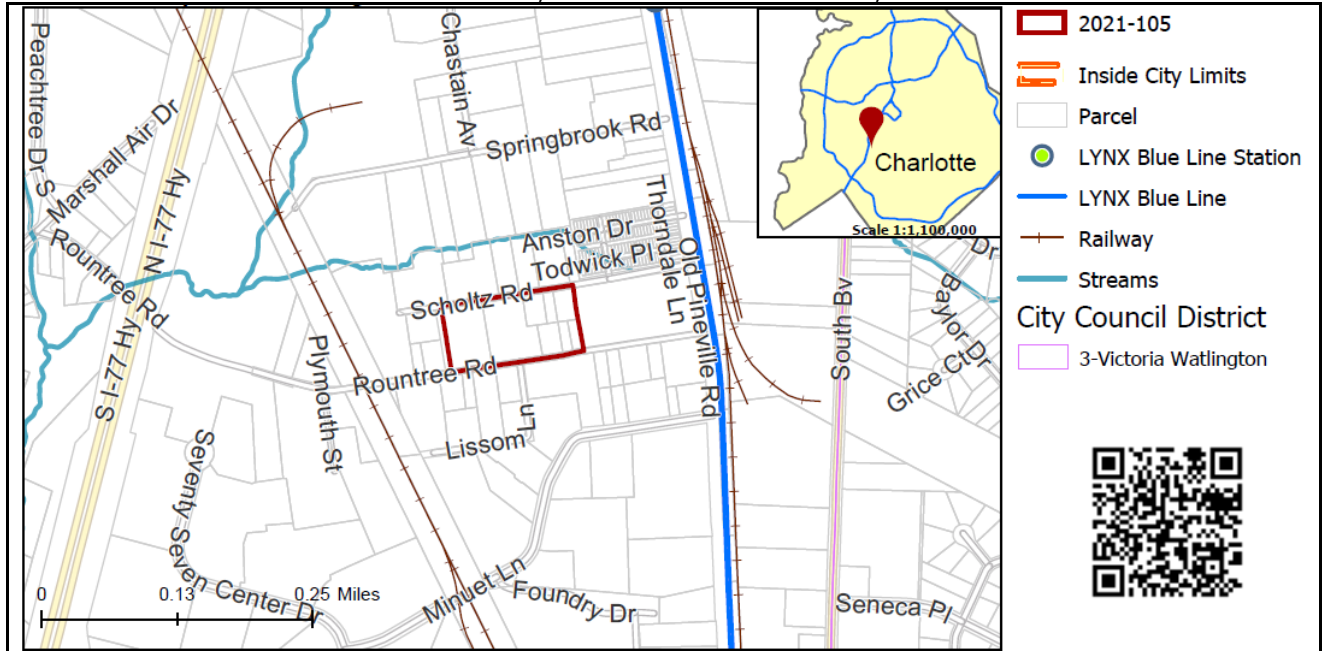


REQUEST

Current Zoning: I-2 (industrial)
Proposed Zoning: TOD-CC (transit oriented development, commercial center)

LOCATION

Approximately 4.44 acres located on the north side of Rountree Road, south side of Scholtz Road, west of Old Pineville Road



SUMMARY OF PETITION

The petition proposes to rezone the site south of the Woodlawn Transit Station, currently developed with industrial use, to allow transit oriented development

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Robert Steve and Sharon L Waddell; Roundtree Properties, LLC
Carolina Capital Real Estate Partners
Keith MacVean / Moore & Van Allen

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Woodlawn Transit Station Area Plan* recommendation for office/ industrial-warehouse-distribution use.

Rationale for Recommendation

- The site is just over a 1/3 mile walk from the Woodlawn Station and approximately ¾ miles walk to the Tyvola Station on the LYNX Blue Line.
- Property to the northeast, across Scholtz Road is zoned TOD-CC.
- Use of conventional TOD-CC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from office/ industrial-warehouse-distribution use to transit oriented development for the site.

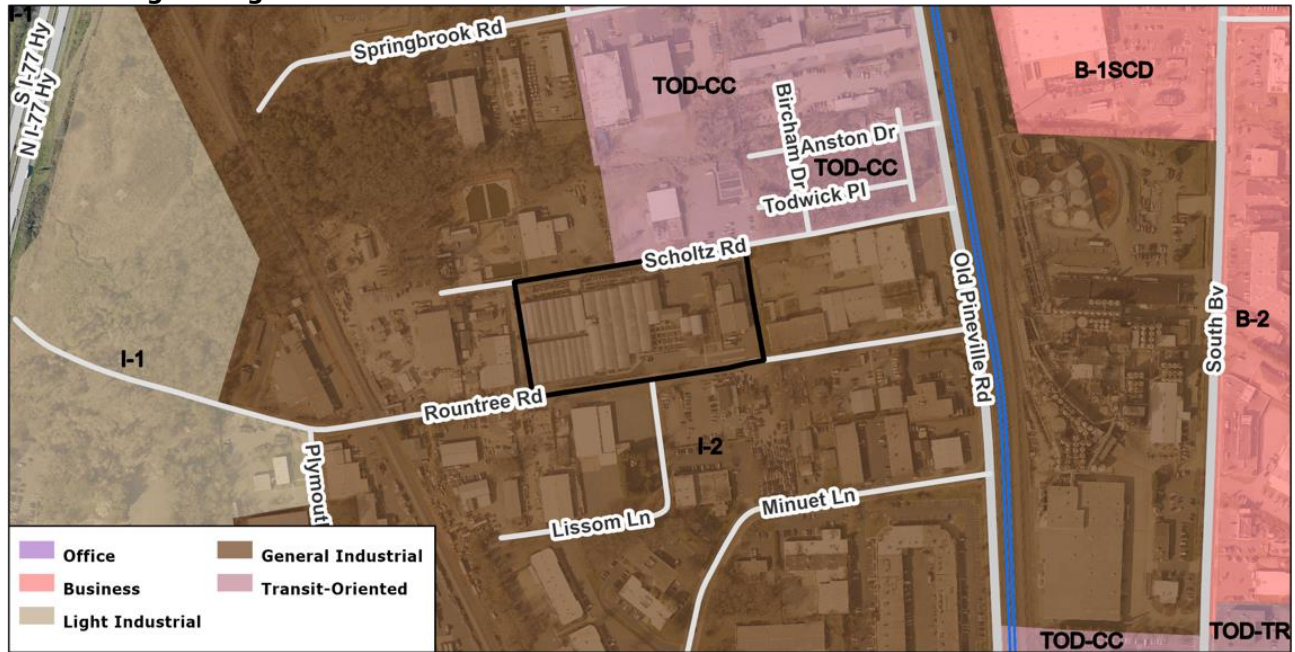
PLANNING STAFF REVIEW

• **Proposed Request Details**

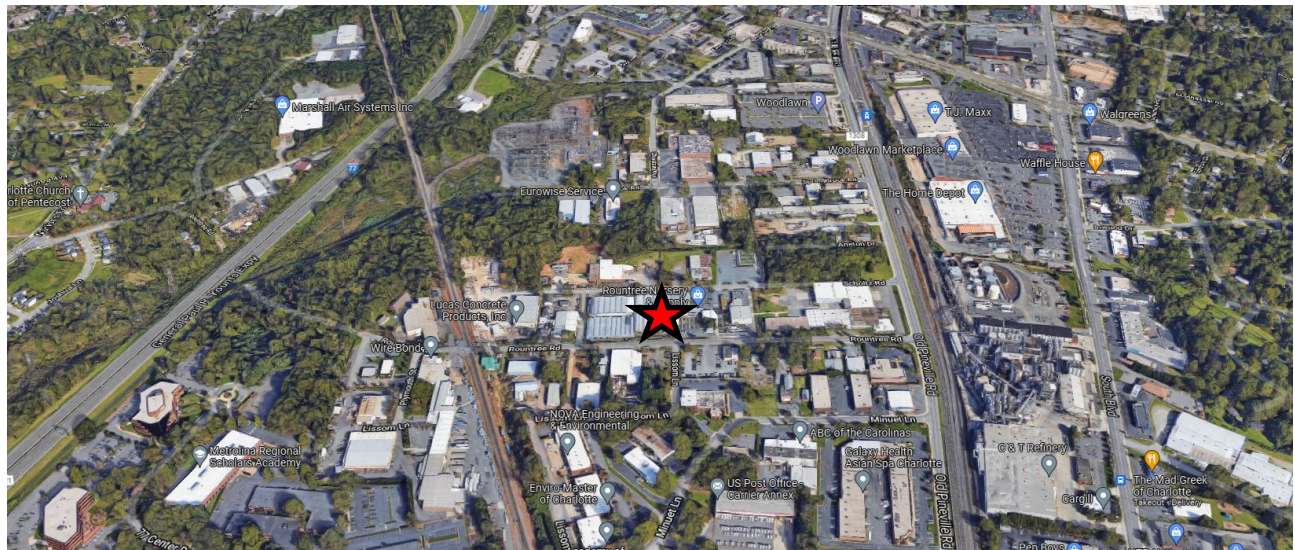
This is a conventional rezoning petition with no associated site plan.

- Rezoning would allow all uses permitted in the TOD-CC zoning district.

• **Existing Zoning and Land Use**



The area is primarily developed with industrial uses. There are industrial and commercial uses along South Boulevard. Some transit oriented development has occurred close to the Woodlawn Transit Station.



The site (indicated by red star above) is located in an area with a mix of uses primarily of industrial and commercial nature.



The site is developed with a commercial nursery and greenhouses.



North of the site across Scholtz Road are industrial uses.



East of the site, fronting Old Pineville Road is a vacant brewery building and distribution/warehouse use.

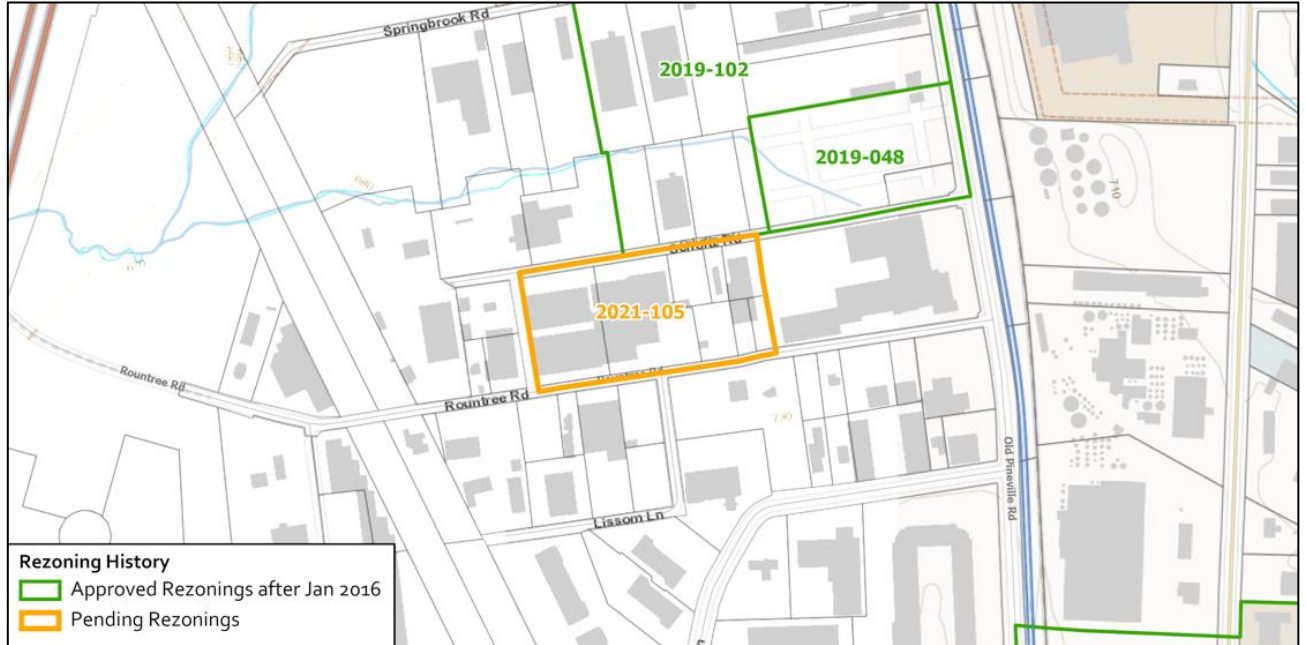


South of the site, across Rountree Road is an automotive repair service and other industrial uses.



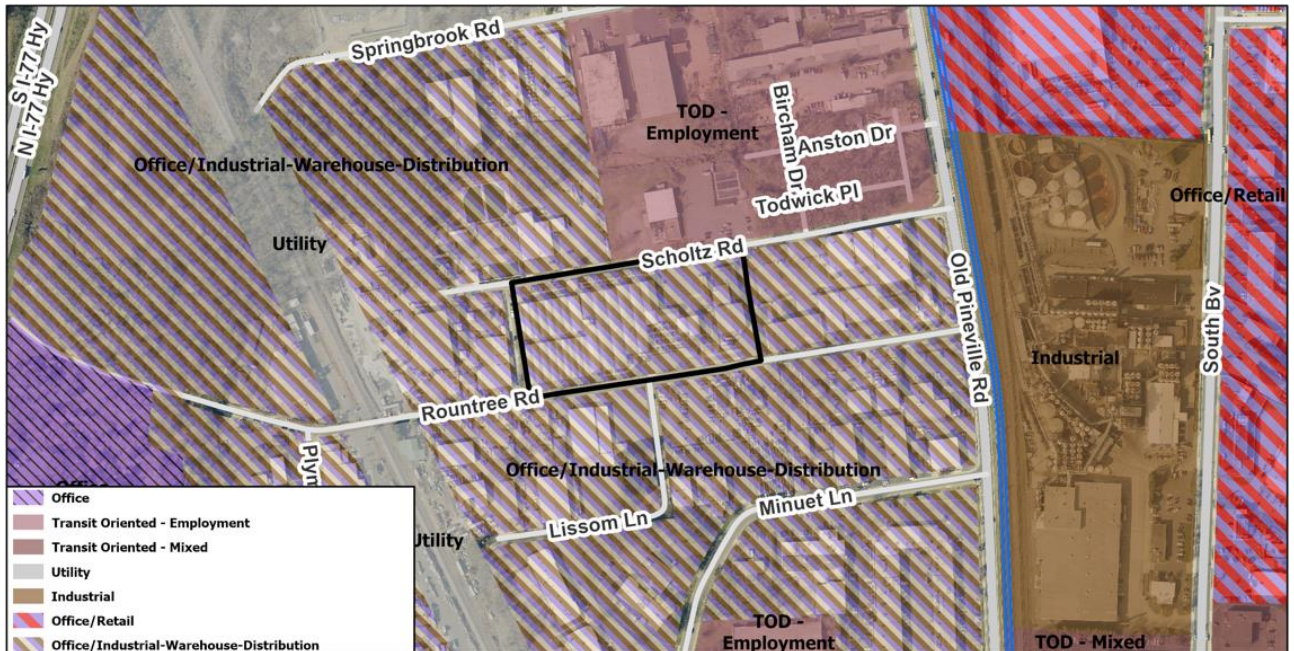
West of the site between Rountree and Scholtz Roads are industrial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-048	3.6 acres northeast of the site on the corner of Scholtz Road and Old Pineville Road to TOD-CC to allow transit supportive uses.	Approved
2019-102	Acreage along the Lynx Blue Line corridor, north of the site, near the Woodlawn Transit Station rezoned to TOD-CC as part of the City of Charlotte’s alignment rezoning for the new transit oriented development districts.	Approved

• **Public Plans and Policies**



- The *Woodlawn Transit Station Area Plan* (2008) recommends Office/industrial-warehouse-distribution uses for the site.

- **TRANSPORTATION SUMMARY**

- The site petition is located adjacent to Scholtz Road, a City-maintained local street and Rountree Road a City-maintained local street. This site is requesting a TOD-CC zoning and will be subject to transportation improvements in accordance with the TOD Ordinance 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 in the TOD-zoned areas.
- **Active Projects:**
 - None
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 310 trips per day (based 166,500 square foot warehouse).
Entitlement: 355 trips per day (based on 193,400 square foot warehouse).
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 comments submitted.
- **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 12-inch water distribution main located along Rountree Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Rountree Rd. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry/Arborist:** No outstanding issues.









See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org










Planner: John Kinley (704) 336-8311

RZP 2021-105
Goals Relevant to Rezoning Determinations

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p>Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.</p>	
	<p>Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p>	
	<p>Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	
	<p>Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.</p>	

	<p>Goal 5: Safe & Equitable Mobility Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>