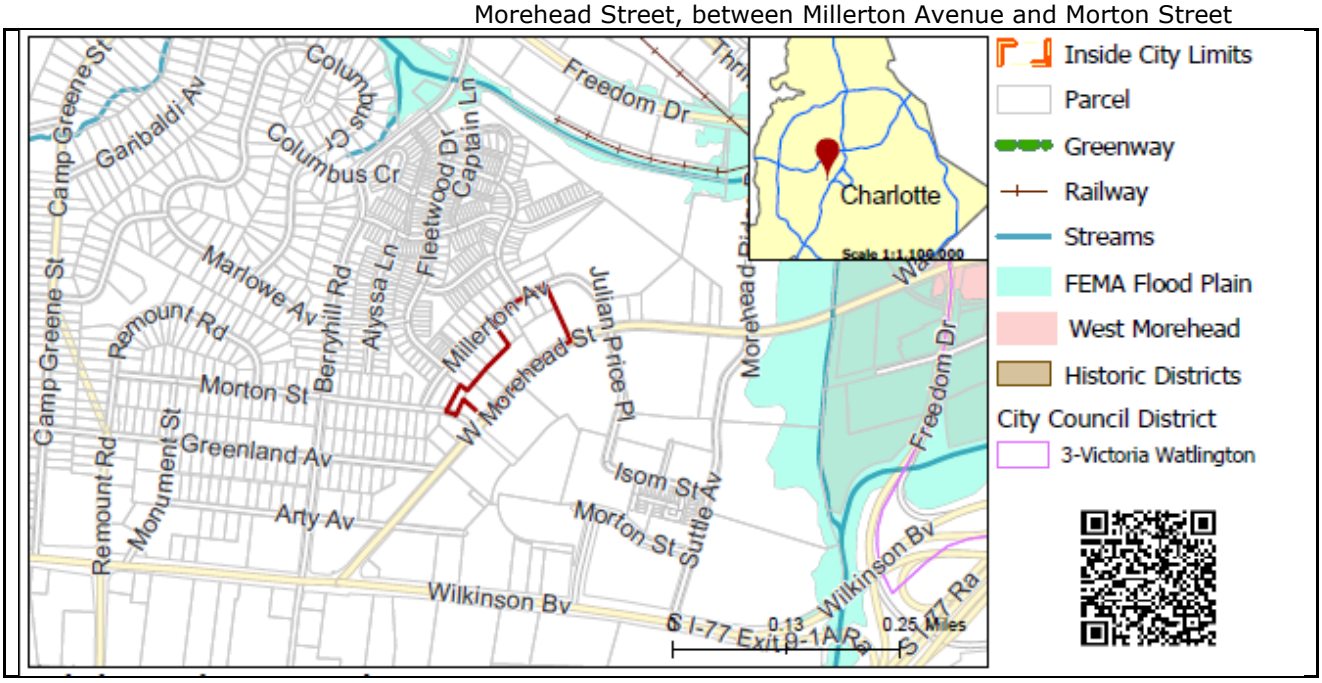
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-165
Post-Hearing Staff Analysis
March 5, 2020

REQUEST	Current Zoning: I-1 (Light Industrial), R-5 (Single Family Residential), R-22MF (Multi Family Residential), and O-2 (office) Proposed Zoning: TOD-CC (Transit Oriented Development – Community Center)
LOCATION	Approximately 4.0 acres located on the north side of West Morehead Street, between Millerton Avenue and Morton Street



SUMMARY OF PETITION	The petition proposes to allow all uses in the TOD-CC (transit oriented development - community center) district for the redevelopment of the parcel located in west Charlotte.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Multiple owners, see application on website. Wood Partners Collin Brown and Brittany Lins
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the mixed-use residential/office/retail land use recommended for a portion of the site and **inconsistent** with the single family up to 22 dwelling units per acre land use recommended for the other portion of the site, as per the *Bryant Park Land Use and Streetscape Plan*. <u>Rationale for Recommendation</u> • The proposed rezoning for transit oriented development, is consistent with the mixed-use land use recommendation for a large portion of this site. • The site is within a ¼ mile of two proposed transit stations on the CATS Silver Line.

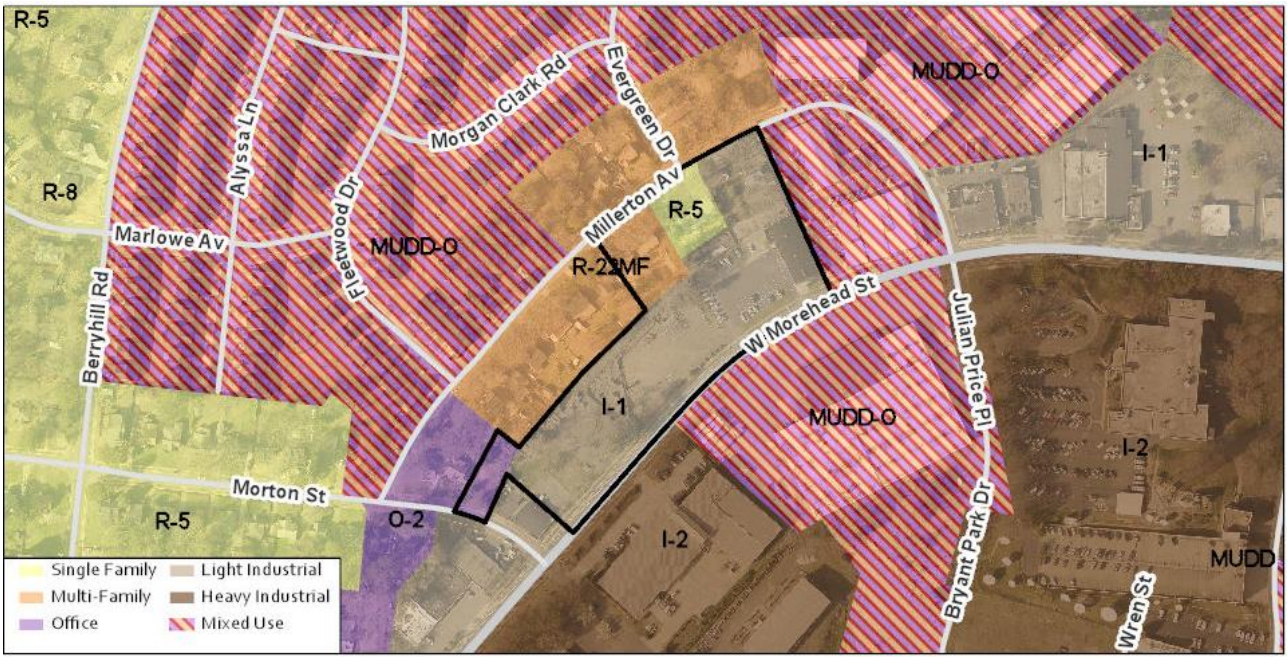
- Use of conventional TOD-CC (transit oriented development – community center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use for a portion of the property as specified by the *Bryant Park Land Use and Streetscape Plan*, from the residential recommendation mixed-use residential/office/retail development land use for the site.

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-CC zoning district.

- **Existing Zoning and Land Use**



The subject property is developed with various uses, including business uses, vacant land, and single family homes. The surrounding land uses consist of office/industrial uses and single family homes.

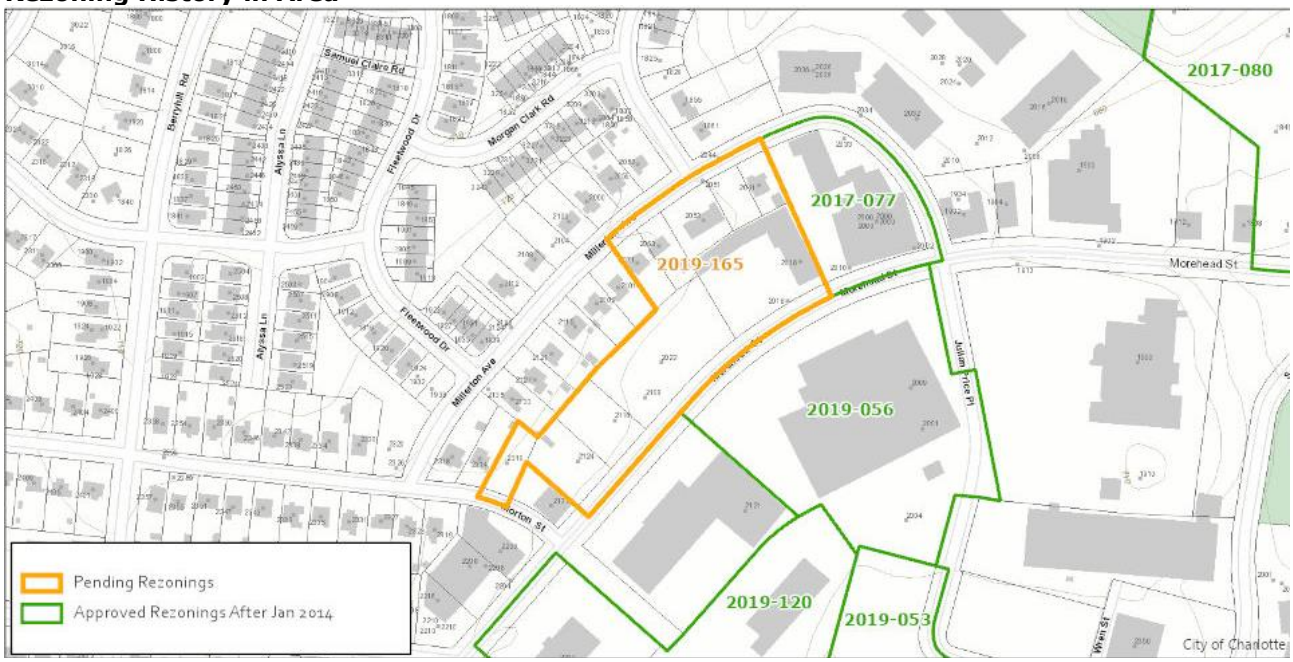
The subject property is developed with various uses, including business uses, vacant land, and single family homes. The subject property is outlined in red.

The properties to the north are developed with single family houses. The subject property is marked with a star.

The properties to the south are developed with industrial uses.

The property to the east is developed with office uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-032	Rezoned site to MUDD-O (mixed use development, optional) to allow up to 354 multi-family residential units.	Approved
2017-034	Rezoned site to MUDD-O (mixed use development, conditional) to allow up to 26 townhouse units.	Approved
2017-077	Rezoned site to MUDD-O (mixed use development, optional) to allow office and retail uses.	Approved
2017-080	Rezoned site to MUDD-O (mixed use development, optional) to allow a new residential community containing up to 280 dwelling units.	Approved
2019-053	Rezoned site to MUDD-O (mixed use development, conditional) to allow a townhouse community.	Approved
2019-056	Rezoned to allow commercial uses permitted by right and under prescribed conditions in the MUDD zoning district.	Approved
2019-120	Rezoned to allow all uses within the TOD-CC zoning district.	Approved

- **Public Plans and Policies**

- The *Bryant Park Land Use & Streetscape Plan* (adopted 2007) recommends a mixture of residential/office/retail land uses for a large portion of this site and surrounding parcels north of Wilkinson Boulevard, in a pedestrian oriented form that anticipated a future transit line.
- The site is within 0.25 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 proposed streetcar line, running along West Morehead street and then Wilkinson Blvd.

- **TRANSPORTATION SUMMARY**
  - The site is roughly bound by Morehead Street (major thoroughfare, state maintained), Morton Street (local, city maintained), and Millerton Avenue (local, city maintained). The site is in a corridor inside Route 4 and is within the limits of the Bryant Park Land Use & Streetscape Plan.
- **ACTIVE PROJECTS NEAR THE SITE:**
  - Suttle Avenue Sidewalk: This project will provide sidewalk, along Suttle Avenue between Morehead Street and Wilkinson Boulevard.
- **TRANSPORTATION CONSIDERATIONS**
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 250 trips per day (based on 10,380 sf office, 31,510 sf warehouse, and 4 dwellings).
    Entitlement: 50 trips per day (based on 30,850 sf office and 1 dwelling).
    Proposed Zoning: Too many uses to determine.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **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 12-inch water distribution main located along W Morehead Street and an existing 6-inch water distribution main located along Morton Street.
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- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along W Morehead Street and an existing 8-inch gravity sewer main located along Morton Street.
- No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **Urban Forestry:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

Planner: Lisa Arnold (704) 336-5967