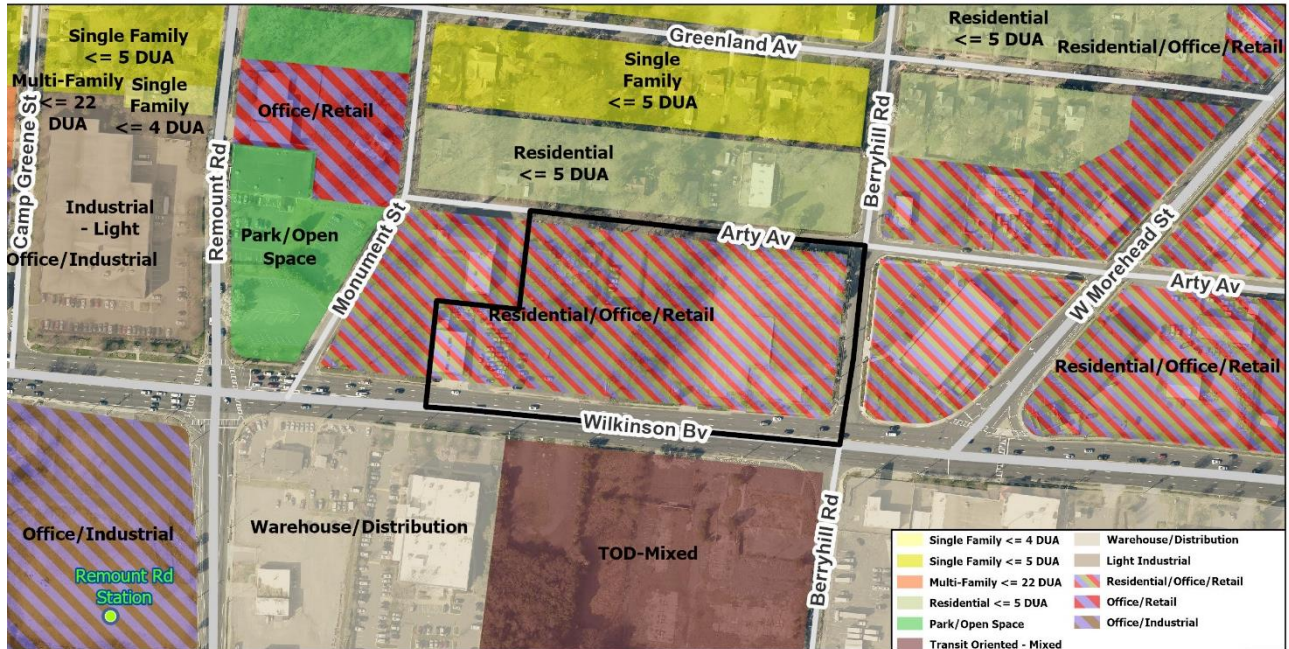
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-120	The petition rezoned property to TOD-CC (transit oriented development - community center).	Approved

2020-030	The petition rezoned property to MUDD-O (mixed use development district, optional) to adaptively reuse the buildings onsite, including the historic Dowd House, to allow up to 16,000 SF of office and/or commercial uses.	Approved
2020-113	The petition rezoned property to TOD-CC (transit oriented development-community center).	Approved

• **Public Plans and Policies**



- The *Bryant Park Land Use and Streetscape Plan* (adopted 2007) recommends residential/office/retail land uses for this site. The site is also located less than ¼ mile walk from a proposed Silver Line light rail transit station.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Arty Avenue, a City-maintained local street, Berryhill Road, a City-maintained collector street, and Wilkinson Boulevard, a State-maintained major thoroughfare. The petition is in the West Corridor inside Route 4.

• **Active Projects:**

- LYNX Silver Line Light Rail (and Rail Trail)
 - The draft refined alignment of the Silver Line will follow the freight rail corridor south of Wilkinson Blvd. With planned stations at Remount Rd and Suttle Ave, bicycle and pedestrian connectivity will be critical to meet the intent of TOD.
 - <https://charlottenc.gov/cats/transit-planning/Pages/silver-line.aspx>

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 200 trips per day (based on 2 dwellings, 5,191SF auto shop, and 2,196 SF Office).

Entitlement: 3,360 trips per day (based on 4,650 SF Office, 12 multi-family units, and 40,300 SF retail).

Proposed Zoning: Too many uses to determine (based on TOD-CC).

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 comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined. See advisory comments at 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 Wilkinson Blvd, via an 8-inch main on Berryhill Rd, and via a 6-inch main along Arty Ave.

Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Wilkinson Blvd and via an 8-inch main along Arty Ave. No outstanding issues.

- **City Arborist:** No comments submitted.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

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

Planner: Lisa Arnold (704) 336-5967