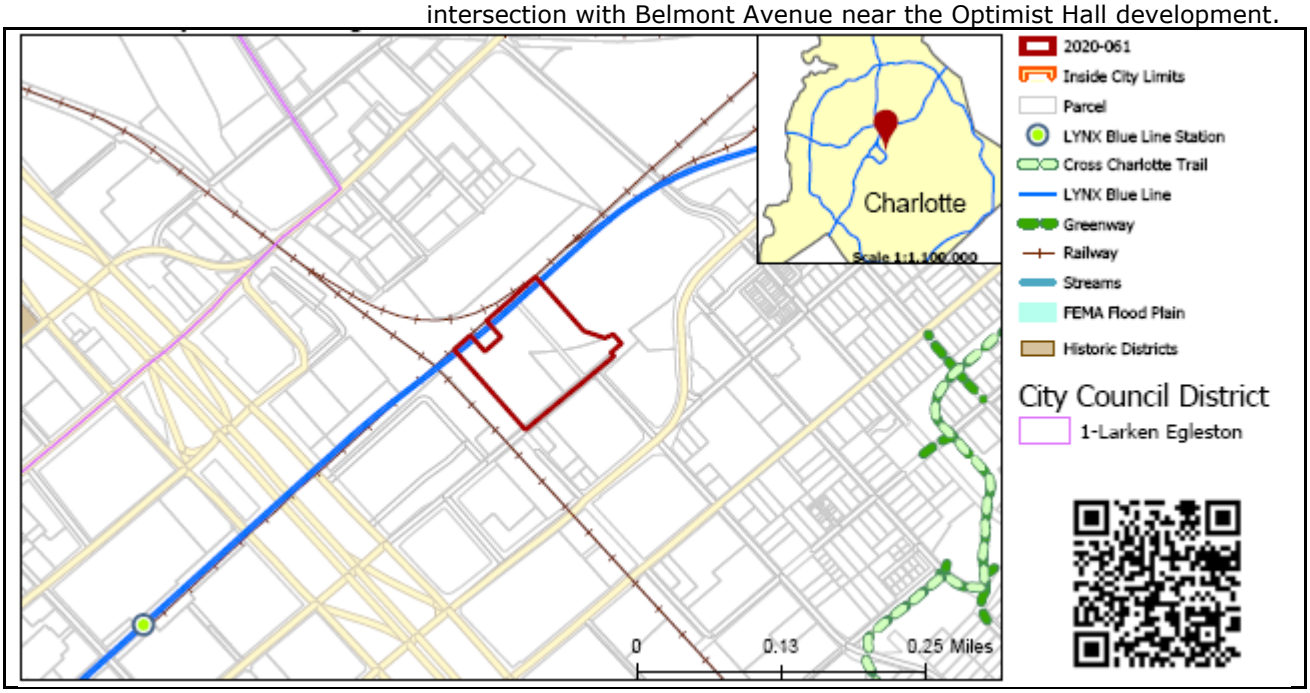
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-061
Pre-Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: TOD-M(O) (transit oriented developed – mixed, optional) & I-2 (heavy industrial) Proposed Zoning: TOD-UC (transit urban center)
LOCATION	Approximately 5.2 acres located along Brevard Street at its intersection with Belmont Avenue near the Optimist Hall development.



SUMMARY OF PETITION	The petition proposes to rezone a four-parcel assemblage to allow all uses permitted by-right or under prescribed conditions in the TOD-UR district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	White Point Paces Partners, LLC Erik Johnson, White Point Paces Partners, LLC John Carmichael, Robinson Bradshaw
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting:

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the Parkwood Transit Station Area Plan's (2013) recommendation for the western portion of the site for office/retail/industrial uses but is **consistent** with the Plan's recommendation for transit oriented - mixed for the eastern portion of the site.

Rationale for Recommendation

- As a portion of the site is currently zoned a legacy TOD district (TOD-M(O)), this rezoning will allow the whole site to obtain updated TOD zoning which will allow for a unified development with shared design standards.

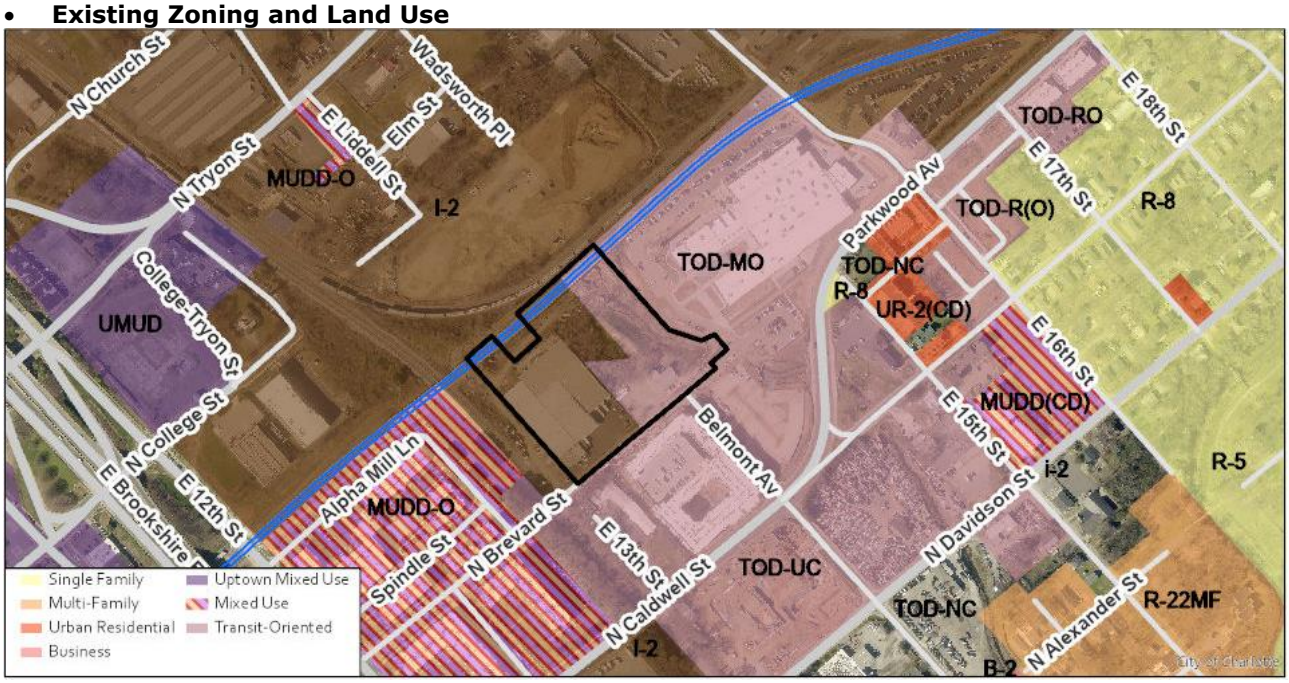
- As written, the TOD-UC district may be applied to parcels within ½ mile of a transit station. The site is within a ½ walk of the Blue Line's 9th Street Transit Station.
- Use of conventional TOD zoning districts applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

The approval of this petition will revise the adopted future land use as specified by the Parkwood Transit Station Area Plan, from office/ retail/industrial to transit oriented - mixed for the western portion of the site.

PLANNING STAFF REVIEW

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

- **Existing Zoning and Land Use**



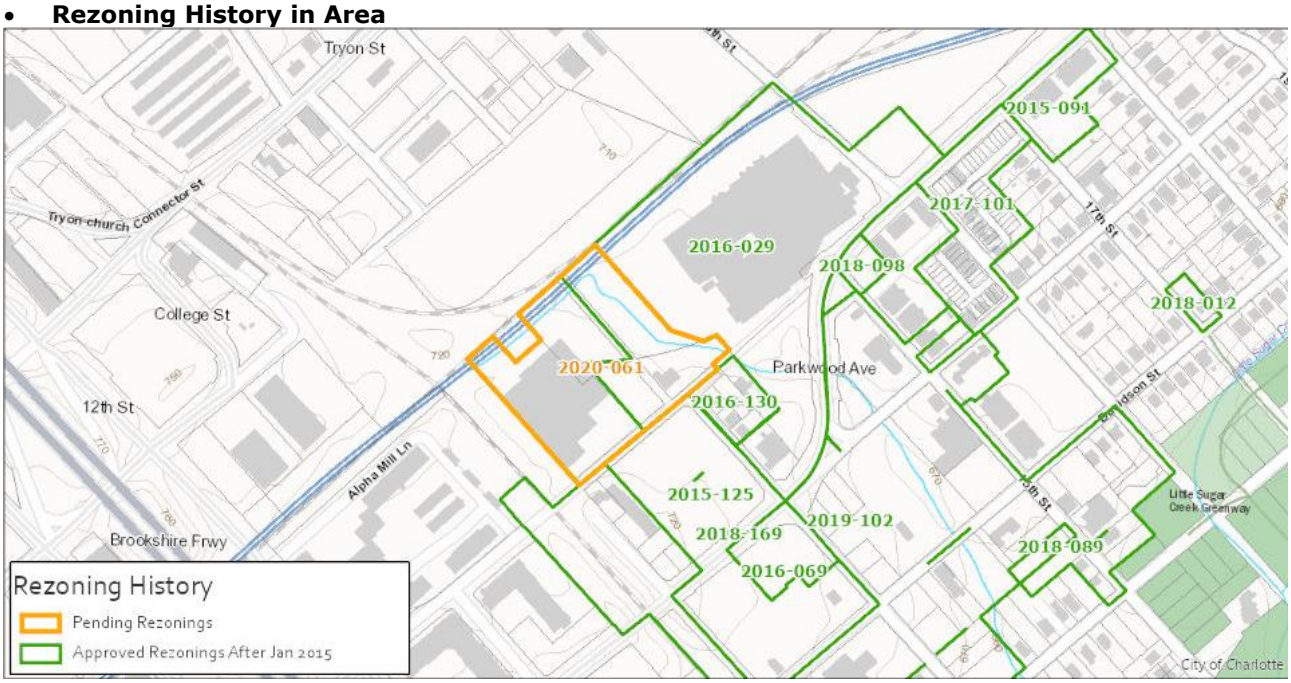
There has been one historic rezoning within the subject property. 2016-029 rezoned the northeastern portion of the assemblage from I-2 to TOD-M(O). The subject property is surrounded to the east and south by TOD-zoned parcels which include an adaptive reuse of an old mill (Optimist Hall) and multiple housing types of varying density. North of the subject property (along the N. Tryon Street corridor) is largely industrial land containing various uses, while west of the subject property (going towards uptown) is largely multi-family residential.

General location of site denoted by red star.

Streetview from N. Brevard Street looking north toward subject property (currently a supply/distribution business).

Streetview from N. Brevard Street looking south toward recent multi-family development. The property to the left of the image currently acts as surface parking for Optimist Hall.

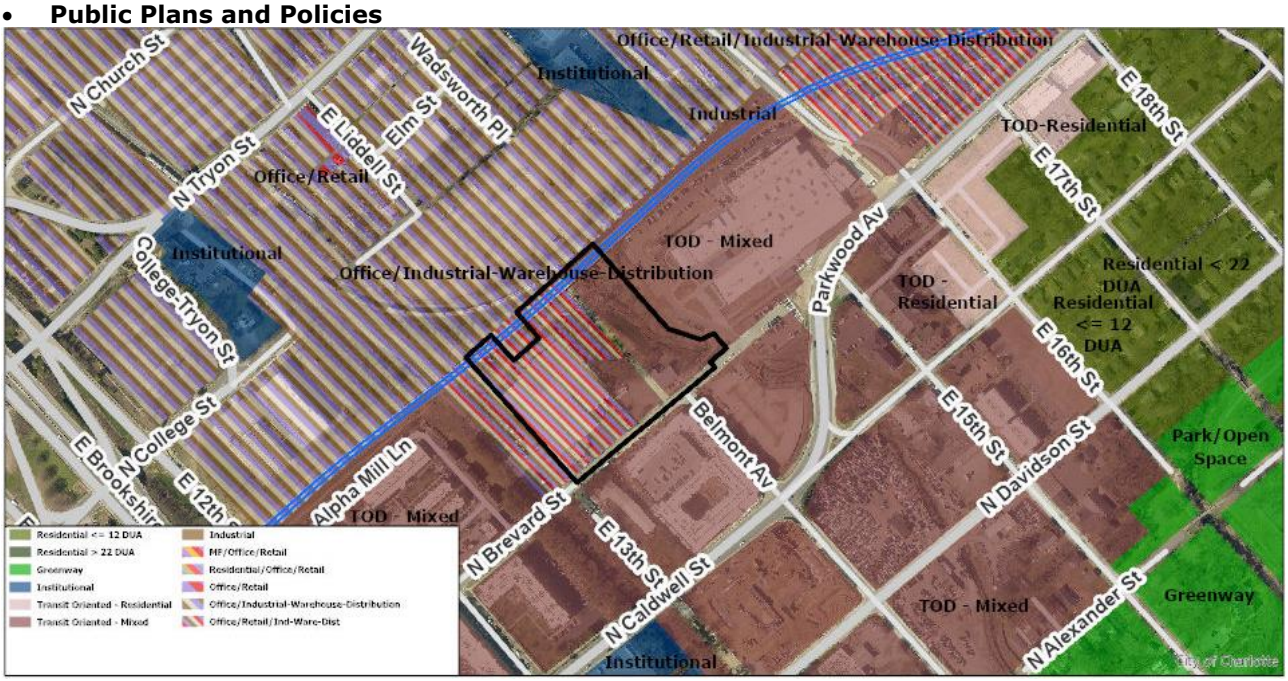
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-126	Petition to permit 16-unit multi-family development	Approved
2019-102	City-sponsored petition to rezone multiple parcels along the City's Blue Line to TOD zoning districts.	Approved
2018-169	City-sponsored text amendment to modify TOD requirements.	Approved
2018-098	Petition to rezone property to conventional TOD district.	Approved

2018-089	Petition to redevelop site to an urban residential district.	Approved
2018-012	Petition to permit 5-unit multi-family development.	Approved
2017-101	Petition to redevelop site in Optimist Park to accommodate 59 for sale single family attached units.	Approved
2016-130	Petition to rezone property to conditional TOD district.	Approved
2016-069	Petition to rezone property to conventional TOD district.	Approved
2016-029	Petition to rezone property to conditional TOD district.	Approved
2015-091	Petition to rezone property to conditional TOD district.	Approved

- **Public Plans and Policies**



  - The Parkwood Transit Station Area Plan (2013) recommends office/ retail/ industrial uses for a portion of the site and transit-oriented development-mixed for the remainder of the site

- **TRANSPORTATION SUMMARY**
  - The site is within 1/2 mile of both the 9th Street Transit Station and the Parkwood Transit Station. There is partial sub-standard existing curb and gutter on N Brevard Street, but no sidewalk. CDOT will work with the petitioner during the permitting to upgrade the streetscape in accordance with city ordinances and to develop a street network to serve the TOD zoning requested.
- **Active Projects:**
  - Brevard St. Bike Boulevard
    - Scope: add pavement markings and wayfinding signage to Brevard St. and Belmont Ave.
    - Limits: 12th St. to Little Sugar Creek/XCLT
    - Phase: Construction
    - PM: Sila Vlachou
      - avlachou@charlottenc.gov
      - 980-214-8022
  - Parkwood Ave. Streetscape
    - Scope: 4-to-3 road diet of Caldwell St. and Parkwood Ave., with new traffic signals at Belmont Ave. and 16th St., pedestrian lighting, and separated bike lanes and multi-use path along Parkwood Ave.
    - Limits: Caldwell St./CSX Railroad bridge to Parkwood Ave./Davidson St. intersection
    - Phase: Real Estate
    - PM: Sharon Buchanan
      - sdbuchanan@charlottenc.gov
      - 980-714-7229
  - 16th St. Streetscape
    - Scope: Add sidewalks, pedestrian lighting to 16th St. between Tryon St. and Parkwood Ave.
    - Phase: Construction (incorporated into a Charlotte Water sewer project managed by Matthew Bedford at CW)

        - PM: Leslie Bing
            - lbing@charlottenc.gov
            - 704-577-8609

- **Transportation Considerations**
    - No outstanding issues.
    - **Vehicle Trip Generation:**
      Current Zoning:
      Existing Use: 890 trips per day (based on 69,100 SF of warehouse/office uses).
      Entitlement: too many uses to determine (based on 2.51 acres of TOD-M(O) and remainder I-2 uses).
      Proposed Zoning: Too many uses to determine (based on 5.2 acres of TOD-UC).

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 comments submitted.
- **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 6-inch water distribution main located along N Brevard Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along the center of the parcel. 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

Planner: Will Linville (704) 336-4090