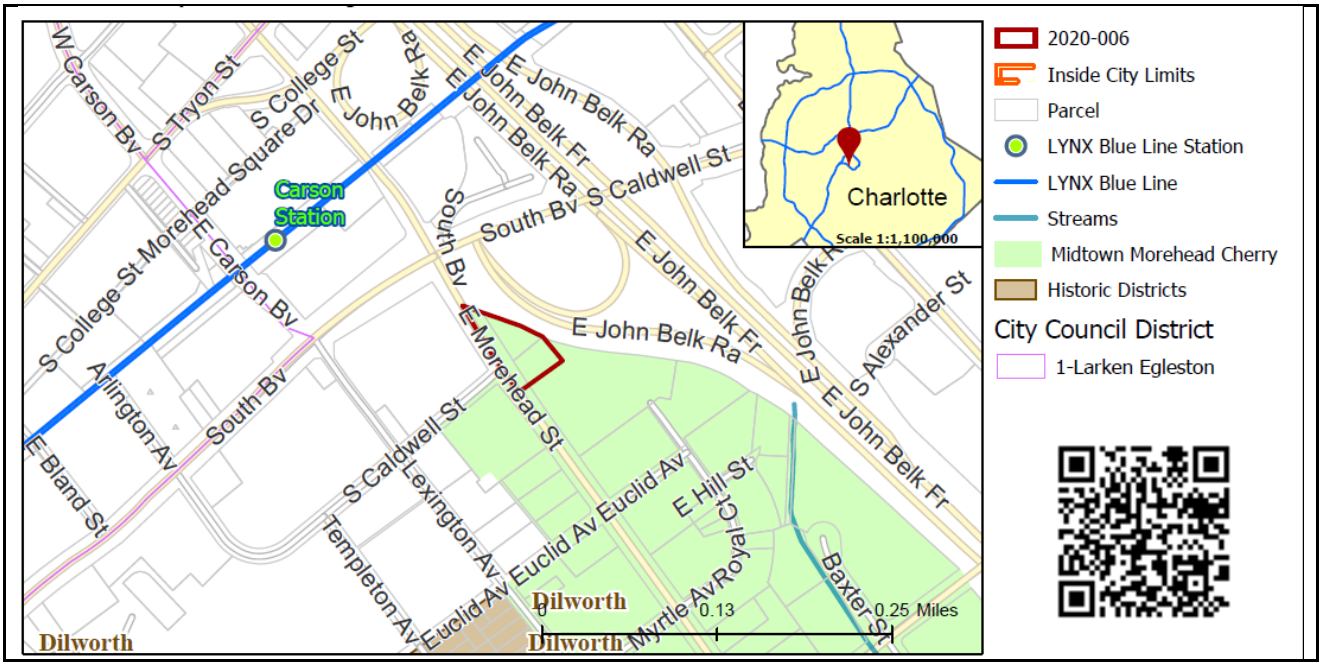
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-006
Final Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and UMUD PED (uptown mixed use district, pedestrian overlay) Proposed Zoning: TOD-UC (transit oriented development – urban center, pedestrian overlay)
LOCATION	Approximately 0.759 acres located on the northern side of East Morehead Street, south of John Belk Freeway, and east of South Boulevard.



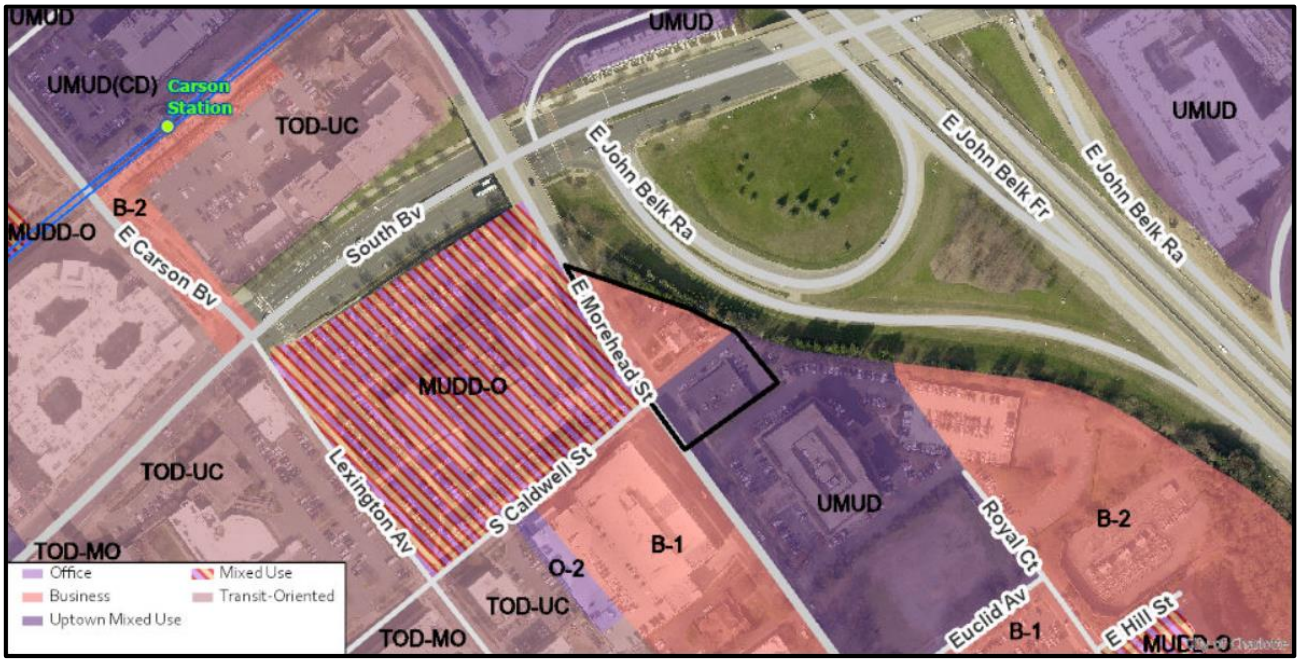
SUMMARY OF PETITION	The petition proposes to allow all uses in the TOD-UC (transit oriented development – urban center) on 2 lots located just outside Uptown. One lot is developed with a structure built in 1900 (The Mayes House) currently used as an office, and commercial building constructed in 1961 is situated on the other lot.
PROPERTY OWNER	JFW Realty, Inc Five Hundred One Associates, LLC
PETITIONER **AGENT/REPRESENTATIVE**	501 Associates, LLC c/o Erwin Capital Mark Kime, PLA
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the residential/office/retail land uses with a pedestrian overlay district recommended as per the *Midtown Morehead Cherry Plan*. <u>Rationale for Recommendation</u> • The proposed rezoning for transit oriented development, is consistent with the mixed-use land use recommendation. • The site is within a ¼ mile of the Carson LYNX Blue Line Station.

- 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.

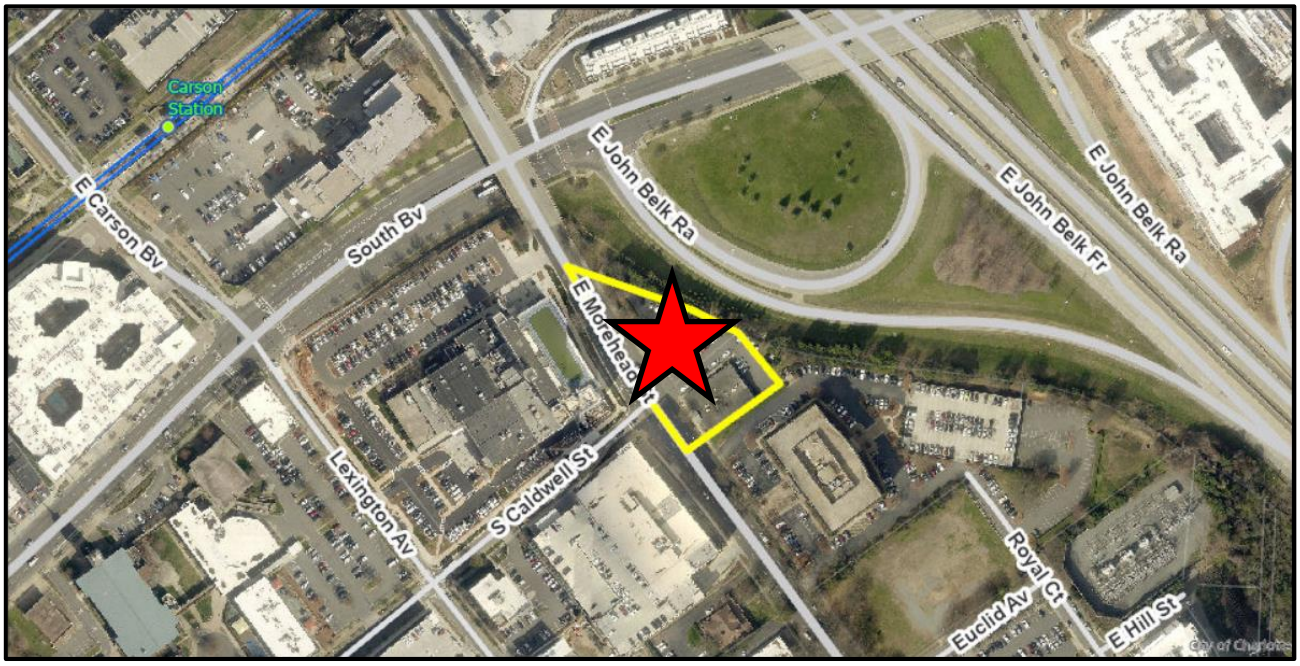
PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations and uses in the TOD-UC zoning district.
- **Existing Zoning and Land Use**

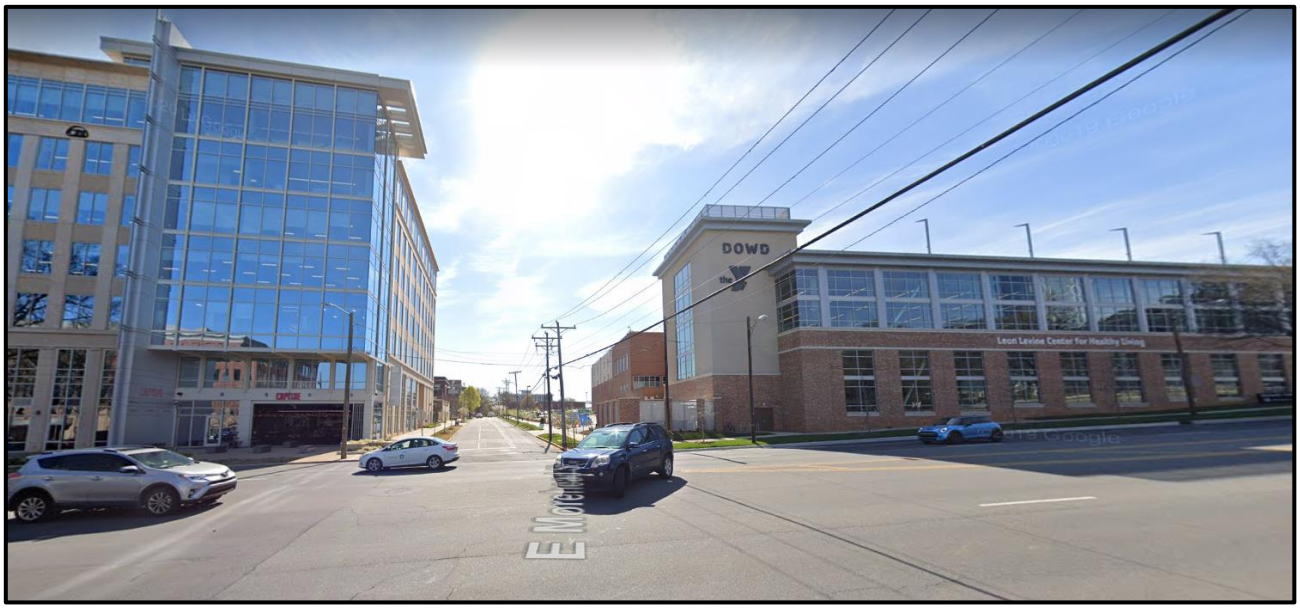


- The subject property is surrounded by a mix of institutional, office, residential, and retail uses in various zoning districts.

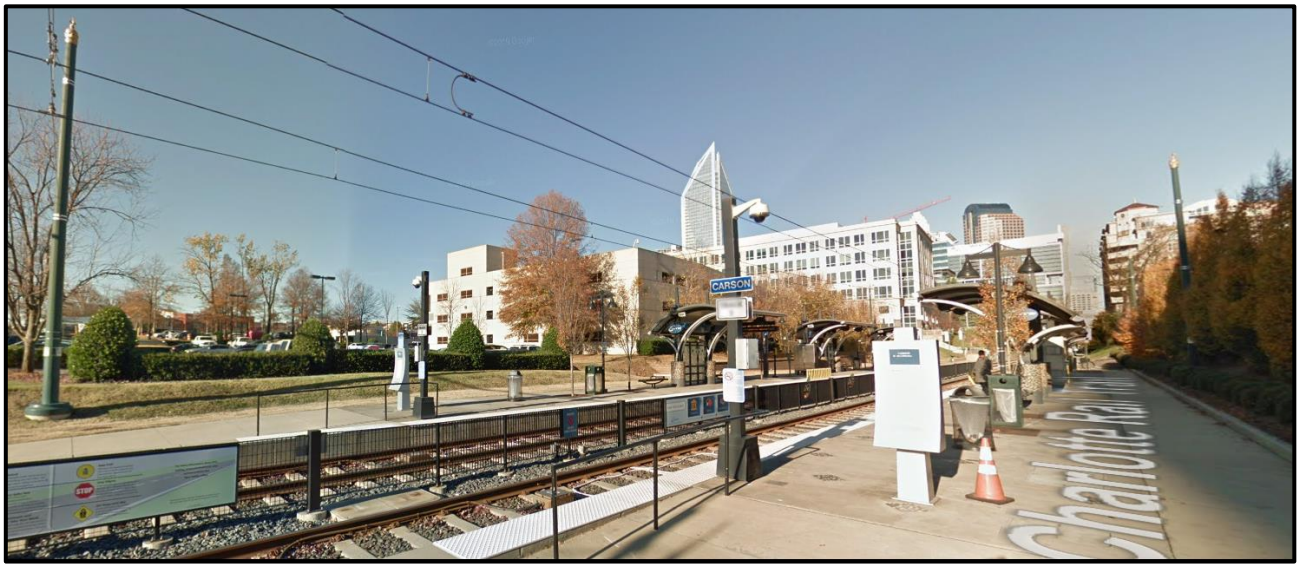
The rezoning site is constructed with the Historic Mayes House built in 1900 (left) and a retail building constructed in 1961 (right).



- The rezoning site (denoted by red star) is located just south of the John Belk Freeway and Uptown.

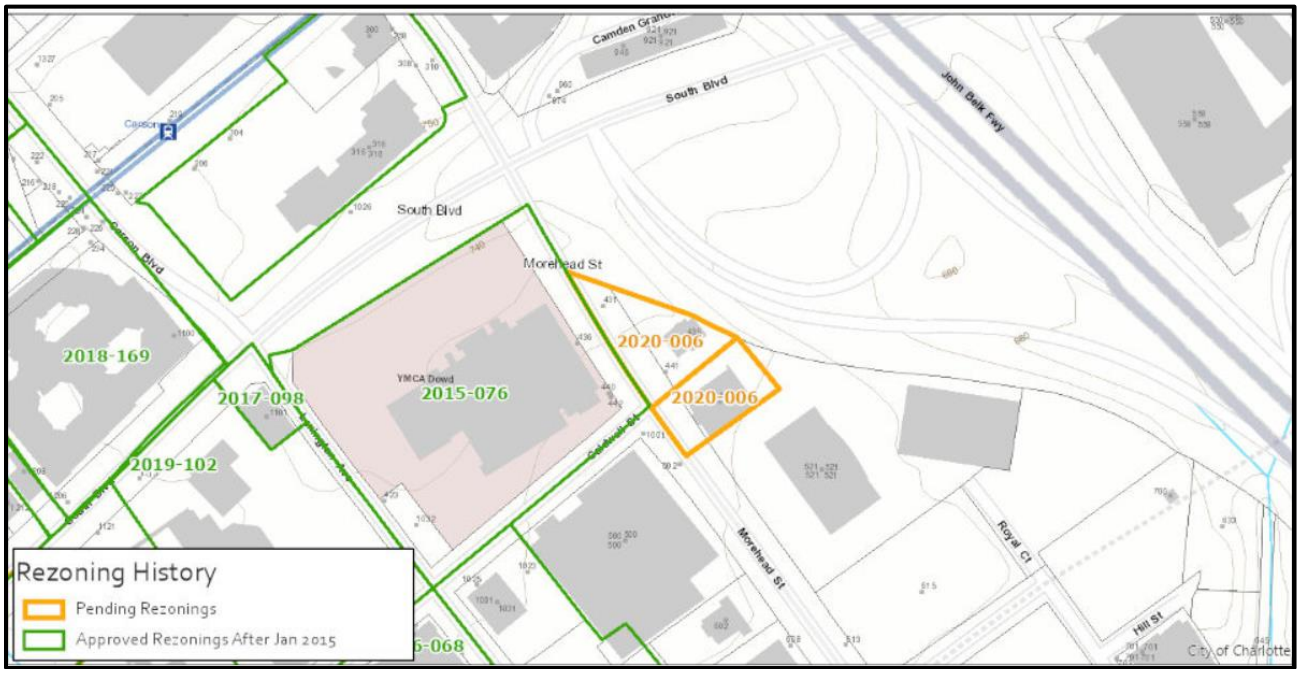


Across the street on East Morehead Street are the Dowd YMCA and a mixed use building.



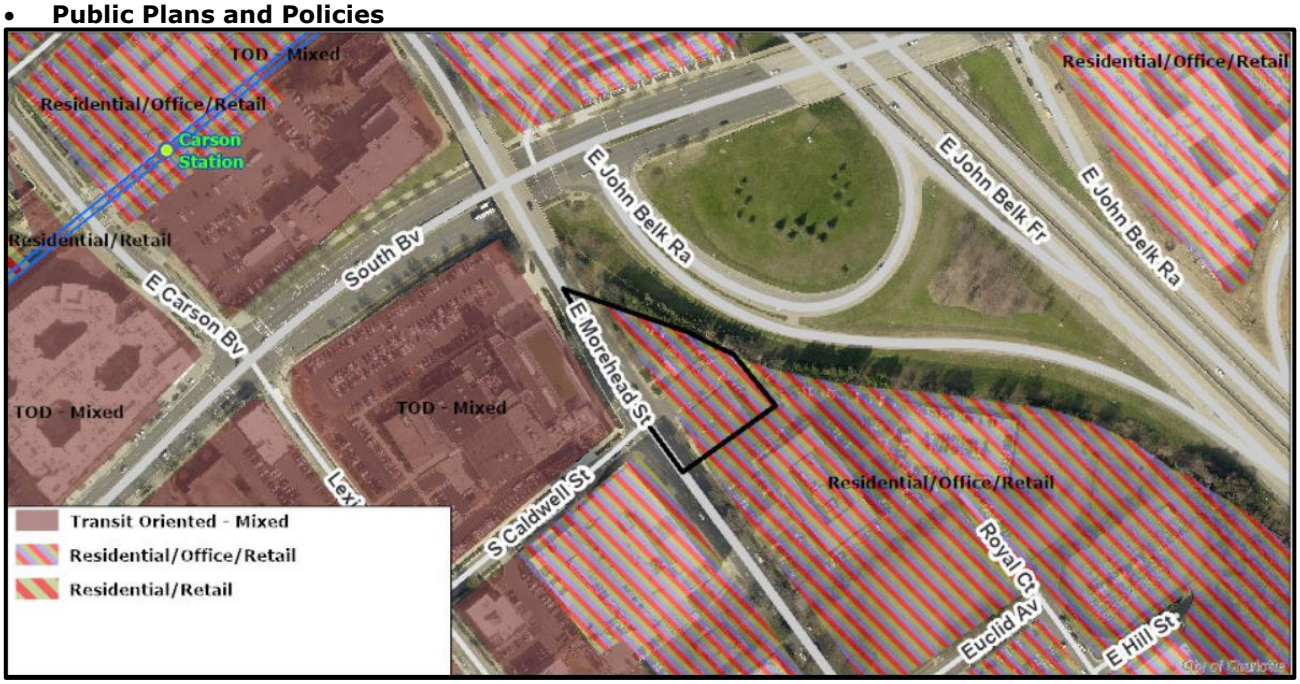
The rezoning site is less than ¼ mile from the Carson LYNX Blue Line Station.

- **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
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. Approved	Approved
2017-098	Rezoned site to TOD-M (transit oriented development-mixed)	Approved
2016-068	Rezoned site to MUDD-O (mixed use development, optional) to allow a allow the redevelopment of a surface parking lot for an existing institutional use (Pritchard Memorial Baptist Church) to develop structured parking and 17,000 square feet of ground floor non-residential uses.	Approved
2015-076	Rezoned site to MUDD-O (mixed use development, conditional) to allow the expansion of the existing YMCA including a new parking structure and additional facility space.	Approved

- **Public Plans and Policies**



  - The *Midtown Morehead Cherry Plan* recommends residential/office/retail on the subject site.

- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare road and is located approximately 1/4 of a mile from the Carson LYNX Blue Line Station. CDOT will work with the petitioner during permitting to implement the streetscape in accordance with city ordinance to support the transit-oriented district requested by the petitioner. This rezoning petition is also near rezoning petition 2020-032.
  - **ACTIVE PROJECTS NEAR THE SITE:**
    - South End Rail Trail Pedestrian Bridge
      - The project will implement Create a new pedestrian bridge across I-277 connecting the Rail Trail on the south side of I-277 to the Convention Center.
      - Construction: TBD; planning in-progress end Q1 2020
    - South Boulevard Corridor Implementation
      - The project will implement pedestrian hybrid beacons, bulbouts, and pavement markings at various locations along South Boulevard between Clanton Road and Carson Boulevard.
      - Construction: TBD; real estate acquisition to finish end Q1 2020
  - **TRANSPORTATION CONSIDERATIONS**
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 170 trips per day (based on 15,121 sf office).
    Entitlement: Too many uses to determine (MUDD; general guidance).
    Proposed Zoning: Too many uses to determine (TOD-UC; general guidance).

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:** No comments submitted.

- **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
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

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