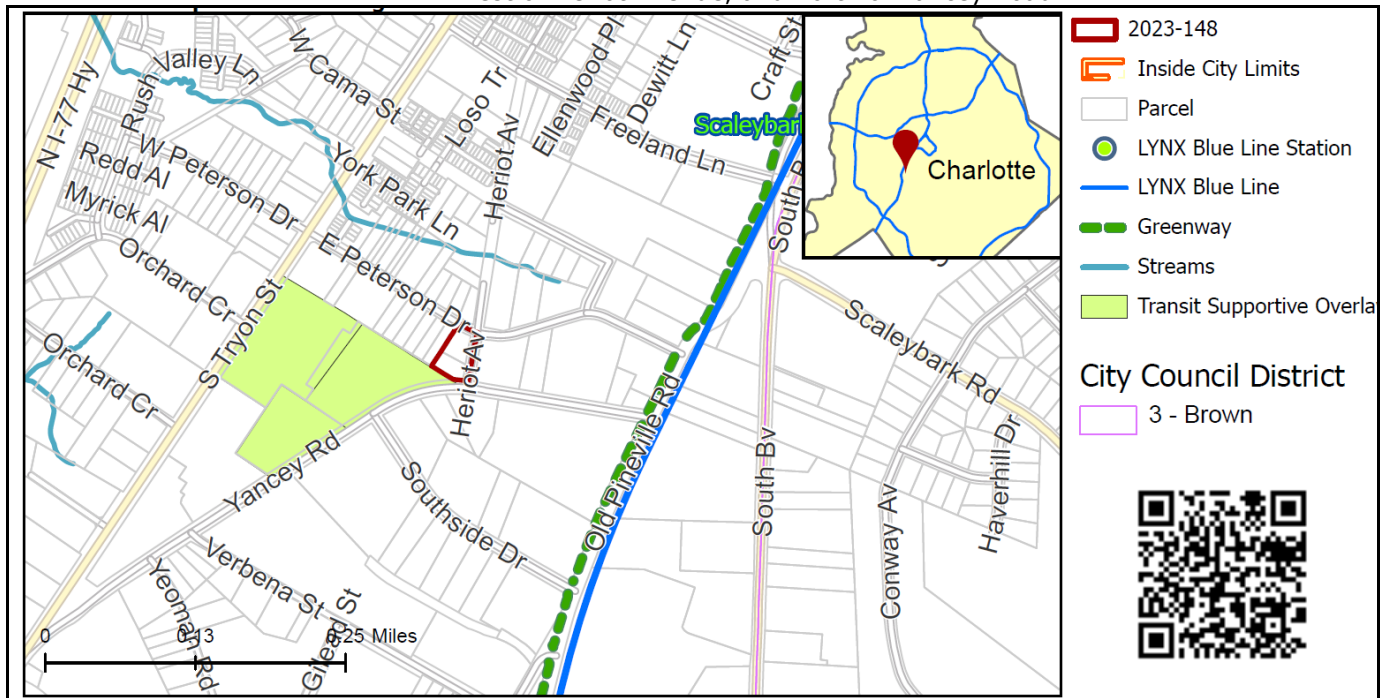


REQUEST

Current Zoning: N1-D (Neighborhood 1-D)
Proposed Zoning: TOD-NC (Transit Oriented Development – Neighborhood Center)

LOCATION

Approximately 0.52 acres located on the south side of Peterson Drive, west of Heriot Avenue, and north of Yancey Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the TOD-NC zoning district.

PROPERTY OWNER

Yancey Road LLC

PETITIONER

The RMR Group LLC

AGENT/REPRESENTATIVE

Susanne Todd, Johnston, Allison & Hord, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The site is adjacent to properties zoned TOD-NC and TOD-TR and recommended for Community Activity Center place type.
- The site is less than ½ mile from the Scaleybar Blue Line station. TOD-NC may be applied within a 1 mile walking distance of an existing rapid transit station.
- Though inconsistent with the recommended Neighborhood 1 place type, TOD-NC mandates a high level of design standards. Furthermore, the UDO limits building height within 100' of Neighborhood 1 place type to 50' and within 200' to 65'.

- 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
 - 10: Fiscally Responsible

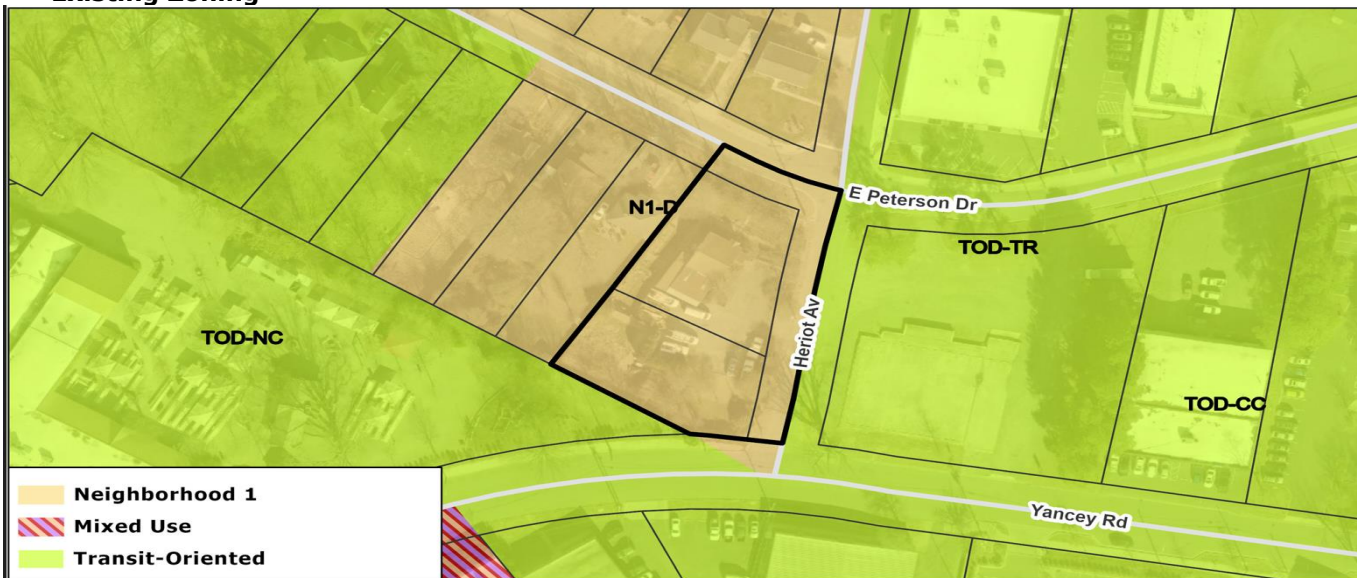
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Community Activity Center place type.

PLANNING STAFF REVIEW

• **Proposed Request Details**

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

• **Existing Zoning**



- The site and properties to the west and north are zoned N1-D. Properties to the east are zoned TOD-TR and TOD-CC. Properties further to the west along Yancey Road and Peterson Drive are zoned TOD-NC.



The site, marked by a red star, is surrounded by a mix of uses including single family residential, commercial, and office.



Streetview of the site as seen from Yancey Road.



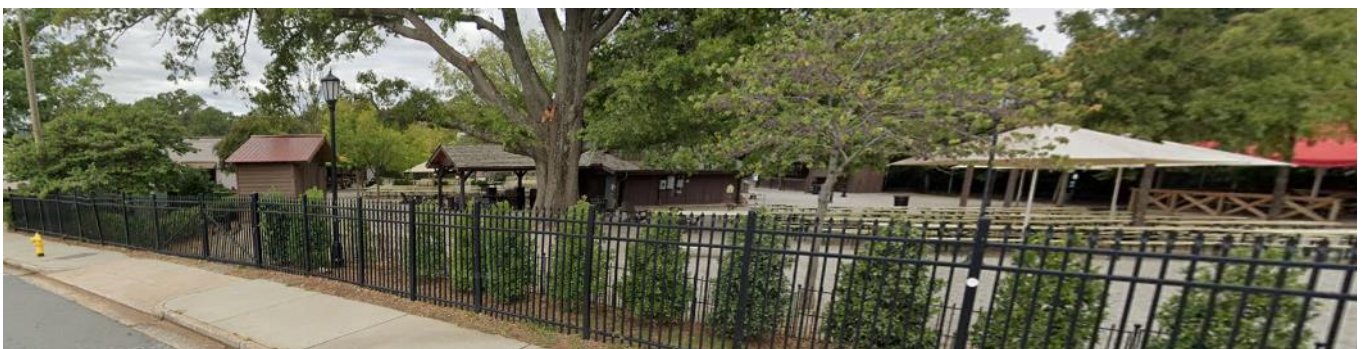
Streetview of single family residential and commercial uses north of the site across Peterson Drive.



Streetview of parking lot and commercial uses to the east of the site across Heriot Avenue.

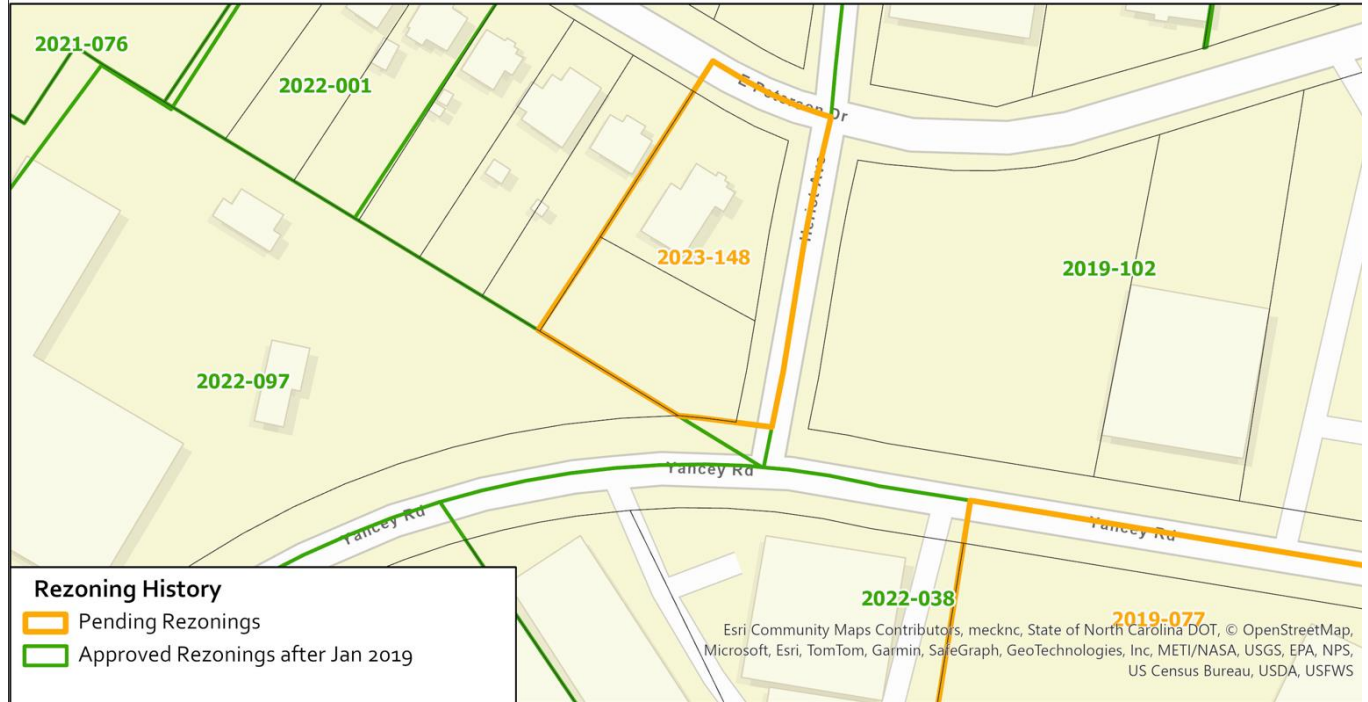


Streetview of commercial and office and uses to the south of the site across Yancey Road.



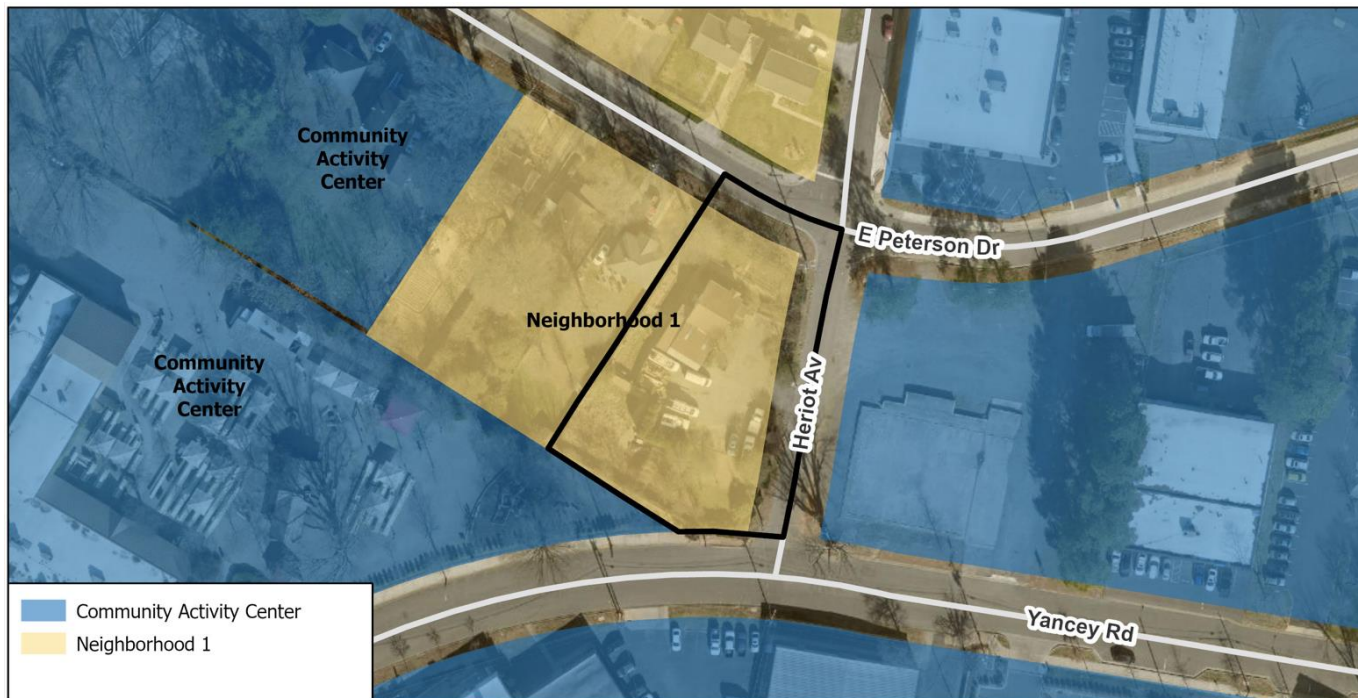
Streetview of the Olde Mecklenburg Brewery to the west of the site along Yancey Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-097	Petition to rezone 3.25 acres from I-2 TS-O to TOD-NC.	Approved
2022-038	Petition to rezone 8.80 acres from I-2 and MUDD-O to TOD-CC.	Approved
2022-001	Petition to rezone 2.99 acres from I-2 TS-O and R-8 to TOD-NC.	Approved
2021-076	Petition to rezone 5.74 acres from I-2 TS-O, O-2, and R-8 to TOD-NC.	Approved
2019-102	Petition to rezone 17,771 acres from a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2019-077	Petition to rezone 5.10 acres from MUDD-O to MUDD-O SPA.	Withdrawn

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

- **TRANSPORTATION SUMMARY**

- The petition is located at the intersection of East Peterson Drive, a City-maintained local street, and Heriot Avenue, 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:**
- No active projects near the site.
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
- Current Zoning:
 - Existing Use: 10 trips per day (based on 1 single family dwelling unit).
 - Entitlement: 30 trips per day (based on 3 single family dwelling units).
- Proposed Zoning: Unknown trips per day (based on too many uses to determine).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - Dilworth Latta Elementary / Dilworth Sedgefield Elementary at 55%.
 - Sedgefield Middle at 66%.
 - Myers Park High at 123%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along E Peterson Dr and an existing 8-inch water distribution main along Yancey Rd. 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
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908