

**REQUEST**

Current Zoning: ML-2 (manufacturing and logistics-2)  
Proposed Zoning: TOD-UC (transit-oriented development-urban center)

**LOCATION**

Approximately 0.2 acres located on the south side of West Carson Boulevard and west of South Graham Street, north of West Palmer Street



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by right and under prescribed conditions in the TOD-UC zoning district on a parcel of vacant land.

**PROPERTY OWNER**

Dickerson Realty Florida, Inc.

**PETITIONER**

Dickerson Realty Florida, Inc.

**AGENT/REPRESENTATIVE**

Keith H. MacVean – Moore & VanAllen

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Regional Activity Center at this site.

Rationale for Recommendation

- The site is within a ½-mile of the Carson Station.
- The TOD-UC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The rezoning of this parcel will allow the site to be redeveloped for transit-supportive uses.
- The site is adjacent to multiple parcels zoned or recently rezoned to TOS-UC.

- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

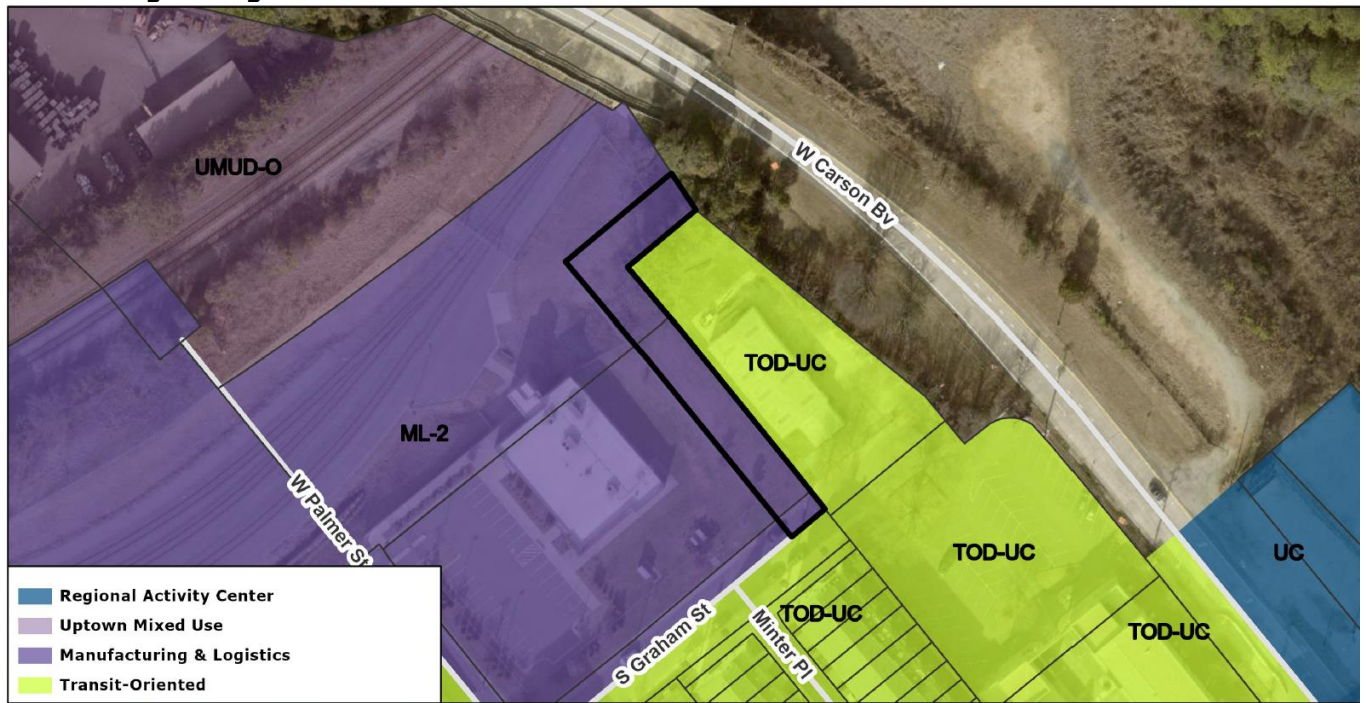
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

- Allow all uses by right and under prescribed conditions in the TOD-UC zoning district.

• **Existing Zoning**



- The rezoning site is currently vacant and surrounded by a mix of commercial, governmental, and residential uses in various zoning districts.



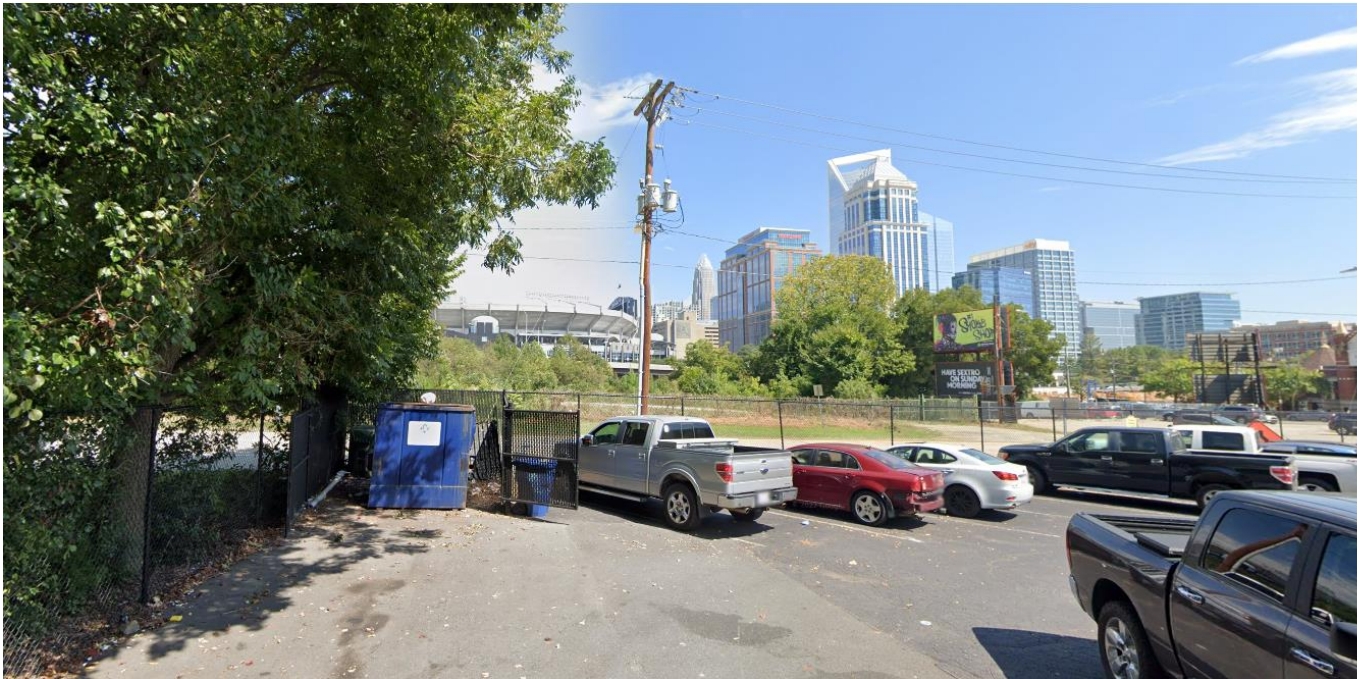


The rezoning site is currently vacant and immediately surrounded by warehouse, residential

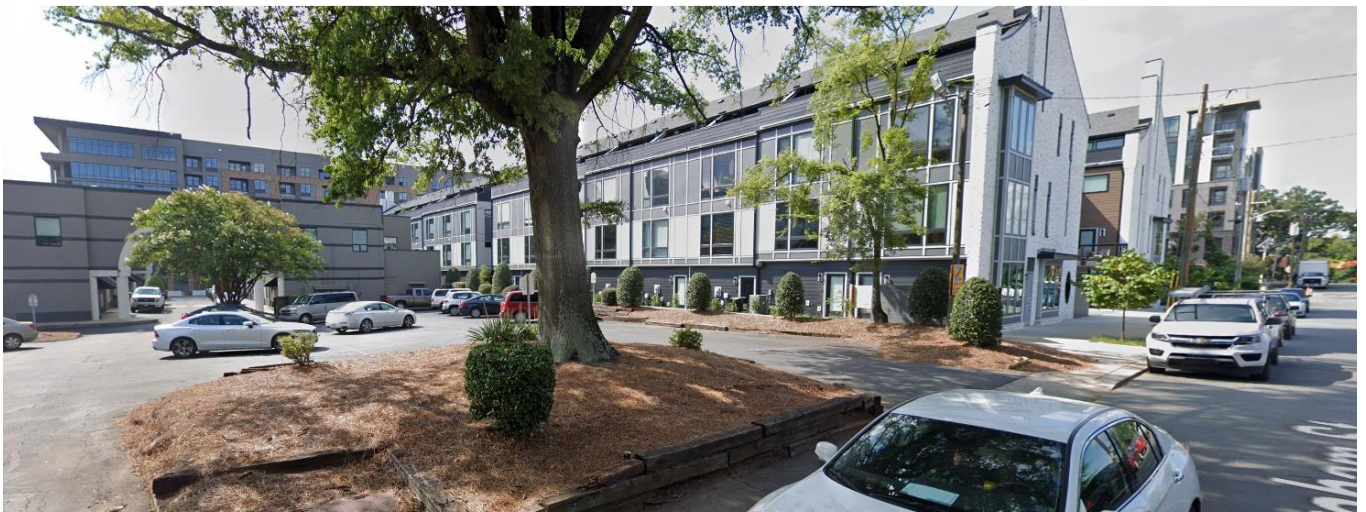


The site is currently vacant.



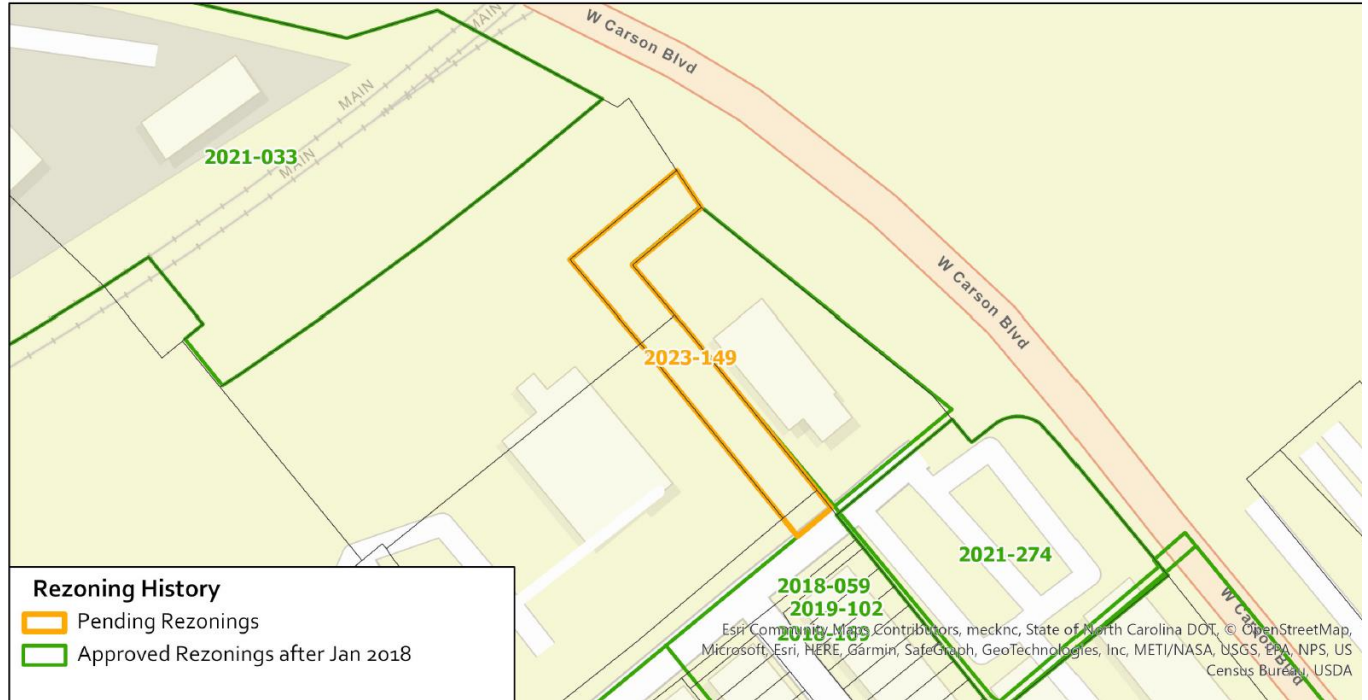


The site is surrounded by residential and non-residential uses, located just outside Uptown (above and below pics).



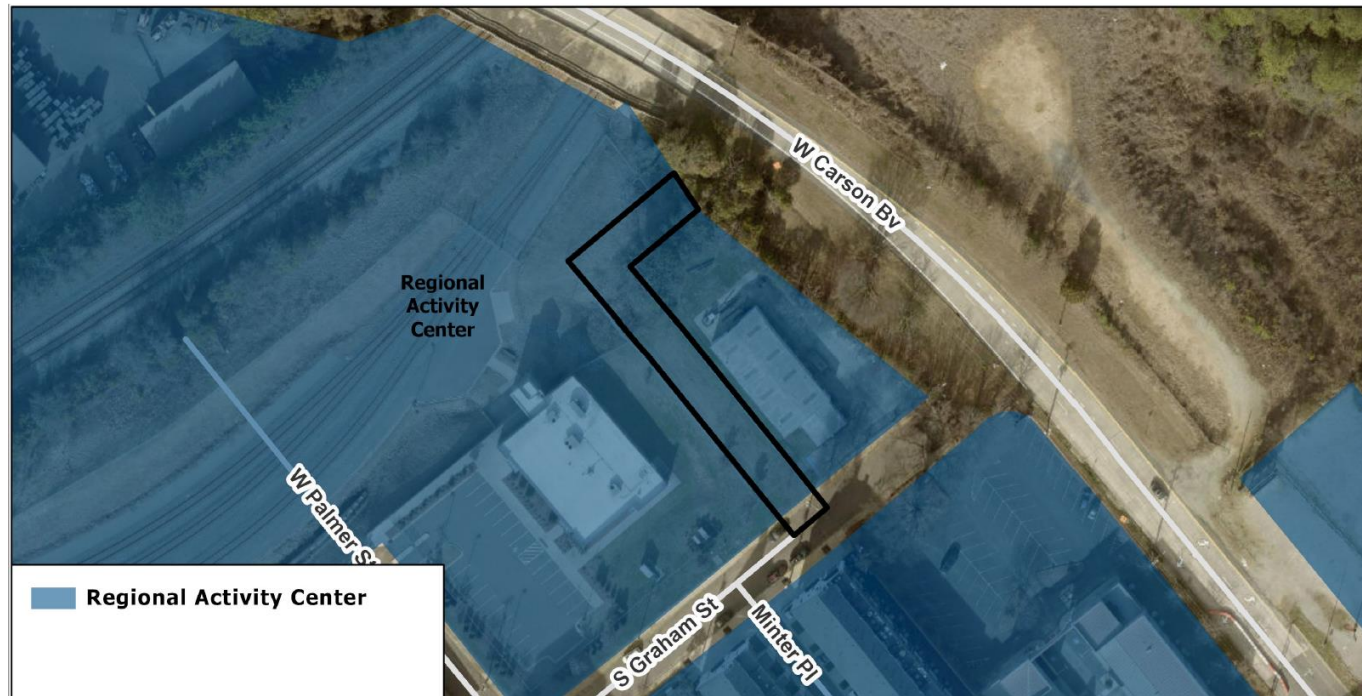


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-149	Rezoned 0.2 acres from ML-2 to TOD-UC.	Pending
2021-274	Rezoned 0.57 acres from MUDD to TOD-UC.	Approved
2021-033	Rezoned 55 acres from I-2, I-2(CD), and MUDD-O to UMUD-O with 5-year vested rights	Approved
2019-102	Rezoned 1,771.18 acres to one of four TOD districts.	Approved
2018-169	Amendment to replace three existing TOD districts with four new TOD districts as part of first phase of City's UDO.	Approved
2018-059	Rezoned 1.013 acres from I-2 to TOD-M.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Regional Activity Center for this site.

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- **TRANSPORTATION SUMMARY**

The site petition is located adjacent to South Graham Street, a City-maintained primary street, and Minter Place, a privately-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO 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 with this place type and zoning district.

- **Active Projects:**

- Uptown Cycle Link

- The project will construct a network of dedicated, separate bike lanes in the center city, linking together other bikeways into and across the center city. Project limits are S. Mint Street and N. Pine Street from W. Palmer Street to 6th Street; W. Hill Street from S. Tryon Street to S. Mint Street; Davidson Street from E. 4th Street to E. 6th Street; and a new connector from S. Cedar Street to Graham Street.

- The project is unfunded and in the planning phase.

- Point of contact Kristie Kennedy [kristie.kennedy@charlottenc.gov](mailto:kristie.kennedy@charlottenc.gov).

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 55 trips per day (based on 8,712 square feet warehousing).

Proposed Zoning: Too many uses to determine trip generation (based on TOD-UC, 0.2 acres).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
  - **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://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.
    - The following data is as of 20<sup>th</sup> Day of the 2022-023 school year.
      - Dilworth Latta Elementary currently 54%
      - Dilworth Sedgefield Elementary currently 54%
      - Sedgefield Middle currently 66%
      - Myers Park High currently 123%.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along S Graham St. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No outstanding issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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 / City Arborist:** No outstanding issues.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

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