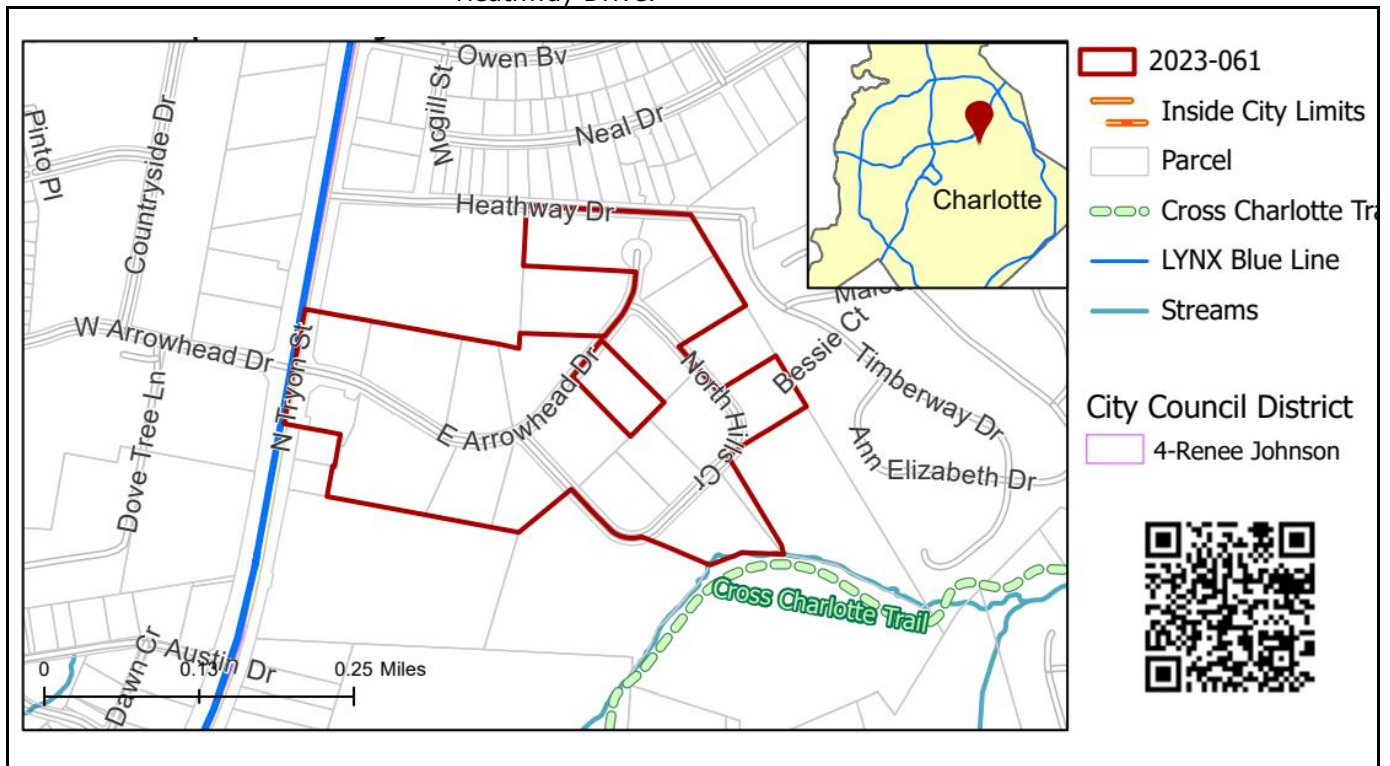


REQUEST

Current Zoning: ML-1 (manufacturing and logistics-1), ML-2 (manufacturing and logistics-2)
Proposed Zoning: TOD-CC (transit oriented development-community center), TOD-NC (transit oriented development-neighborhood center), TOD-UC (transit oriented development-urban center)

LOCATION

Approximately 35.03 acres located on the north and south side of East Arrowhead Drive, east side of North Tryon Street, and south side of Heathway Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by right and under prescribed conditions in the TOD-UC (transit oriented development – Urban Center), TOD-NC (neighborhood center), and TOD-CC (community center) zoning districts.

PROPERTY OWNER

Peter J. Couchell

PETITIONER

Couchell/Tsahakis Properties, LLC

AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Manufacturing & Logistics Place Type.

Rationale for Recommendation

- This petition proposes to provide a more gentle transition between the adjacent single family neighborhoods and manufacturing and logistics sites.
- The petition proposes to provide additional access to goods, services, and amenities to the residential, manufacturing and logistics, and commercial sites in the area.
- The proposed site is less than a half mile from the nearest LYNX Blue Line station in keeping with the requirements for TOD sites.
- The site would also be well supported by bus transit as it fronts the CATS bus line and is less than a half mile from the nearest CATS bus stop.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from the Manufacturing & Logistics Place Type to the Community Activity Center Place Type for the site.

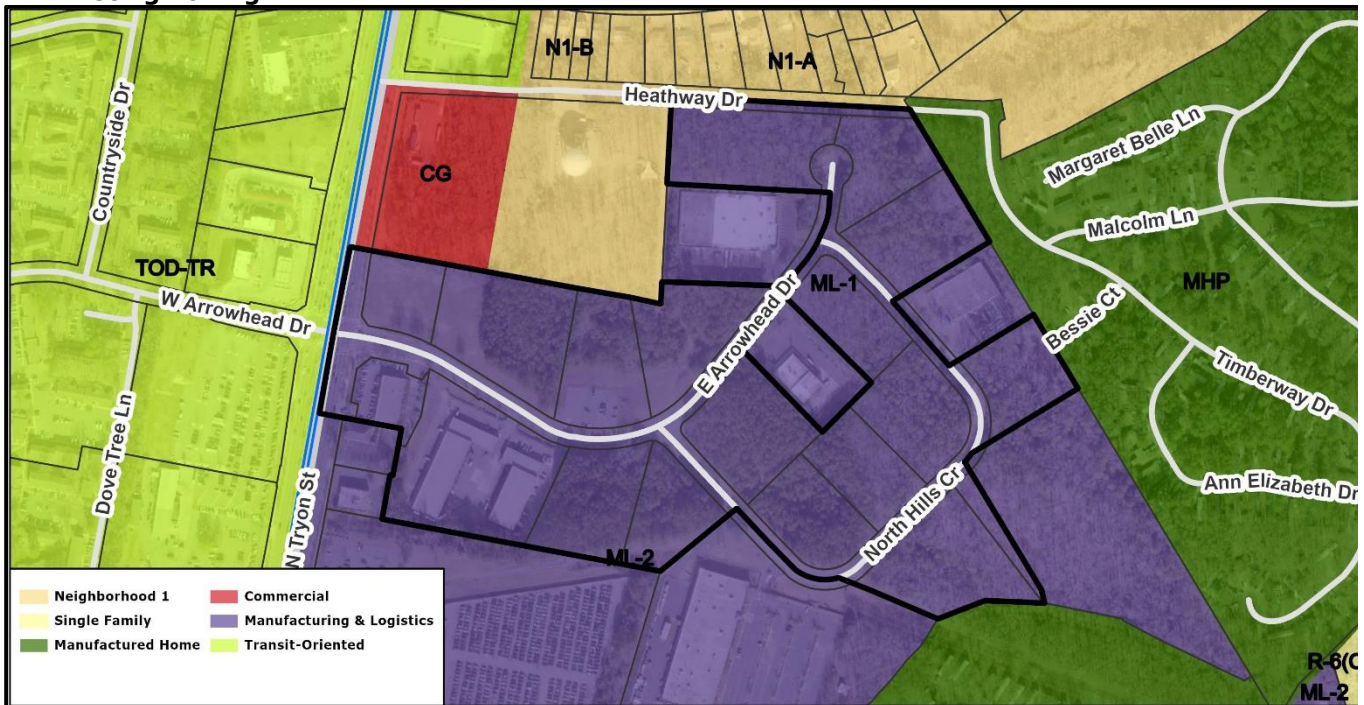
PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- The TOD Districts are intended for use near rapid transit stations and streetcar stops and along transit corridors.

• **Existing Zoning**



- The site is currently zoned ML-1 and ML-2. The site is bordered to the west by LYNX Blue Line and within ½ mile to the Tom Hunter Station. The surrounding land uses include single family, multifamily dwellings, commercial, office, industrial and retail uses.

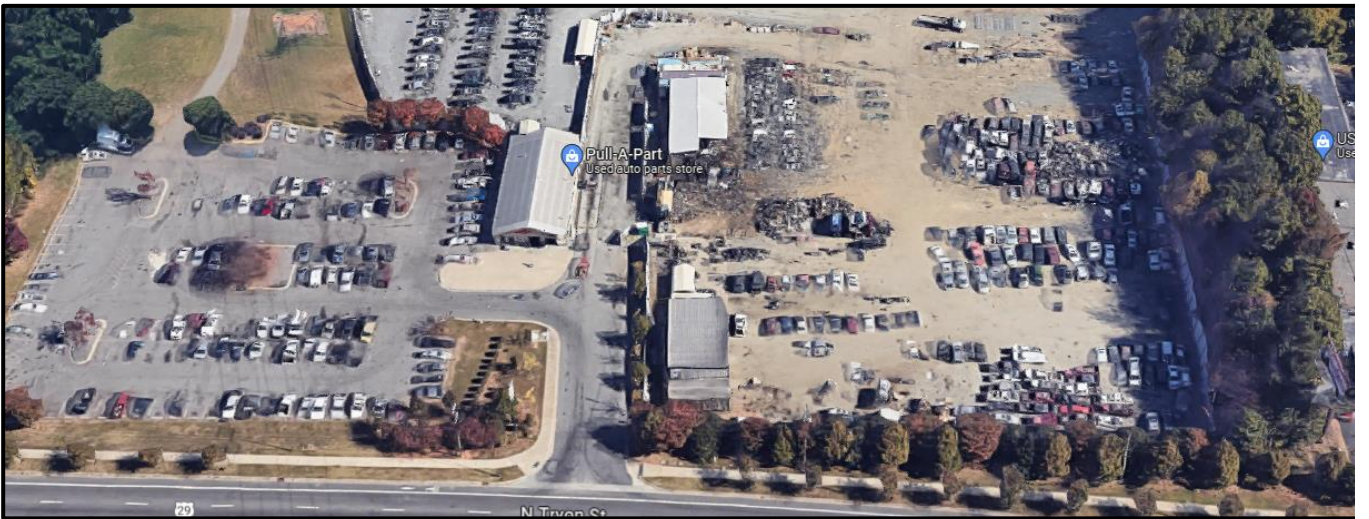


The subject property is denoted with a red star.

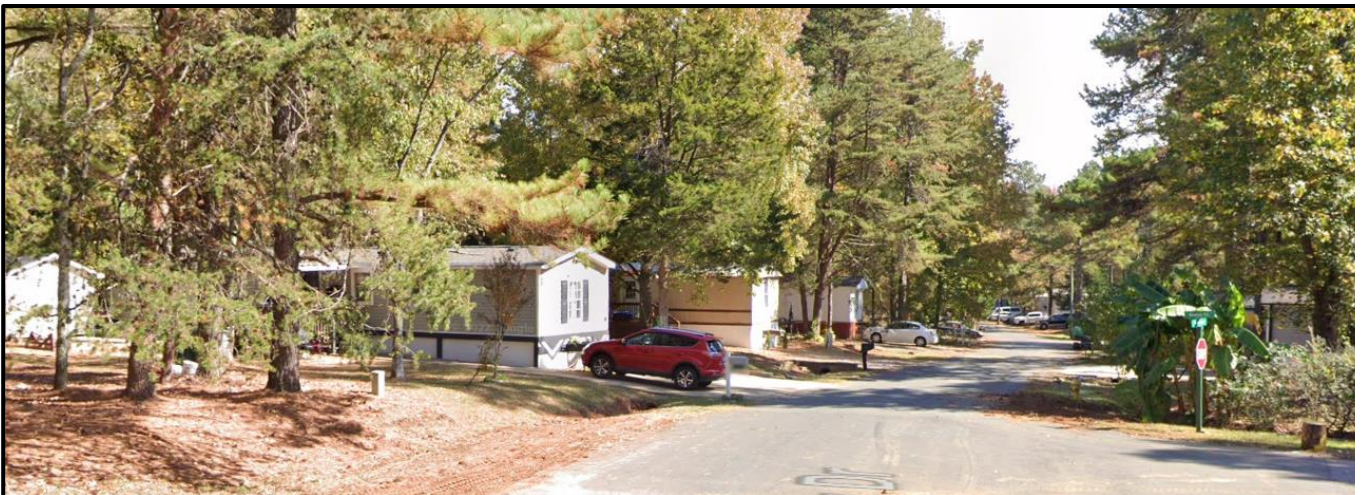




The property to the north along Neal Drive is developed with single family dwellings.



The property to the south along North Tryon Street is developed with a Pull-A-Part auto parts store.

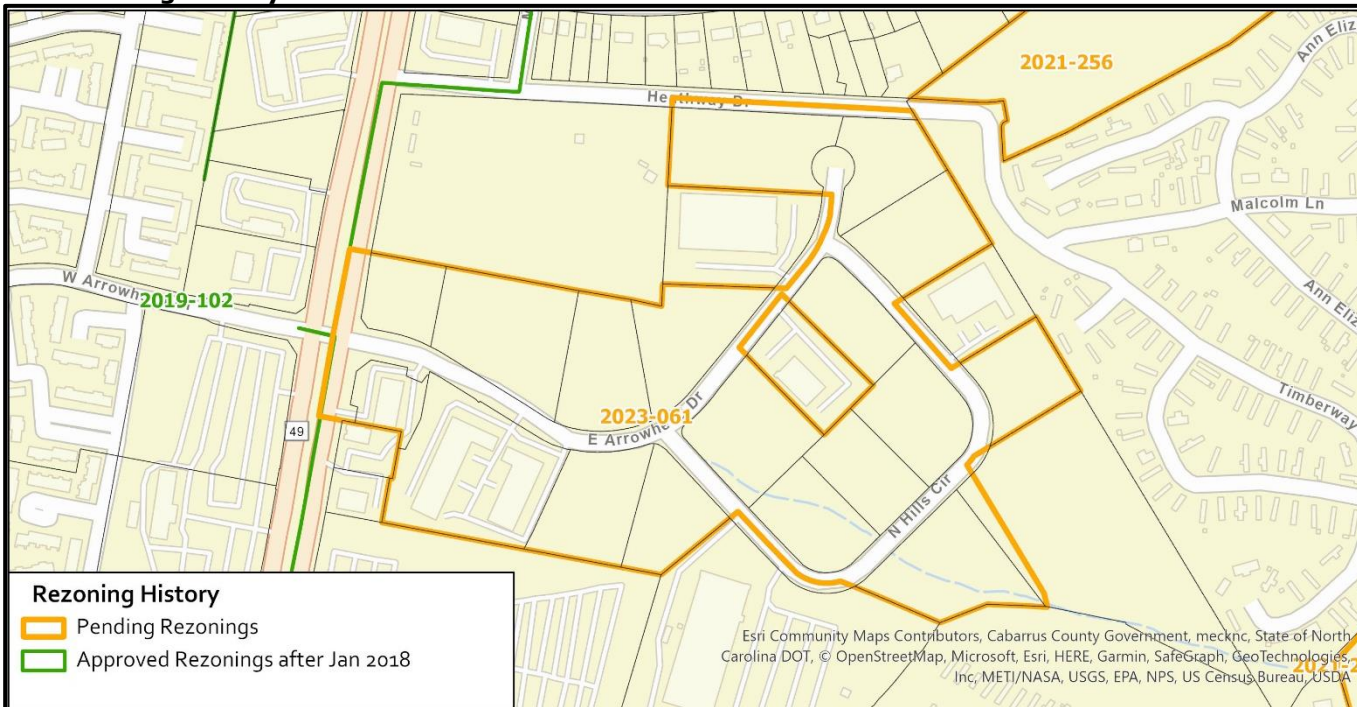


The property to the east along Timberway Drive is developed with a mobile home park.



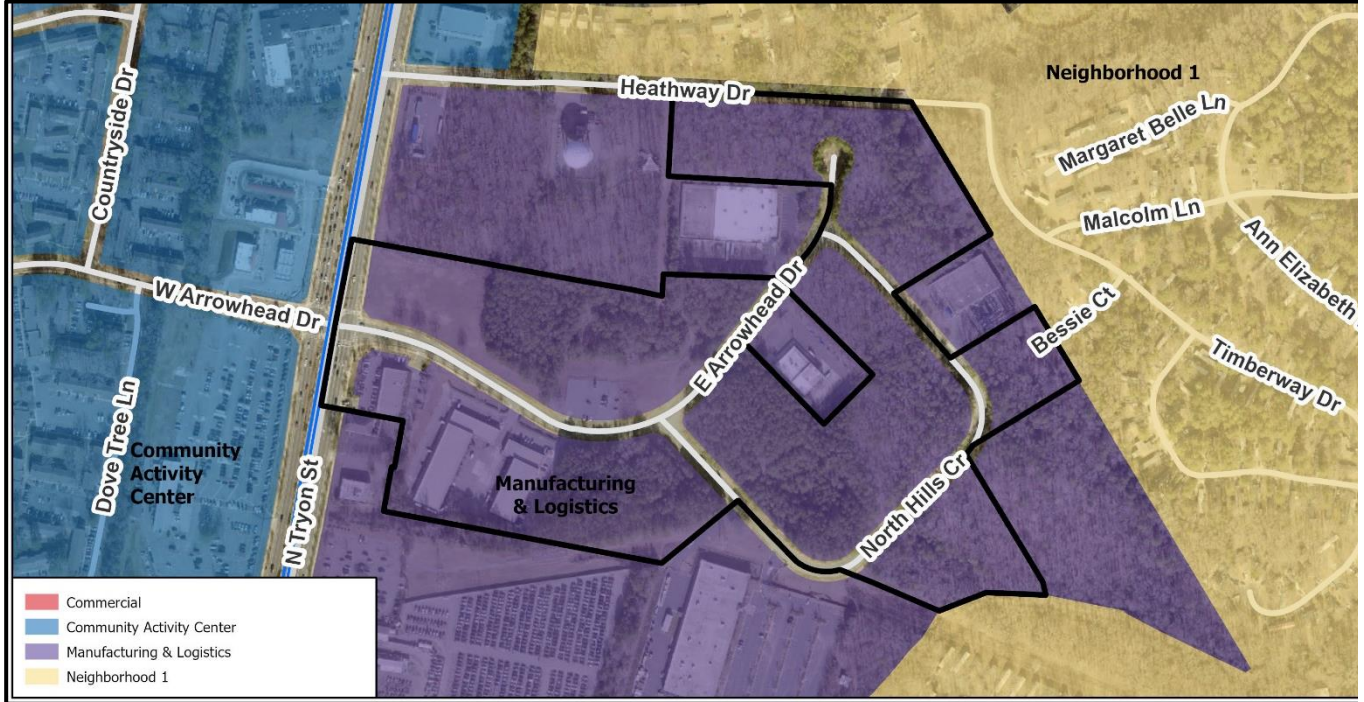
The property to the west along North Tryon Street is developed with a car dealership, gas station, and other retail and commercial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned 1,771.18 acres to various transit-oriented zoning districts in a realignment rezoning process.	Approved
2021-256	Proposes rezoning 150.78 acres from N1-A, N1-B, and R-6(CD) to MX-2 INNOV to allow up to 649 residential units with mix of housing types in three development areas.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics Place Type for this site.

• **TRANSPORTATION SUMMARY**

- The petition is located adjacent to North Hills Circle, a City-maintained local street, east of North Tryon Street, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

• **Active Projects:**

- Woodland Hollows Storage Shed
 - Construction of a storage shed located at the intersection of Arrowhead Drive and Elgywood Lane.
 - The project is currently under construction.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 735 trips per day (based on 18,872 square-feet of warehousing, 25,690 square-feet of warehousing, and 8,400 square-feet of retail).

Entitlement: 1,425 trips per day (based on 200,000 square-feet of warehouse, 653,402 square-feet of warehouse).

Proposed Zoning: N/A trips per day (based on too many uses to determine).

DEPARTMENT COMMENTS

- **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:** No outstanding issues.
- **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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along E Arrowhead Drive. Charlotte Water has

accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along E Arrowhead Drive. See advisory comments at www.rezoning.org

- **Erosion Control:** No outstanding issues.
- **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
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See advisory comments at www.rezoning.org

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225