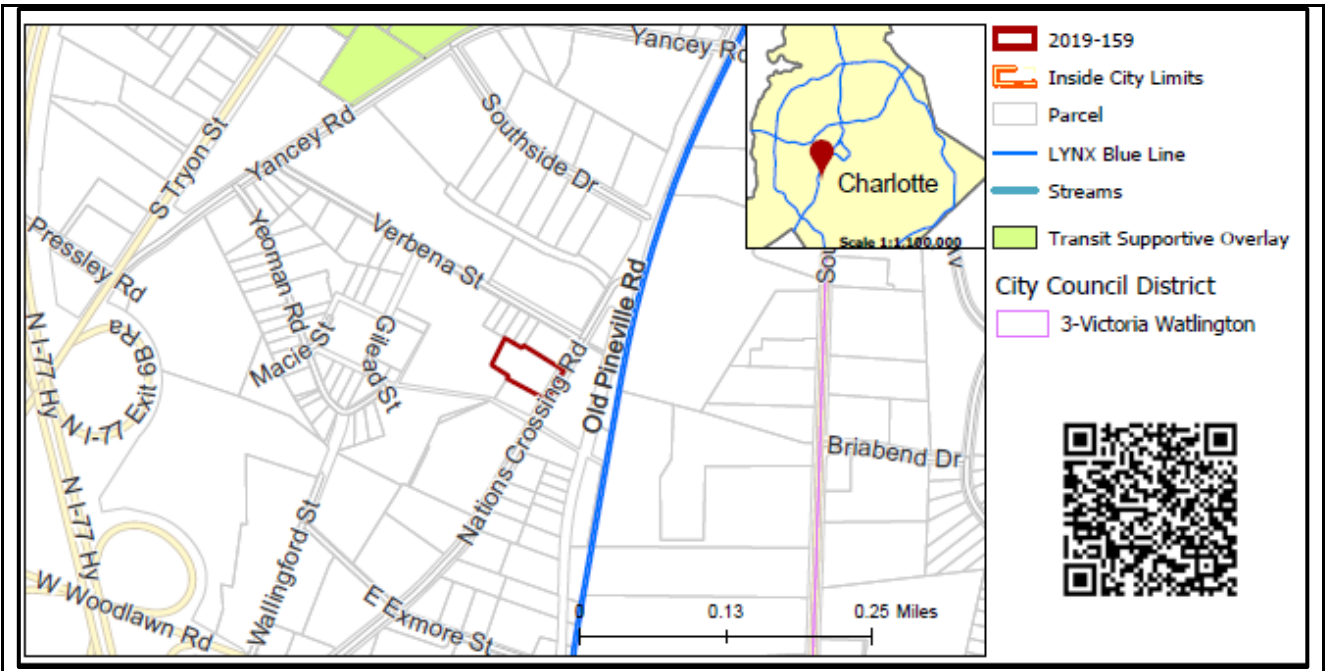


REQUEST

Current Zoning: MUDD(CD) (mixed use development, conditional)
Proposed Zoning: TOD-TR (transit oriented development-transition)

LOCATION

Approximately 0.95 acres located on the west side of Nations Crossing Road, south of Verbena Street.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-TR (transit oriented development-transition) on a parcel developed with industrial buildings located between Old Pineville Road and South Tryon Street.

PROPERTY OWNER

Zespa Properties, LLC

PETITIONER

Ed Zespa

AGENT/REPRESENTATIVE

Thomas C. West

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Woodlawn Station Area Plan (2008)* recommendation for mixed use (residential/office/retail), as amended by petition 2017-204.

Rationale for Recommendation

- The site is approximately ½ mile from Woodlawn Station on the LYNX Blue Line.
- Since the adoption of the plan, TOD and mixed use development has advanced in the Lower South End area in the direction of this parcel significantly.
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses.
- Use of conventional TOD-TR 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.
- The TOD-TR district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

PLANNING STAFF REVIEW

• **Proposed Request Details**

This is a conventional rezoning petition, which applies to all the standards, regulations and uses in the TOD-TR (transit oriented development-transition) zoning district. Uses allowed in the TOD-TR district include residential, commercial, institutional, and government uses.

• **Existing Zoning and Land Use**



- The site is developed with industrial/warehouse buildings and surrounded by industrial/office/warehouse and residential uses on acreages primarily zoned I-1 and I-2 along with parcels zoned MUDD-O, MUDD(CD), and TOD-CC.
- The site was rezoned from I-2 to MUDD-O via petition 2017-204 in order to allow the reuse of an existing building and development of a new 3 story building with an overall total of 29,390 square feet to allow a mix of residential and non-residential uses.



The subject site is developed with industrial/warehouse buildings.

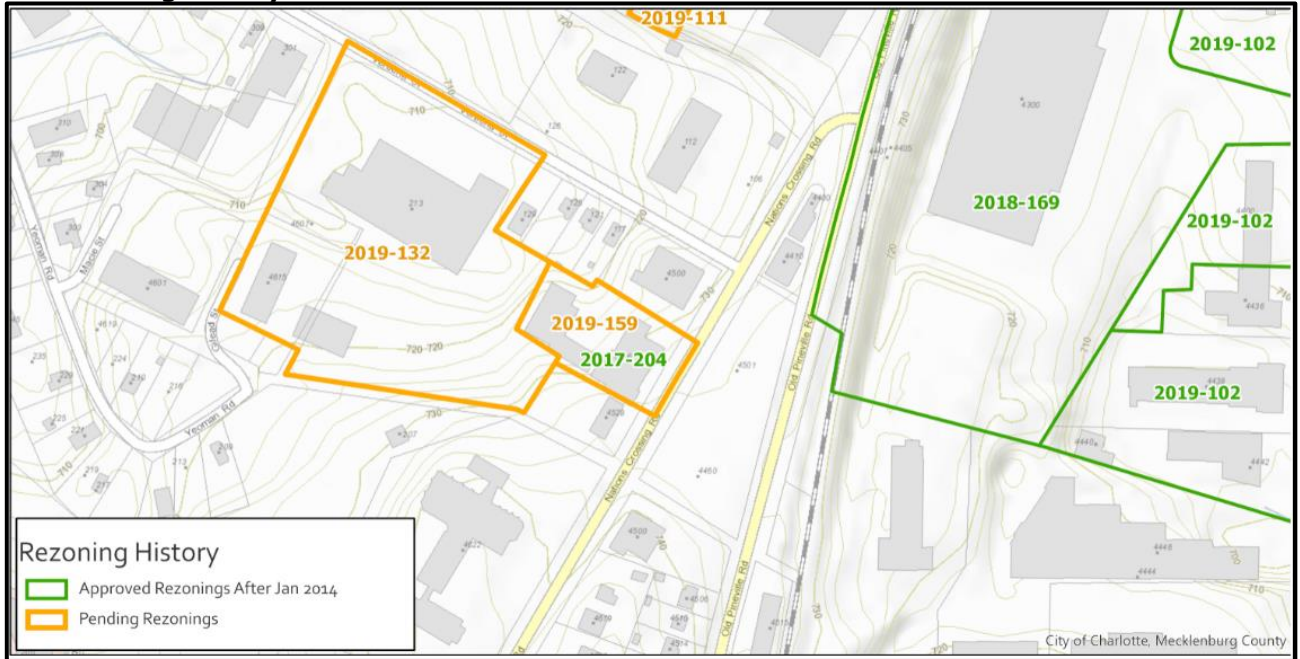


Along Nations Crossing Road are offices, warehouses, and industrial uses.



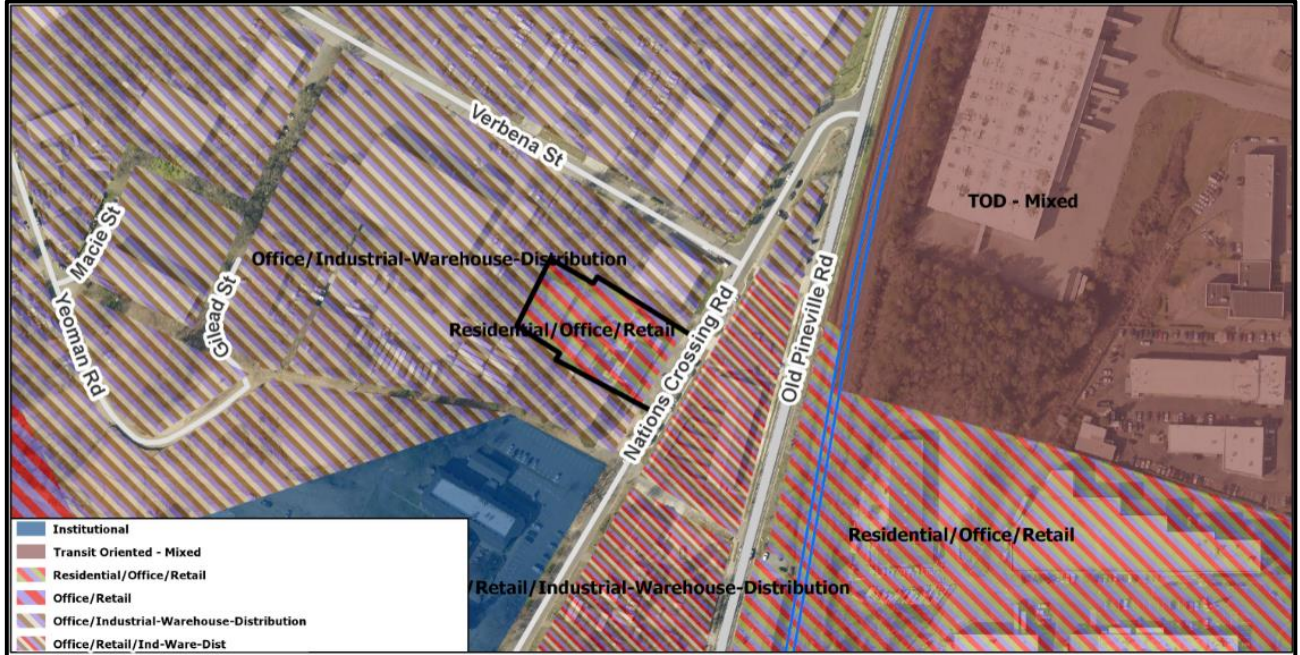
North are single family homes and office/warehouse.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-132	Rezoned 5.90 acres from I-2 to TOD-TR to allow all uses in TOD-TR.	Approved
2019-111	Rezone 0.69 acres from I-2 to MUDD-O to allow all uses in the MUDD district with optional requests related to parking and streetscape improvements.	Pending
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
2017-204	Rezoned 0.95 acres from I-2 to MUDD-O to allow reuse of an existing building and allow the development of a new 3 story building with 29,390 square feet to allow a mix of residential and non-residential uses.	Approved

• **Public Plans and Policies**



- The *Woodlawn Station Area Plan (2008)* recommends residential/office/retail, as amended by petition 2017-204.

• **TRANSPORTATION SUMMARY**

- The site is on a major collector and is located approximately ½ mile from the Woodlawn 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.

• **ACTIVE PROJECTS NEAR THE SITE:**

- There are no active projects in the vicinity of this site.

• **TRANSPORTATION CONSIDERATIONS**

- A traffic impact study is not necessary for the complete review of this petition. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.
- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 180 trips per day (5,000 square foot brewery and 10,500 square foot warehouse)

Entitlement: 1,840 trips per day (based on 5,000 square foot warehouse; 2,000 square foot hi turn restaurant; 16,000 square foot quality restaurant; 10,000 square foot office; 2 condominiums).

Proposed Zoning: Too many uses to determine (0.95 acres of TOD-TR).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org regarding the need for affordable housing units in Charlotte.
- **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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Nations Crossing Road. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water’s Scaleybark Project. This project was identified to

support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project.

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** See advisory comments at www.rezoning.org.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org regarding air quality and ground water services information.
 - **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