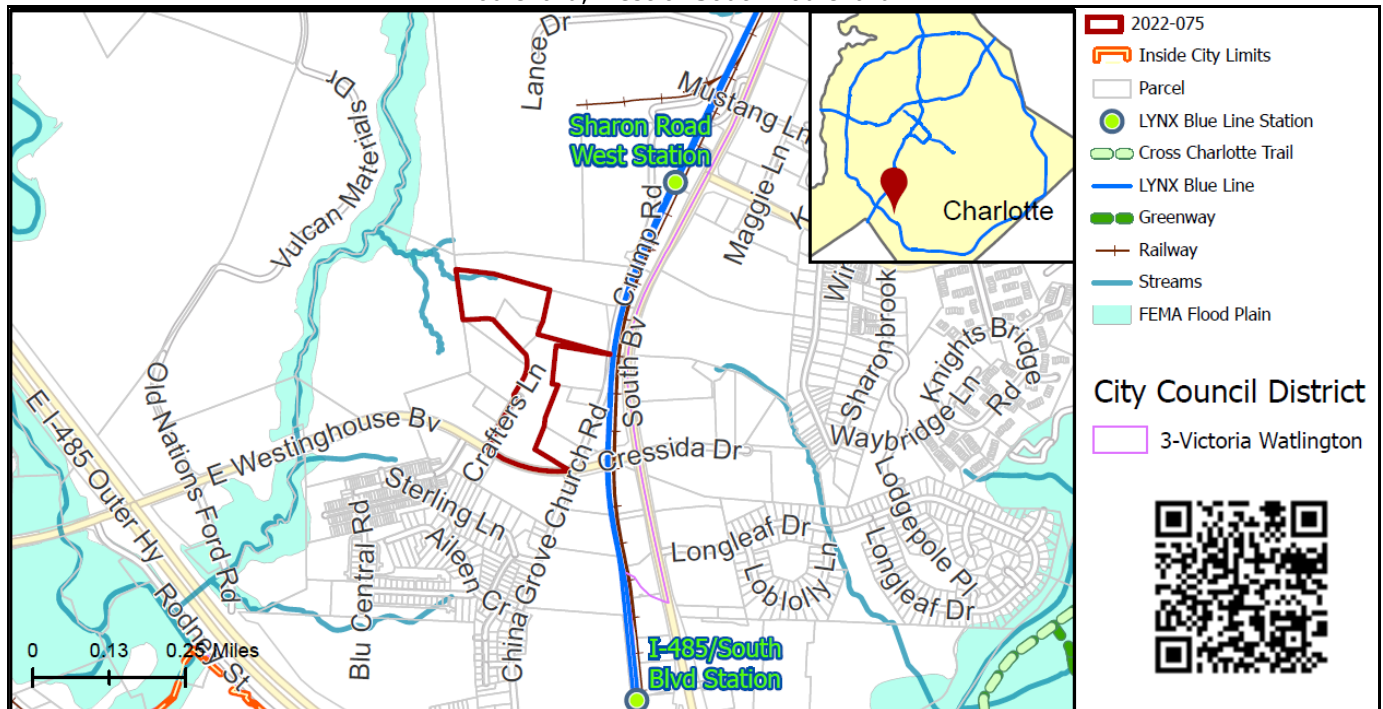


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-CC (transit oriented development commercial center) and TOD-NC (transit oriented development neighborhood center)

LOCATION

Approximately 15.75 acres located on the north side of East Westinghouse Boulevard, west of South Boulevard



SUMMARY OF PETITION

The petition proposes to rezone 3 parcels along Crafters Lane, north of Westinghouse Bv. to TOD-CC and TOD-NC to be consistent with the transit zoning of the owners adjacent land holdings already zoned TOD-CC, to allow transit supportive development across the entire assemblage between the Sharon Rd West and I-485/South Bv Stations.

PROPERTY OWNER

Morteb, LLC & Tebmor, LLC

PETITIONER

Morteb, LLC

AGENT/REPRESENTATIVE

Bridget Grant/ Moore & Van Allen

COMMUNITY MEETING

Meeting is not required.

Number of people attending the Community Meeting: NA

STAFF RECOMMENDATION

Staff does not recommend approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Manufacturing and Logistic (ML) place type.

Rationale for Recommendation

- The site is adjacent to TOD zoning to the east and within ½ mile of the Sharon Rd. West transit station. However, the Policy Map identifies the parcels for Manufacturing and Logistics. Additionally, the parcels which are already zoned TOD in the area have not begun to transition to transit supportive uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

- 4: Trail & Transit Oriented Development
- 5: Safe & Equitable Mobility
- 7: Integrated Natural & Built Environments

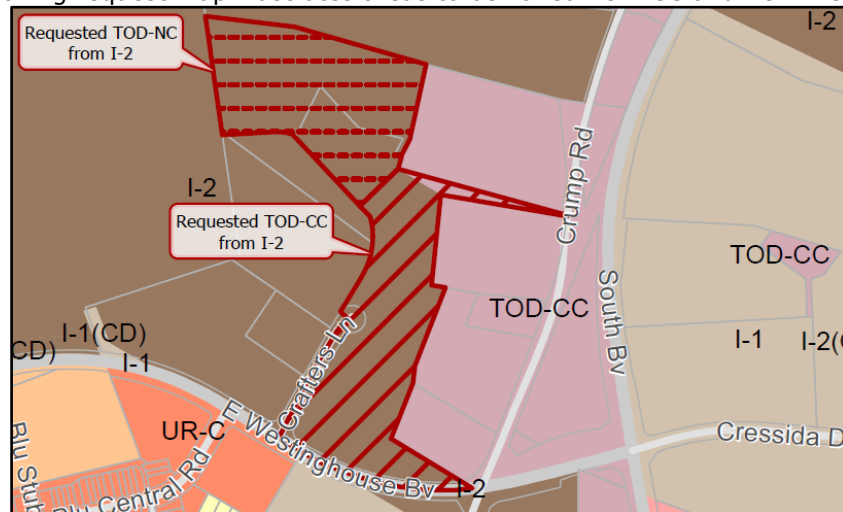
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing and Logistics to Community Activity Center for the TOD-CC portions and Neighborhood Center for the TOD-NC portions for the site.

PLANNING STAFF REVIEW

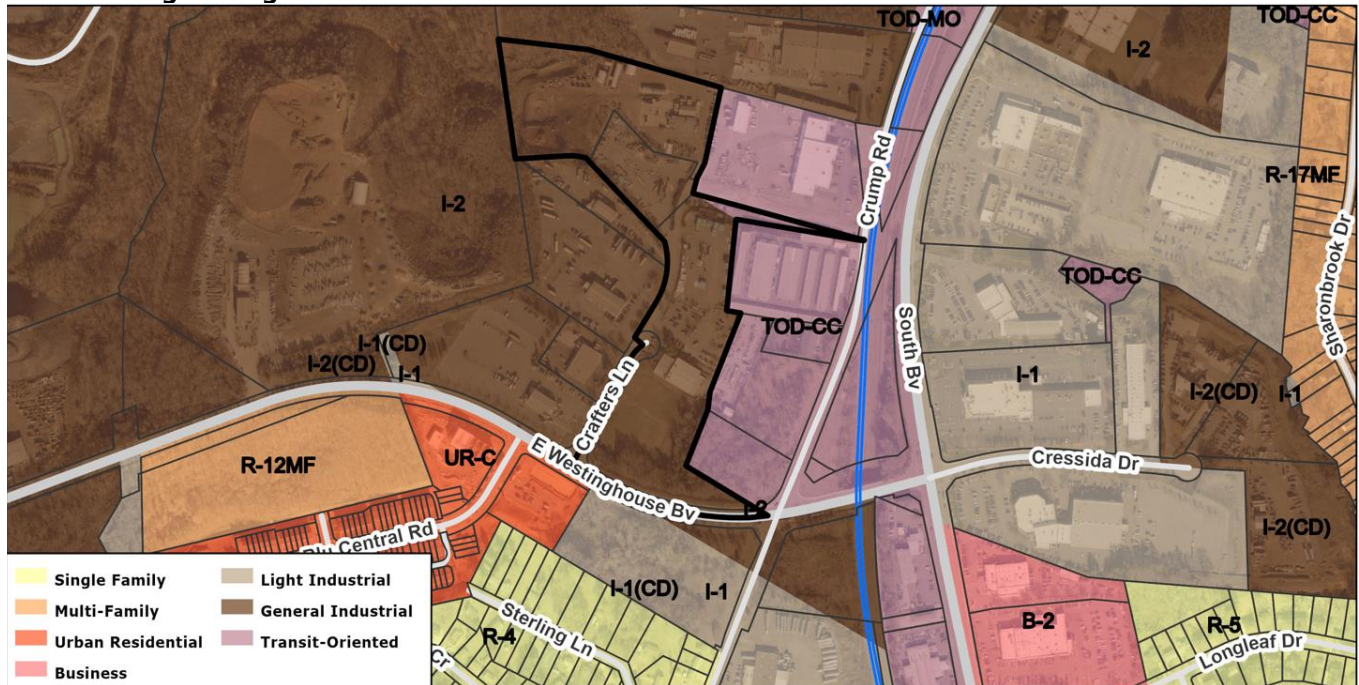
Proposed Request Details

This is a conventional rezoning petition with no associated site plan.

- Allows all use permitted in the TOD-CC and NC districts within the subject areas.
- Proposed zoning request map illustrates areas to be zoned TOD-CC and TOD-NC.



Existing Zoning



- The site is currently zoned I-2. A sliver of the largest parcel is split zoned with TOD-CC. The area to the west and north is zoned I-2. Southwest is urban residential and multi-family zoning. East of the site, along Crump Rd. is TOD-CC zoning and southeast at the corner of China Grove Church Rd and Westinghouse Bv. is I-2 and I-1 zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (general industrial)	ML-2 (manufacturing and logistics)	ML (manufacturing and logistics)



The site, indicated by the red outline above, is in an area with a mix of uses. There are industrial and warehouse uses to the north, west and east. Residential uses are to the south off in the developing Blu South community and the Sterling community off China Grove Church Rd. Commercial uses are located along South Bv. east of the site.



The site is developed with industrial/warehouse uses.



North of the site along Crump Rd is a construction material supplier.



East of the site, along Crump Rd are contractors offices and a self-storage facility.

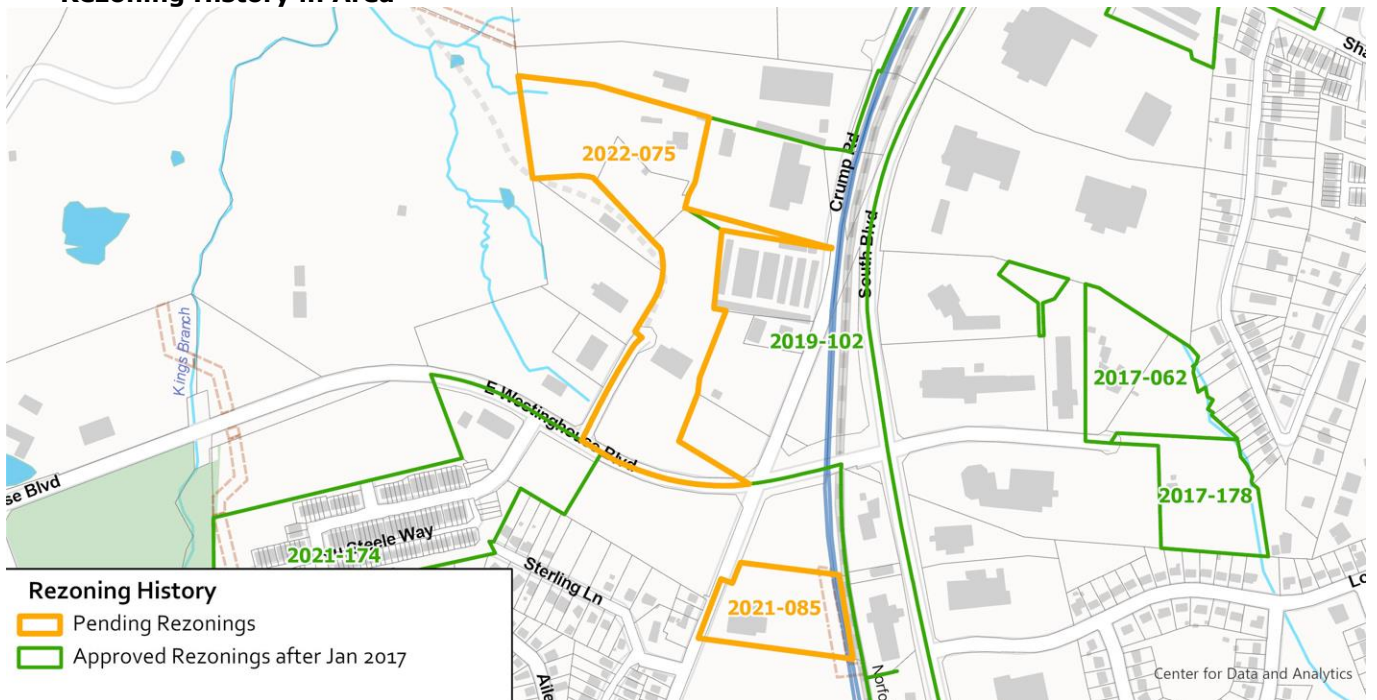


South of the site, along Chine Grove Church Rd. is vacant and industrial land. Further south are single family detached homes in the Sterling community.



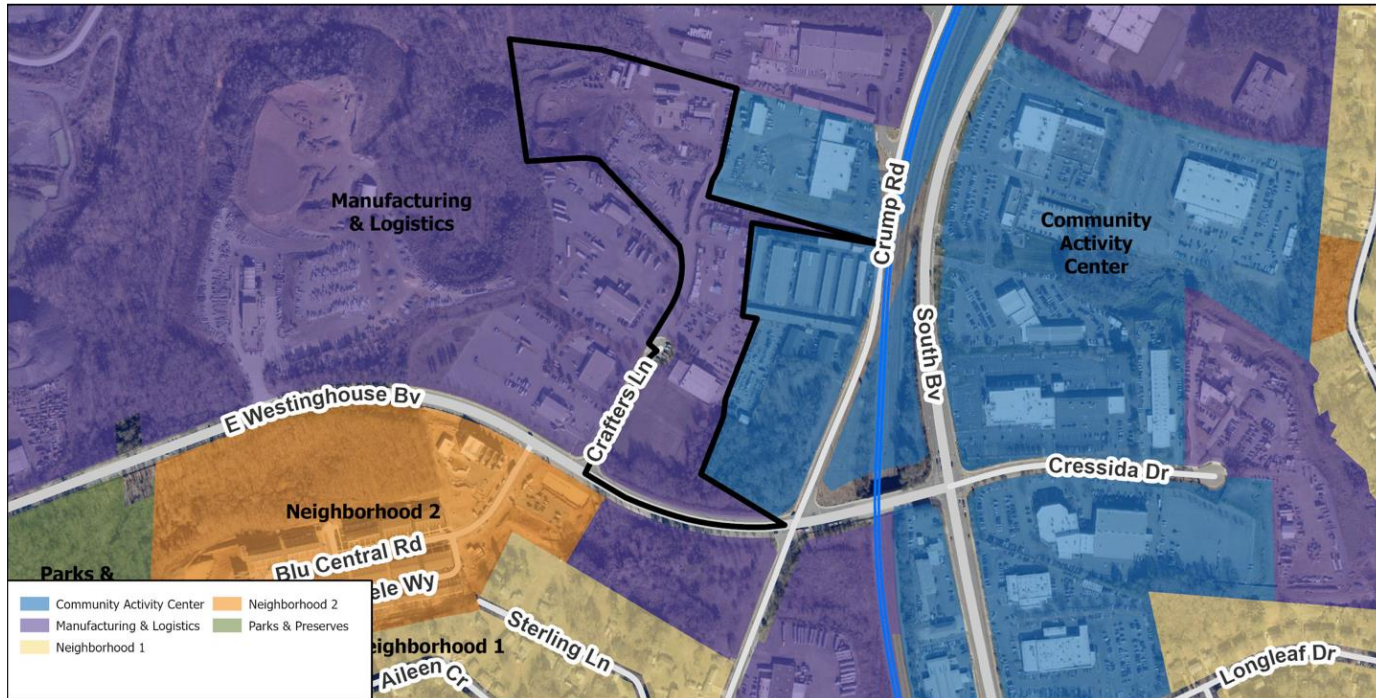
West of the site, along Crafters Ln. are a fleet service/repair shop, contractors offices and truck rental uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-062	5.8 acres east of the site at the end of Cressida Dr. from I-1 to I-2(CD) to allow outdoor storage and I-1 uses.	Approved
2017-178	4.34 acres east of the site at the end of Cressida Dr. from I-1 to I-2(CD) to allow outdoor storage and I-1 uses.	Approved
2019-102	Rezoning for multiple parcels along the Blue Line to align TOD zoning to the recommendations of the transit station area plans.	Approved
2021-085	4.55 acres south of the site along China Grove Church Rd. from I-1 and I-2 to I-2(CD) to allow outdoor storage and I-1 uses.	Pending
2021-174	36.06 acres southwest of the site to UR-C(CD) and UR-2(CD) to allow residential development with a mix of townhomes and duplex units.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Manufacturing & Logistics place type.

- **TRANSPORTATION SUMMARY**

- The site is located on the north side of East Westinghouse Boulevard, a City-maintained major throughfare west of Crump Road, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

- **Active Projects:**

- Blu South Multifamily Subdivision
 - South of E. Westinghouse Bv. east of Old Nations Ford Rd.
 - Blu South Mixed Use Development Subdivision
 - South of E. Westinghouse Bv. east of Old Nations Ford Rd.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 60 trips per day (based on 12,000 sqft of warehouse use).

Entitlement: 1,125 trips per day (based on 685,637 sqft of industrial uses).

Proposed Zoning: Too many uses to determine trip generation.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **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:** 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 8-inch water distribution main located along Crafters Ln. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Crafters Ln. No outstanding issues.
- **Erosion Control:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.org. Requests at least 1 acre to be dedicated to Mecklenburg County Parks and Recreation for a neighborhood park.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: John Kinley (704) 336-8311