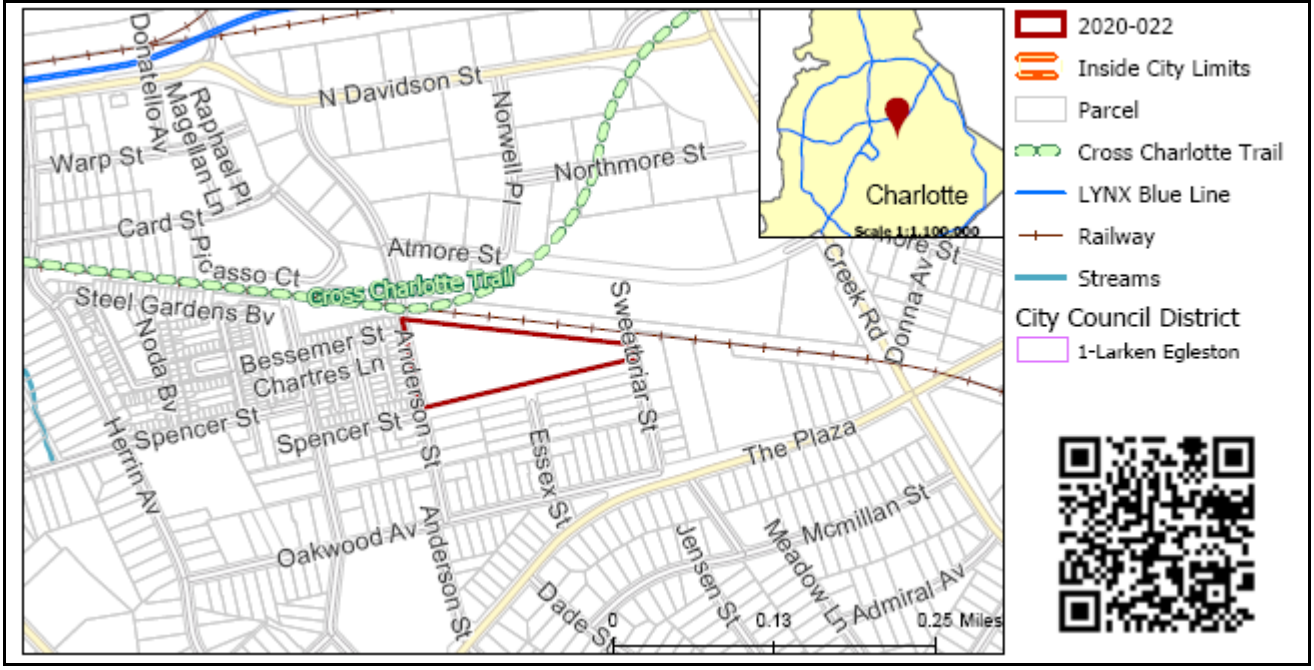
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-022
Pre-Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: I-2 (heavy industrial) Proposed Zoning: TOD-TR (transit transition)
LOCATION	Approximately 4.24 acres located at the northeast intersection of Anderson Street and Spencer Street in the NODA community.



SUMMARY OF PETITION	The petition proposes to redevelop a former industrial parcel in order to allow all uses permitted by-right and under prescribed conditions within the TOD-TR district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Starnes Commercial Properties LLC Boulevard Real Estate Advisors Ty Shaffer, Robinson Bradshaw
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **inconsistent** with *Central District Plan's* (1993) recommendation of industrial land uses at the site. <u>Rationale for Recommendation</u> • While inconsistent with the plan's recommendation for industrial uses at the site, the plan acknowledges the likelihood of light rail development and resulting land use changes. The plan states "when a light rail system is built, adjacent land uses will be affected". • The TOD-TR district is an appropriate transition from higher intensity TOD Districts to adjacent existing neighborhoods. As there is existing TOD-TR to the north and existing single family zoning to the south, TOD-TR is an appropriate district for this site.

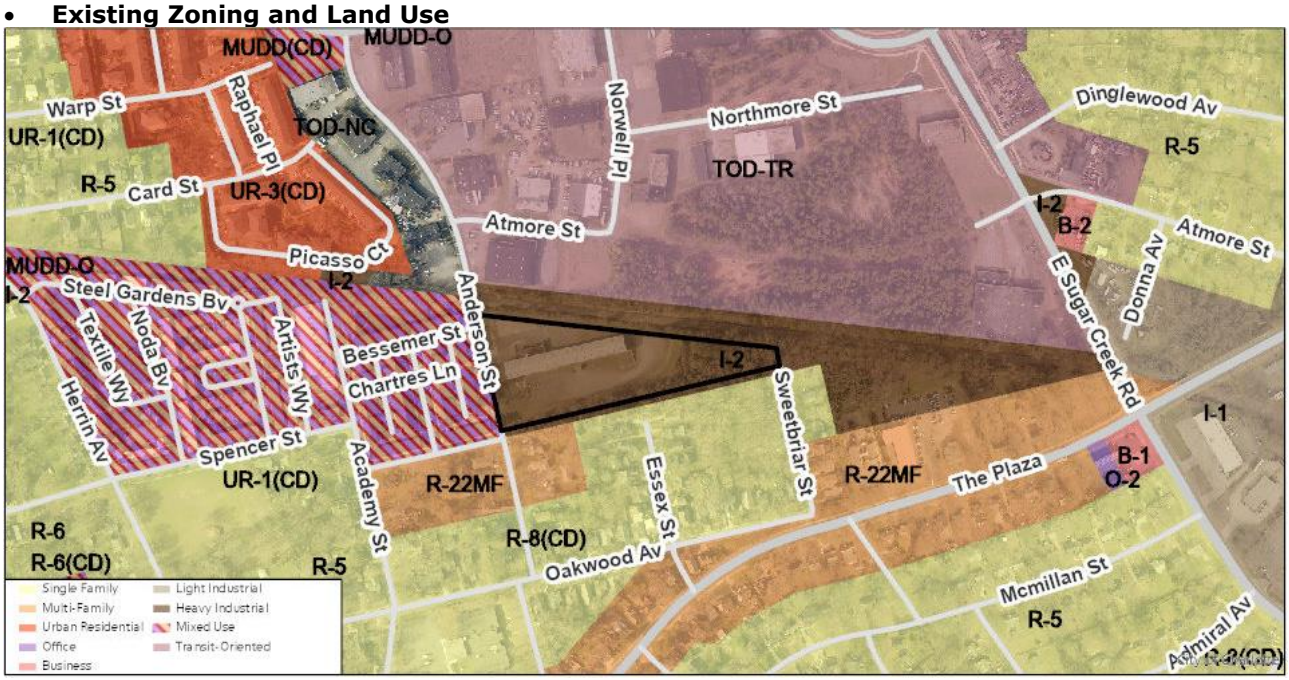
- The request for TOD-TR at this site is appropriate as the site is greater than one-half mile but less than one mile walking distance to a transit stop.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial uses to transit-oriented development-mixed for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



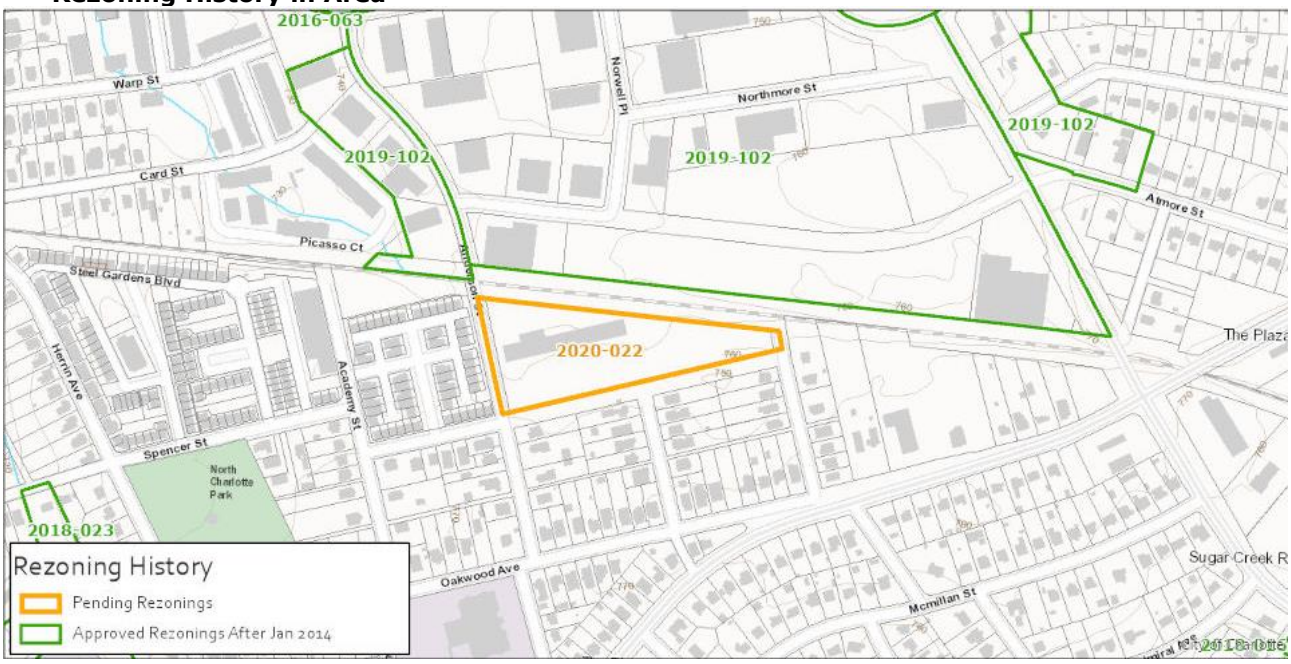
There have been no historic rezonings at the site. The site is generally surrounded by residential land uses of varying density with TOD-zoned parcels to the NE that are still operating with industrial-type land uses.

General location of subject property denoted by red star.

Streetview from Anderson Street looking SE towards the subject property.

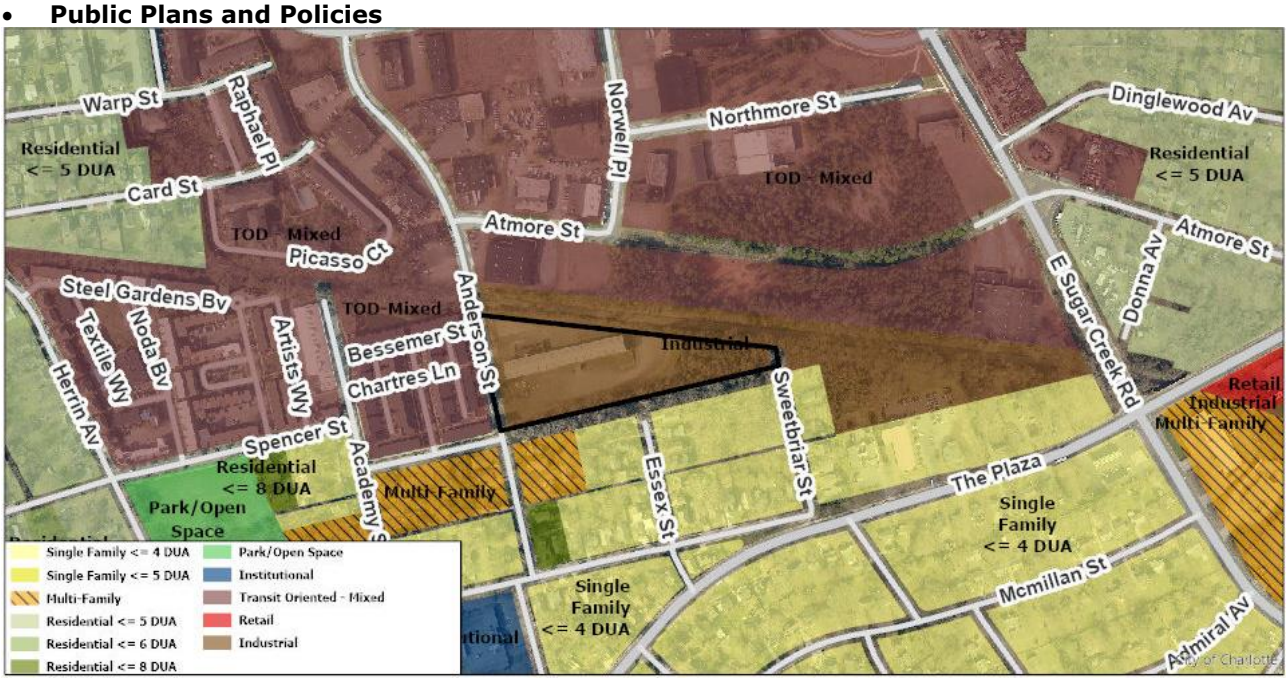
Streetview from Anderson Street looking SW across from subject property toward recent townhome development.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	City-sponsored petition to rezone parcels proximal to Blue Line transit stations.	Approved
2018-023	Petition to redevelop site to allow all uses permitted in the R-6 district.	Approved
2016-063	Petition to allow for adaptive reuse of existing buildings that are within .5 mile of the Sugar Creek transit station.	Approved

- **Public Plans and Policies**



  - The Central District Plan (1993) recommends industrial uses for the site.

- **TRANSPORTATION SUMMARY**
  - The site is located on Anderson Street and has additional frontage on unconstructed R/W. Anderson Street is lacking curb, gutter, and sidewalk along the site's frontage. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with city ordinance.
  - **Active Projects:**
    - XCLT Bike Boulevard
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**

    Current Zoning:

    Existing Use: 80 trips per day (based on warehouse land use)

    Entitlement: 150 trips per day (based on 63,600 SF of industrial uses).

    Proposed Zoning: Too many uses to determine.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **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:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Anderson Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Anderson Street. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **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.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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