

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics – 2)
Proposed Zoning: N2-B (Neighborhood 2 – B)

LOCATION

Approximately 0.375 acres located along the north side of The Plaza, west of E Sugar Creek Road, and east of Sweetbriar Street.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N2-B zoning district on portions of four parcels that are split-zoned between ML-2 at the rear and N2-B along The Plaza.

PROPERTY OWNER

Helix Holdings, LLC and Bird Dog Holdings, LLC

PETITIONER

Helix Holdings, LLC

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw & Hinson, 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 the Neighborhood 1 Place Type.

Rationale for Recommendation

- This site is located just east of NoDa’s core on a portion of The Plaza that contains a multitude of uses including commercial, institutional, and residential. Some properties along the south side of the adjacent Aberdeen Carolina and Western Railway are designated as industrial, ML-2 zoning; but the area is shifting away from such uses. This gradual change is captured in the *2040 Policy Map* which calls for the Community Activity Center Place Type on these formerly industrial properties adjacent to the rezoning.

- Although this petition is inconsistent with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type, the request would bring the rear portion of four parcels under the same zoning district as the remainder of the four parcels, Neighborhood 2 – B. The application of the Neighborhood 2 Place Type at this location is supported by the existing N2-B zoning along The Plaza and is cohesive with the abutting Community Activity Center and Neighborhood 1 Place Types.
- The site’s current split-zoning condition constricts utilization of the site. The development of industrial uses under the current zoning of the 0.38-acres is not feasible and would be incompatible with the single family homes on the southern portion of the four parcels, outside of the rezoning boundary. Removing the ML-2 entitlements may create a preferred land development pattern.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

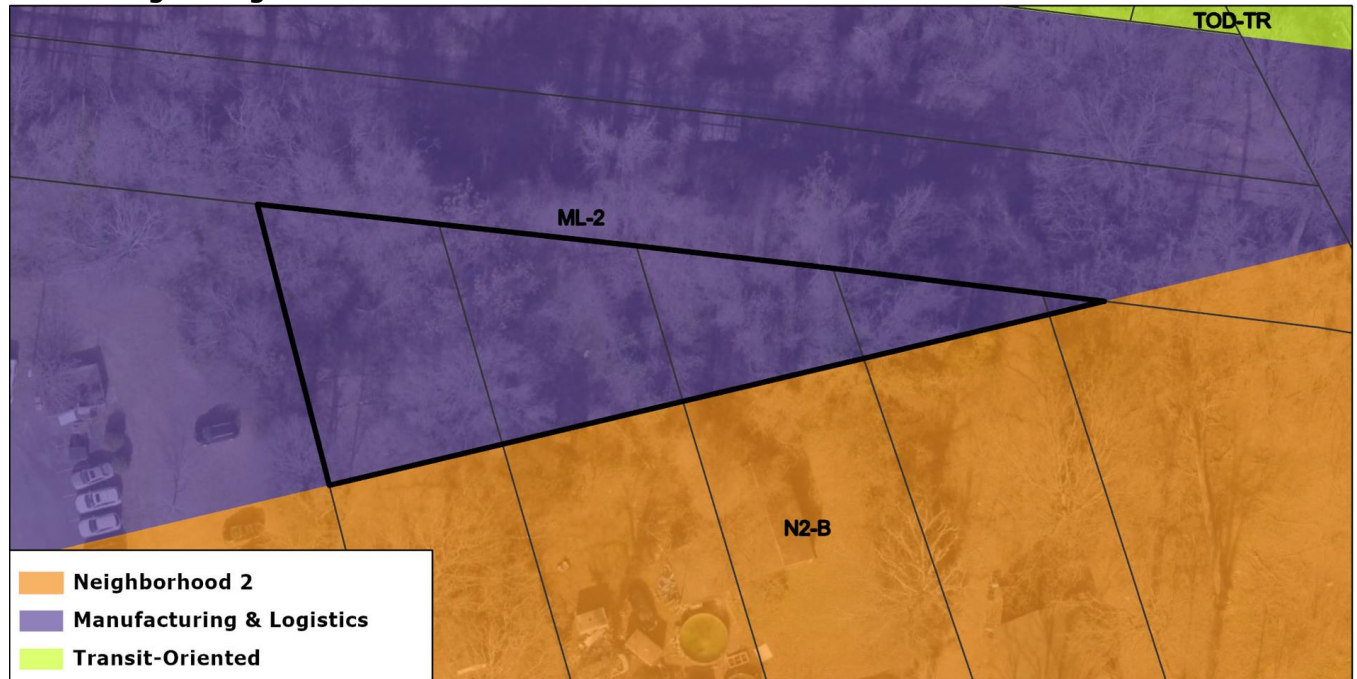
PLANNING STAFF REVIEW

• **Proposed Request Details**

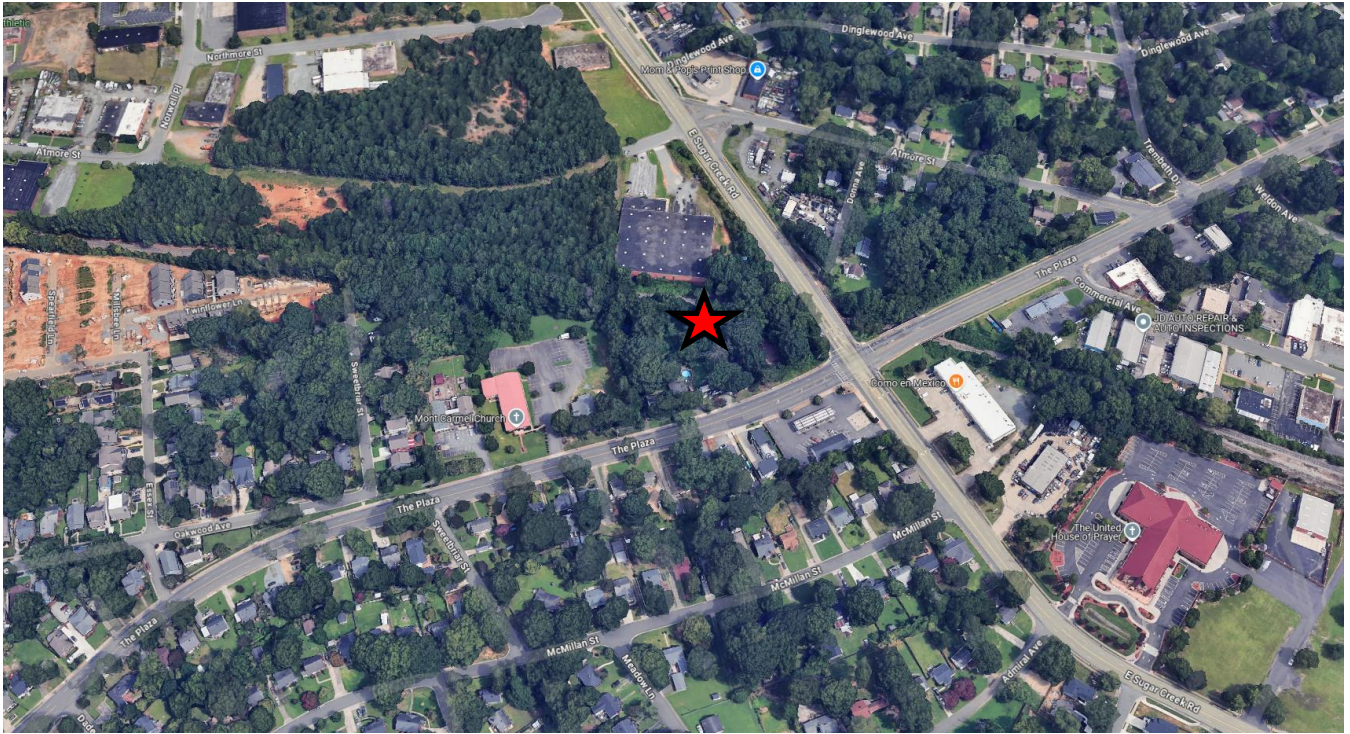
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses permitted by-right and under prescribed conditions in the N2-B zoning district. The rezoning boundary is for the northern portion of four parcels currently zoned ML-2, though the remainder of the parcels are currently zoned N2-B. If approved, this rezoning would resolve the split-zoning of the properties.

• **Existing Zoning**



- The rezoning area is currently zoned ML-2 and is in an area with ML-2, N2-B and TOD-TR zoning.



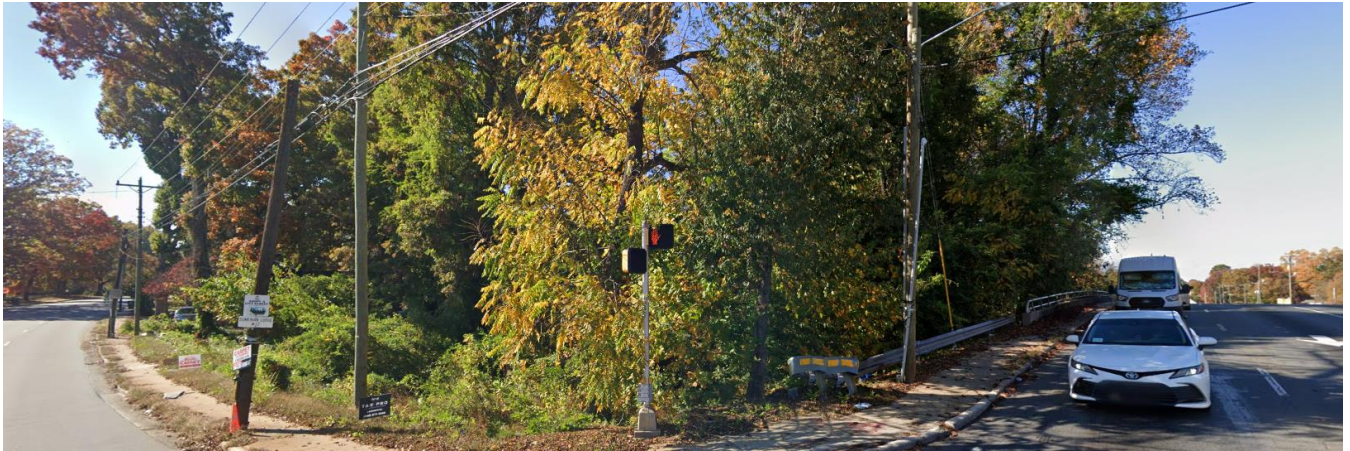
- The subject site is denoted with a red star and is in an area with single family, institutional, multi-family, commercial, and light industrial uses.



- The subject site is currently developed with several single family homes.



- The rezoning site's northern edge is bound by the Aberdeen Carolina & Western Railway, beyond which is a manufacturing business.



- East of the site is an undeveloped parcel.

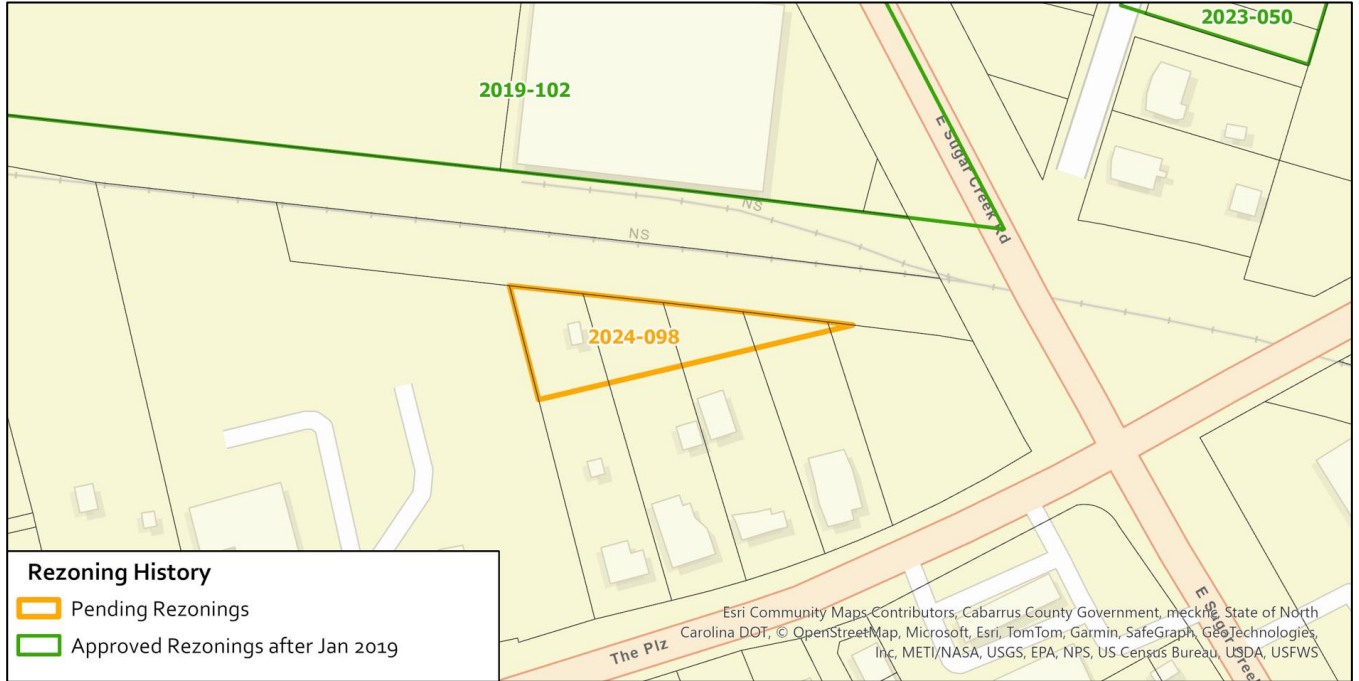


- South of the site are single family detached homes, a gas station, and a triplex.



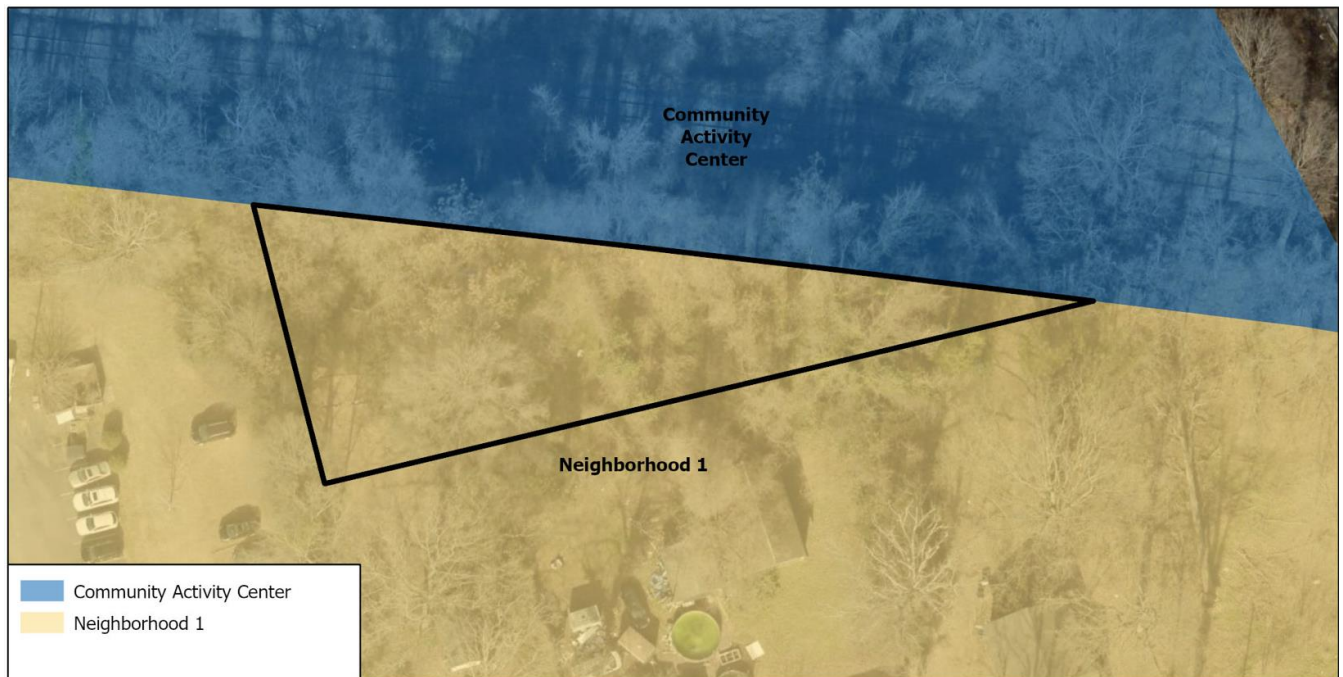
- West of the site is a church.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned 1,771.18 acres from a variety of districts to transit-oriented development zoning districts.	Approved
2023-050	Rezoned 0.22 acres from ML-1 to N1-D.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to The Plaza, a City-maintained major arterial, west of Sugar Creek Road, a State-maintained major arterial. 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:**

- There are no active projects near this site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 35 trips per day (based on single family uses on the southern portions of the four lots).

Entitlement: 65 trips per day (based on 0.38 acres of manufacturing and logistics uses).

Proposed Zoning: Too many uses to determine trip generation. Trip generation will be determined at the time of permitting based upon the development proposed.

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:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Due to the relatively small acreage of the site, the development allowed under both the existing and proposed zoning may not generate students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Highland Renaissance Elementary at 76%
 - Martin Luther King Jr. Middle at 100%
 - Garinger High at 100%.
- **Charlotte Water:** This rezoning is for the rear portions of four parcels. The closest Charlotte Water distribution main is approximately 185 feet south of the rezoning boundary along The Plaza and is accessible to the remainder of the four parcels already zoned N2-B. The closest sewer gravity main is approximately 185 feet south of the rezoning boundary along The Plaza and is accessible to the remainder of the four parcels already zoned N2-B. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water and sewer system connections. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** 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: Holly Cramer (704) 353-1902