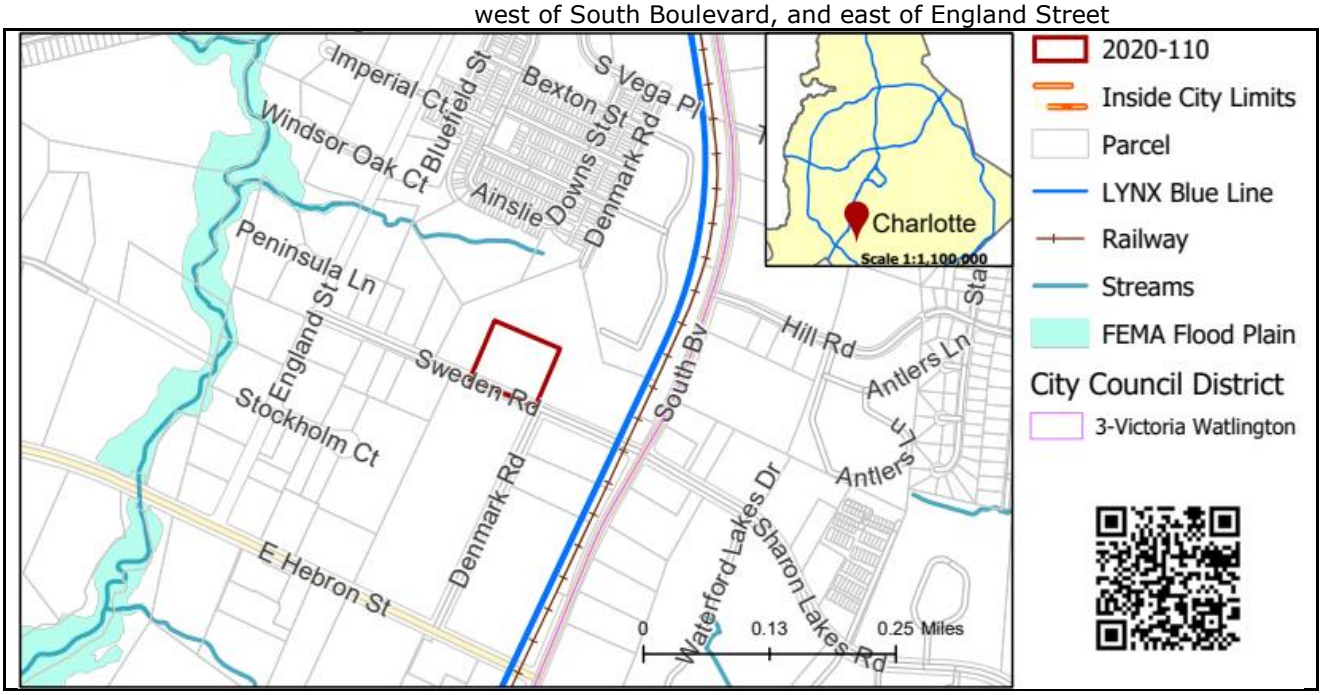
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-110
Pre-Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: TOD-CC (transit community center) Proposed Zoning: I-2 (industrial)
LOCATION	Approximately 2.5 acres located on the north side of Sweden Road, west of South Boulevard, and east of England Street



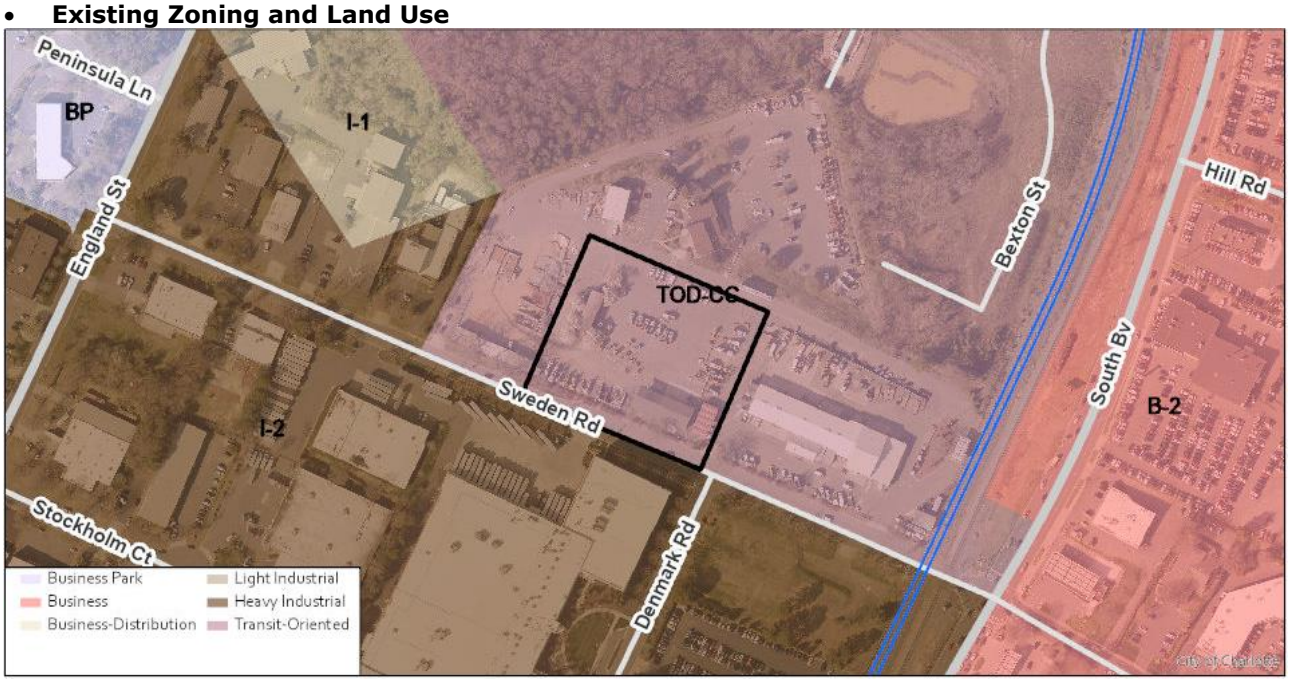
SUMMARY OF PETITION	The petition proposes a conventional zoning to allow all uses in the I-2 industrial zoning district for a 2.5 acre portion of the parcel which is currently developed with the City's street maintenance facility.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	City of Charlotte City of Charlotte: General Services William Ashlin, Alr Architecture
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the with the future land use policy in the *Arrowood Station Area Plan (2009)* for this site. The policy recommends industrial zoning to support as-of right operations of the City's street maintenance facility at this location until such time as it is proposed for redevelopment; then the recommendation is for Transit-Oriented-Development. The future land use map does illustrate TOD-mixed acknowledging the long-term policy for transit oriented development. <u>Rationale for Recommendation</u> • The City owns the site for its street maintenance and equipment facility. • The rezoning will allow industrial uses including the continued use for the existing maintenance facility.

- The proposal is for only a portion of the parcel to be rezoned, the majority of the parcel will remain zoned TOD-CC.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



The site was recently rezoned to TOD-CC as part of the City's TOD alignment rezoning effort which rezoned parcels to the appropriate TOD zoning.

The site (red star below) is developed with the City of Charlotte's street maintenance facility. The surrounding area is developed with a mixture of uses. The area to the south and west are primarily industrial uses. There are residential uses to the north and commercial uses to the east along South Boulevard.

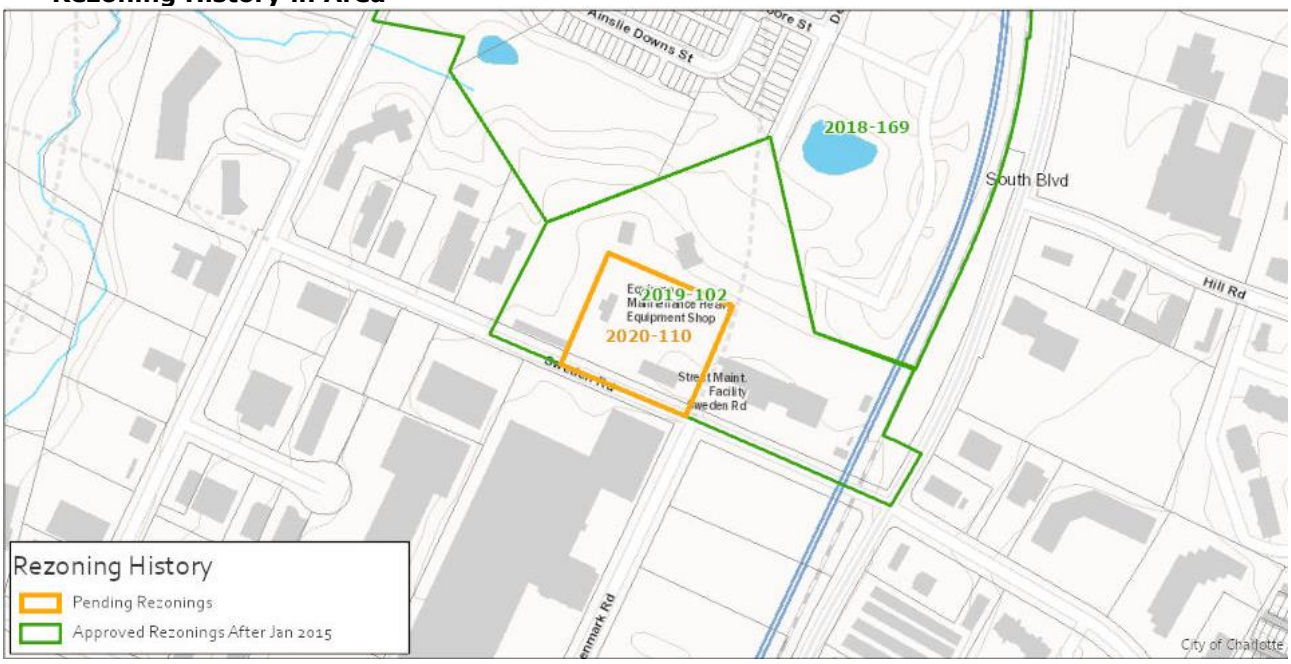
South of the site, across Sweden Road are industrial/office uses.

West of the site on Sweden Road are industrial/office uses.

East of the site, across the CATS Lynx Blue Line and the freight rail corridor are commercial uses along South Boulevard.

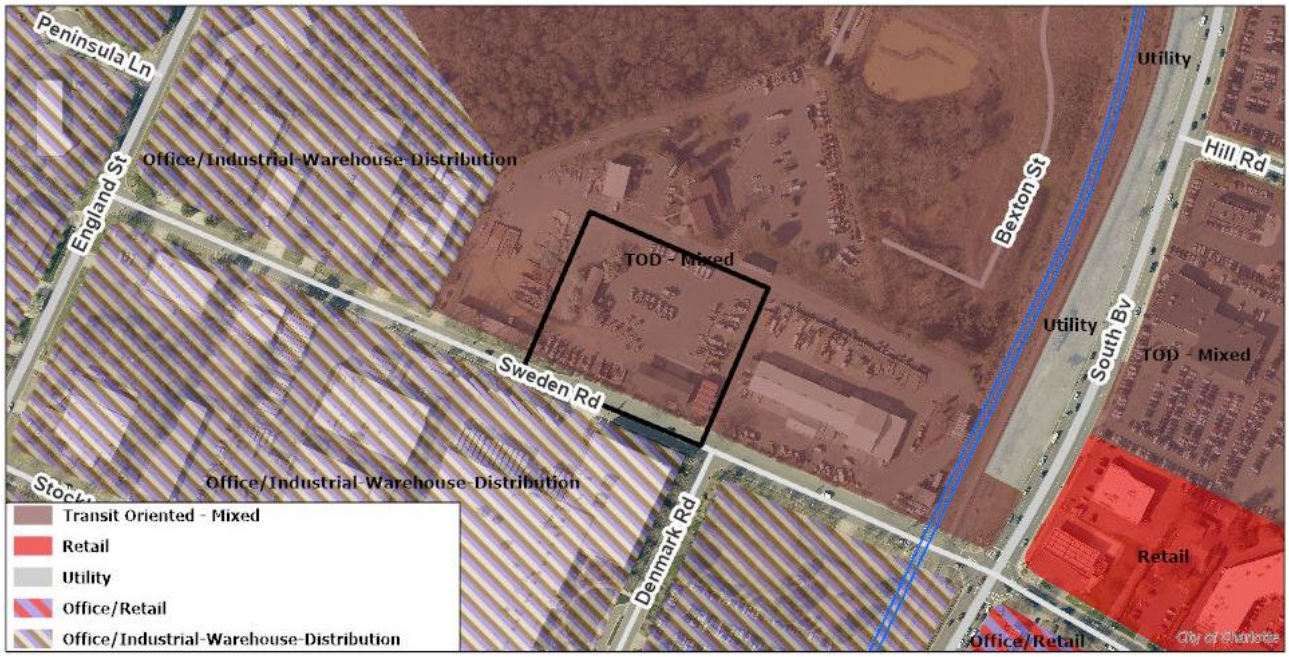
North of the site, near the Arrowood transit station is a residential development known as Hadley.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-169	Text Amendment to the TOD section of the Zoning Ordinance that included converting TOD-M zoned areas to TOD-CC.	Approved
2019-102	TOD alignment zoning for parcels along the Blue Line transit corridor, zoned overall parcel to TOD-CC.	Approved

- **Public Plans and Policies**



- The *Arrowood Station Area Plan* recommends industrial land uses for this site until it is no longer needed for City street maintenance operations, then it recommends TOD land uses for this site.

- **TRANSPORTATION SUMMARY**
  - The site is located along Sweden Road (city maintained, local road) and near Denmark Road (city maintained, local road). The site is in a corridor and is within the Arrowood Transit Plan Study Area. is located at the intersection of two local roads. CDOT will work with the petitioner during permitting once a site plan is submitted to ensure all applicable ordinance and area plan's transportation improvements are met.
- **Active Projects:**
  - Potential Roadway Projects Near the Site
    - Denmark Road Extension (Sweden Rd to Arrowood Rd) with a 2-lane divided (median or center turn lane) with bike facilities and sidewalks.
    - Old Pineville Road/England Street (Arrowood Rd to E Hebron St) with a 2-lane divided (median or center turn lane) with bike facilities and sidewalks
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: Too many uses to determine (based on uses allowed in TOD-CC zoning).

  Entitlement: Too many uses to determine (based on uses allowed in TOD-CC zoning).

  Proposed Zoning: 105 trips per day (based on 37,500 square feet of warehouse uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No locational information provided. No comments submitted.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **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: John Kinley (704) 336-8311