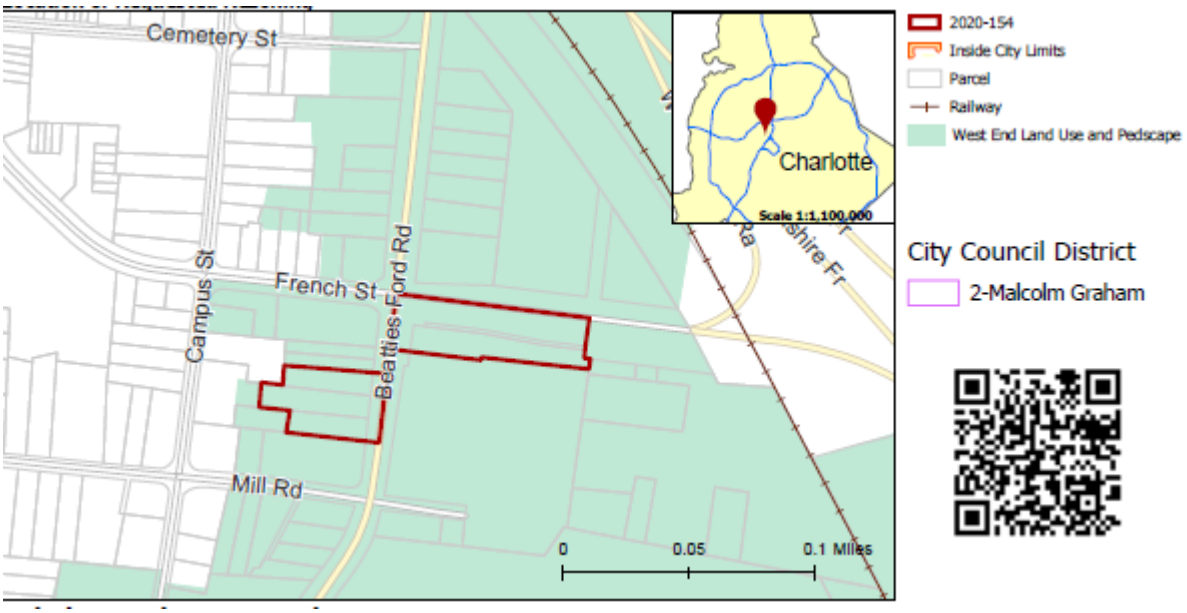
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-154
Pre-Hearing Staff Analysis
January 19, 2021

REQUEST	Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and R-22MF PED (multi-family, pedestrian overlay) Proposed Zoning: TOD-CC PED (transit oriented development, community center, pedestrian overlay)
LOCATION	Approximately 1.11 acres located along the west and east sides of Beatties Ford Road, along the south side of French Street, and north of Mill Road



SUMMARY OF PETITION	The petition proposes to all uses within the TOD-CC zoning district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Michael Hopkins Carolina Urban Properties LTD Michael Doney, Carolina Urban Properties LTD
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **inconsistent** with the Institutional land use recommendation for the site and **consistent** with the multi-family/office/retail recommendation for the site as per the *West End Land Use and Pedscape Plan.* <u>Rationale for Recommendation</u> • The petition consists of two sites located on opposite sides of Beatties Ford Road and are located within ¼ of a mile from the proposed CATS Lynx Gold Line transit stop at French Street and Beatties Ford Road.

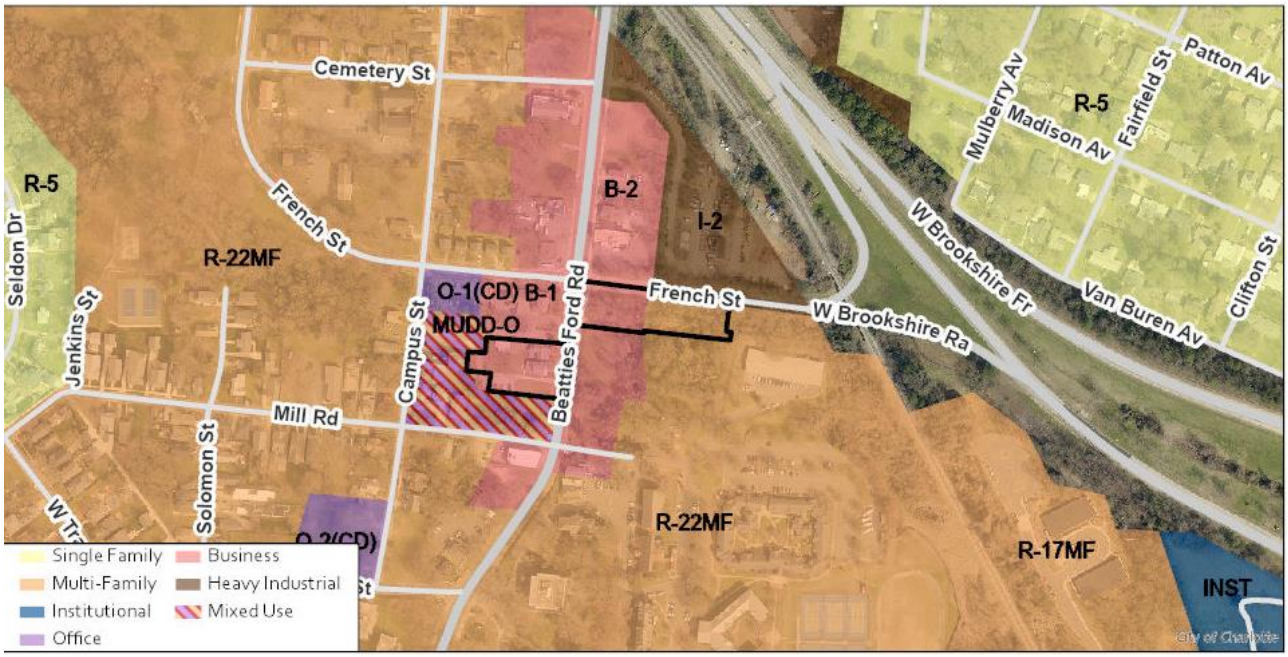
- The site is an appropriate location for transit-oriented development, adjacent to Johnson C. Smith University and other mixed-use developments in the area.
- Transit oriented mixed-use development is consistent with the overall vision of the *West End Land Use and Pedscape Plan*.

The approval of this petition will revise the adopted future land use as specified by the *West End Land Use and Pedscape Plan*, from Institutional land use to transit oriented development Use 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**



The subject property consists of undeveloped vacant land, a residential building converted to an office, and a single family dwelling. The adjacent land uses include vacant land, industrial uses, business uses, and institutional uses.

The site (marked with two red stars) is located along Beatties Ford Road. The surrounding properties include vacant land, industrial uses, business uses, and institutional uses.

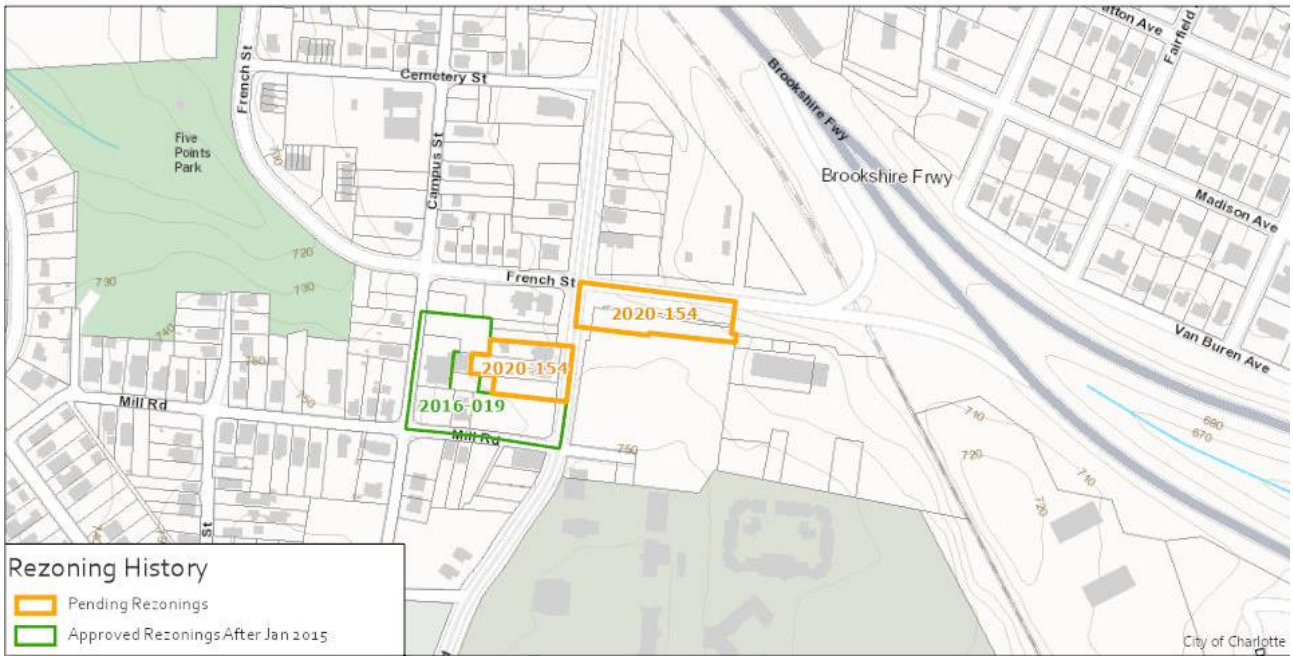
The properties to the north are developed with business and industrial uses.

The properties to the east are undeveloped vacant land and a business use. The subject property is marked with two red stars.

The properties to the south are undeveloped vacant land.

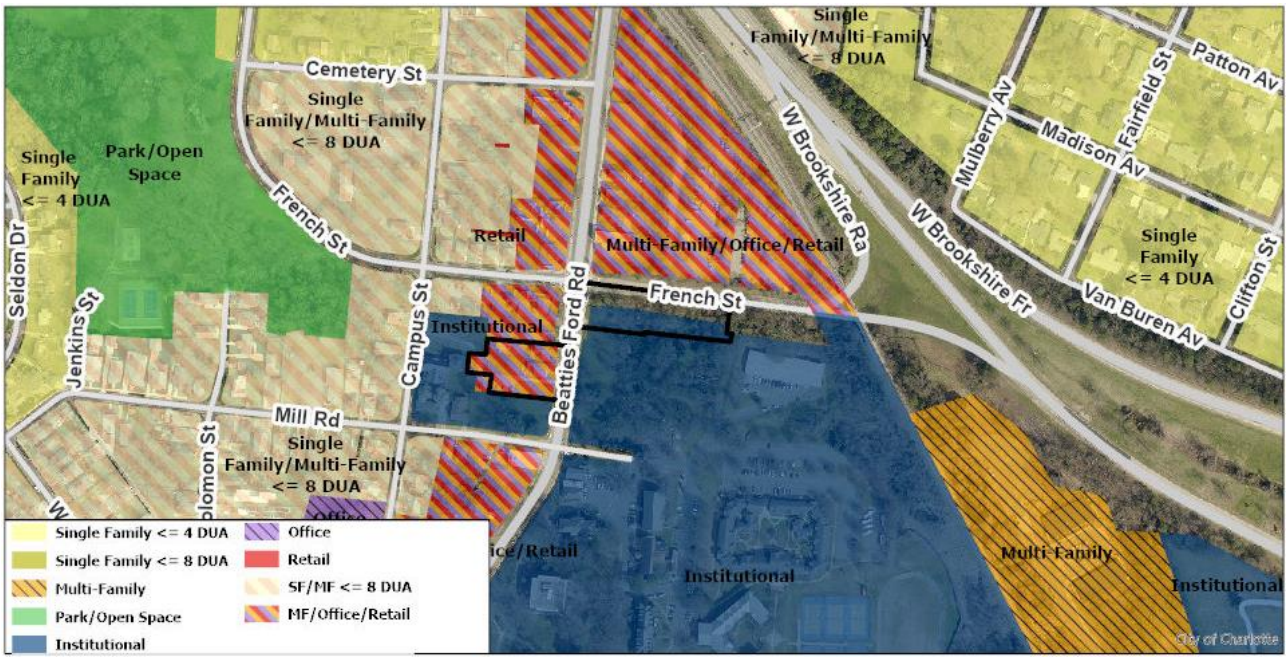
The properties to the west are developed with business and institutional uses. The subject property is marked with two red stars.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-019	The petition rezoned property to MUDD-O (mixed use development, optional) and MUDD-O(PED) (mixed use development, optional, pedestrian overlay) for institutional uses associated with Johnson C. Smith University.	Approved

- **Public Plans and Policies**



- The West End Land Use and Pedscape Plan (adopted 2005) recommends Institutional and multi-family/office/ retail land use for this site and the adjoining campus for Johnson C. Smith University.

- **TRANSPORTATION SUMMARY**
  - The site is located adjacent to French Street (State-maintained, local street) and Beatties Ford Road (City-maintained, major thoroughfare). The petition is in a wedge and is inside Route 4. The applicable plan for the area is the Westside Strategy Plan.
- **Active Projects:**
  - City Lynx Gold Line – Phase II
    - This phase extends the current streetcar line from the Charlotte Transportation Center west to French Street in the Historic West End and east from Novant Hospital to Sunnyside Avenue in Elizabeth.
    - Estimated completion mid-2021
    - Tonia Wimberly is project contact (twimberly@charlottenc.gov ; 704-353-1931)
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 35 trips per day (based on 2804 SF office).

  Entitlement: 1530 trips per day (based on 11 apartment units and 12,500 SF shopping center).

  Proposed Zoning: Too many uses to determine

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **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 6-inch water distribution main located along Mill Road.

  Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Mill Road. No outstanding issues.

- **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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