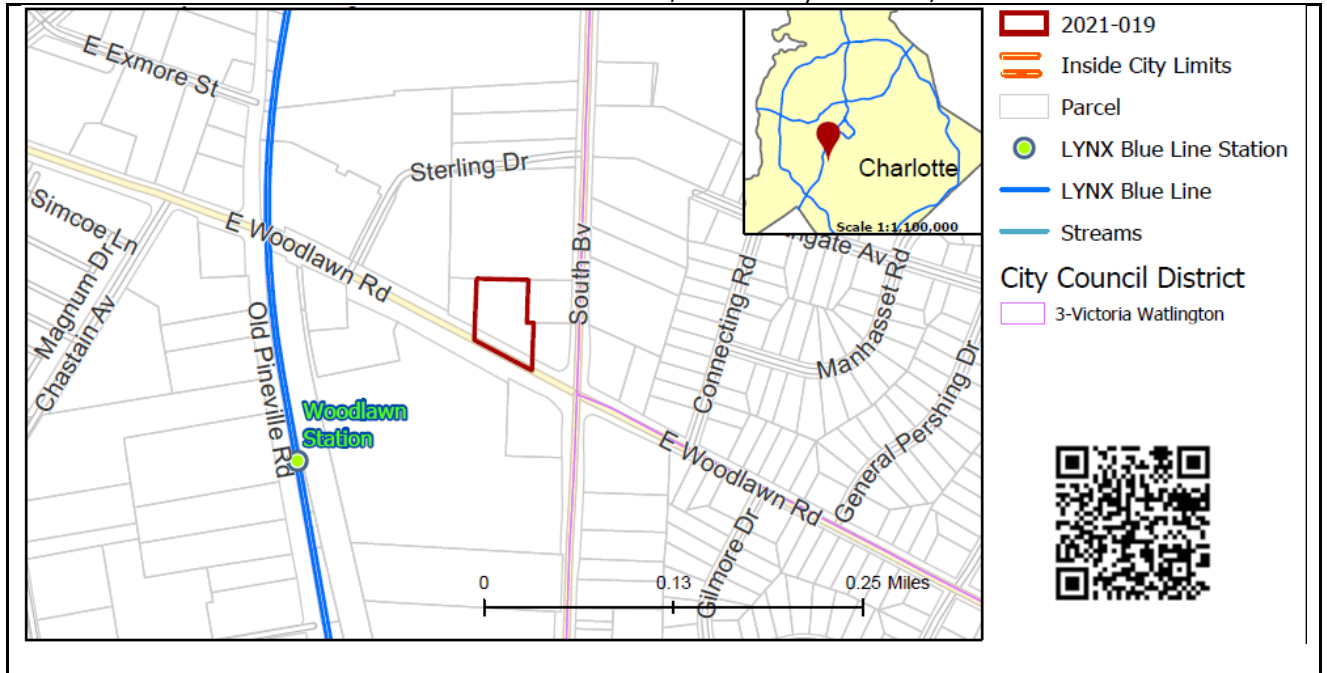


REQUEST

Current Zoning: TOD-CC (transit-oriented development-community center)
Proposed Zoning: TOD-TR (transit-oriented development-transitional)

LOCATION

Approximately 0.976 acres located on the north side of East Woodlawn Road, east of Tryon Street, and west of South Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-TR district for a site developed with an EDEE located near the northwest intersection of East Woodlawn Road and South Boulevard.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

R & M Properties Charlotte
Fifth Third Bank
Jill Bryan

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff does not recommend approval of this petition.

Plan Consistency

The petition is **consistent** with the *Woodlawn Transit Station Area Plan* recommendation for transit-oriented development.

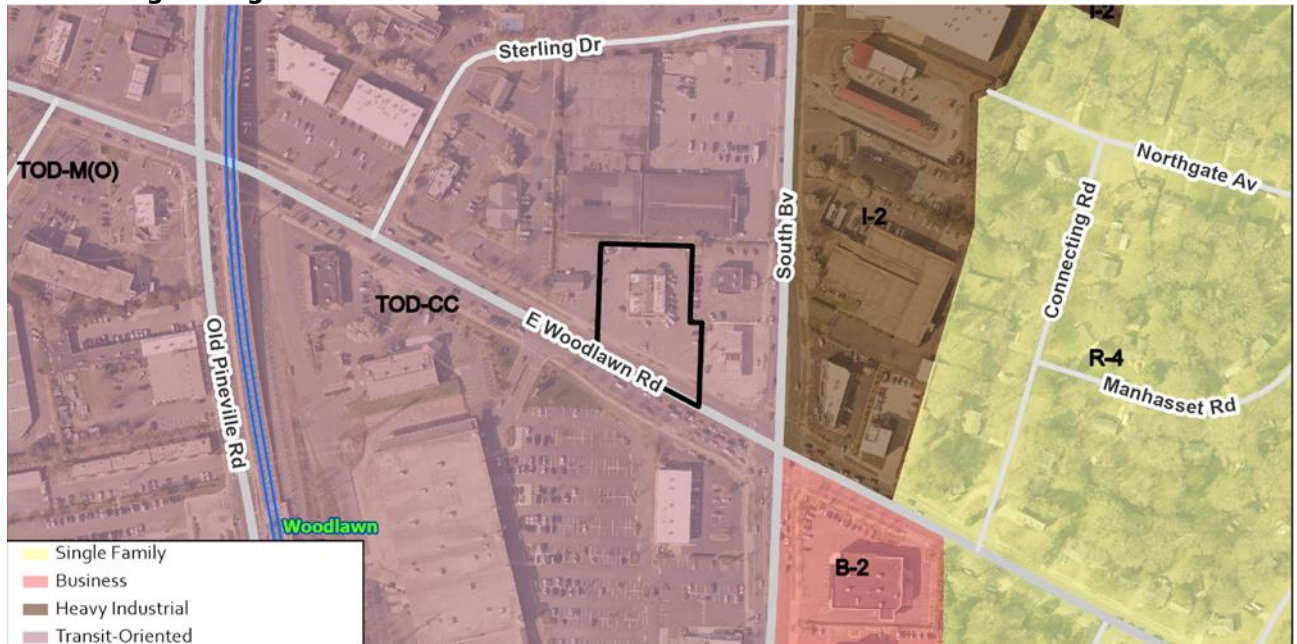
Rationale for Recommendation

- This site is within a 1/2-mile walk of Woodlawn Station on the LYNX Blue Line and generally consistent with the long-term vision of the plan to provide a mix of transit supportive, non-auto oriented uses within walking distance of the transit station.
- The current TOD-CC zoning applies commitments to create the desired form and intensity of non-auto-oriented, transit supportive development including architectural building design standards, pedestrian infrastructure, and open space amenities.

- Application of TOD-TR is not appropriate at the location proposed. TOD-TR zoning is intended to provide a transition from higher intensity TOD districts to adjacent existing neighborhoods or allow for rehabilitation of buildings to preserve existing character.
- The rezoning site is surrounded by retail uses. Use of TOD-TR does not meet the intent and goals of the transit station area plan and new TOD standards.
- TOD-TR is intended in transitional areas where TOD development is not as intense or the market isn't fully developed for TOD yet. This rezoning is in a prime TOD-CC area in close proximity to the Woodlawn Station.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



The rezoning site is immediately surrounded by retail and office/warehouse uses on parcels zoned TOD-CC, TOD-M(O), B-2, and I-2. Single family neighborhoods are located further east across South Boulevard.



The site is currently developed with an EDEE (eating drinking entertainment establishment).



The site is immediately surrounded by retail uses.



The rezoning site is within ½ mile of the Woodlawn 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
2017-195	Rezoned 19.78 acres from I-2 to TOD-M(O).	Approved
2018-169	Text amendment to modify TOD requirements.	Approved

• **Public Plans and Policies**



- The *Woodlawn Transit Station Area Plan* (2008) recommends transit oriented – mixed for the subject parcel.

• **TRANSPORTATION SUMMARY**

- The site is located near the northwest corner of the South Boulevard and Woodlawn Road, City-maintained and State-maintained major thoroughfares. This site is requesting a TOD-TR zoning and will be subject to transportation improvements in accordance with the TOD Ordinance and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated in the TOD-zoned areas.
- A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- No outstanding issues. See advisory comments at www.rezoning.org.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 605 trips per day (based on 5,396 square foot restaurant)

Entitlement: N/A (based on TOD-CC too many uses to determine)

Proposed Zoning: N/A (based on TOD-TR 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:** In an effort to increase the supply of Affordable Housing units in the City of Charlotte, developers are encouraged to assist in providing homes at diverse price points to meet increased housing demand.
- **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.
- **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.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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