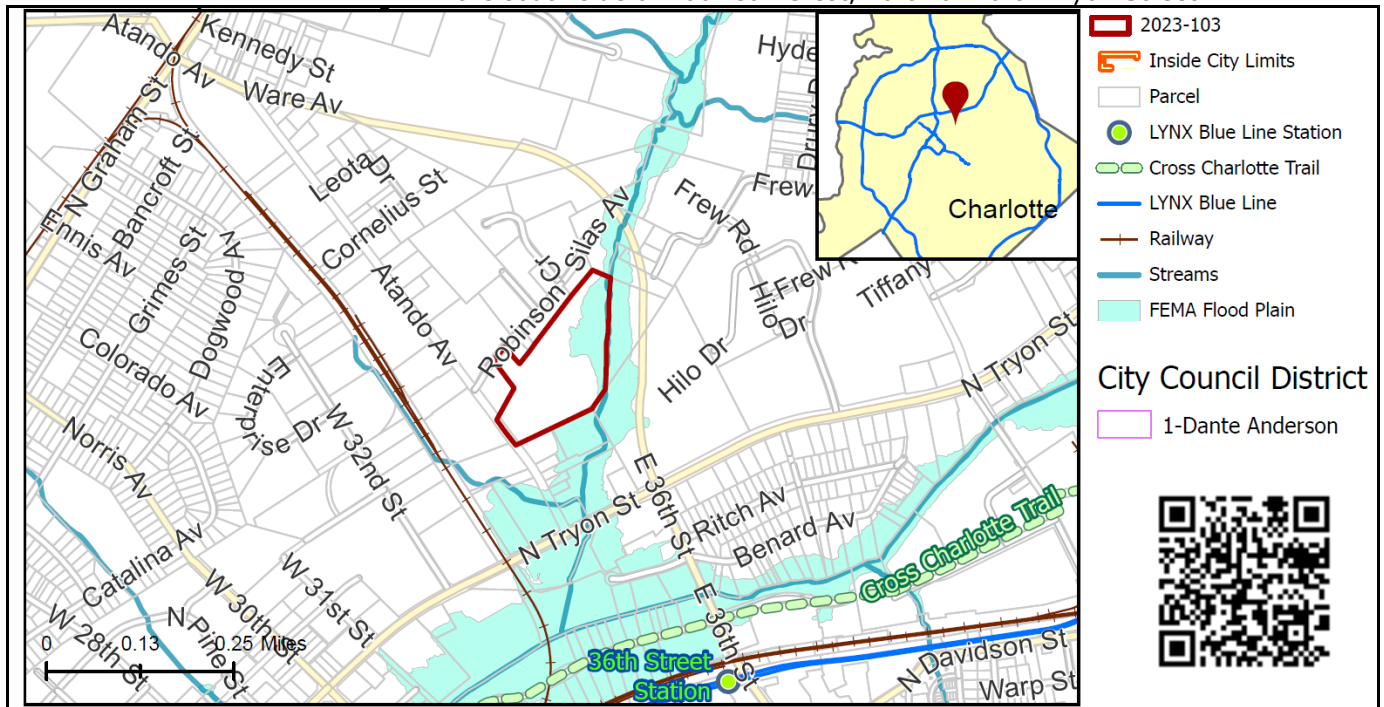


**REQUEST**

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

**LOCATION**

Approximately 12.75 acres located along the east side of Atando Avenue, the south side of Robinson Crest, north of North Tryon Street.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-NC zoning district on a lot currently hosts a trucking and tire company.

**PROPERTY OWNER**

Ann Harper Youree

**PETITIONER**

RangeWater Development, LLC

**AGENT/REPRESENTATIVE**

Keith MacVean, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
 Number of people attending the Community Meeting: 3

**STAFF RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

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

Rationale for Recommendation

- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit (MTC) alignment station location. Although the site is within 1-mile of the 36<sup>th</sup> Street Station by distance, there are significant gaps in the existing pedestrian infrastructure that would be necessary to facilitate access to the transit station. Parcels with frontage along North Tryon Street are redeveloping with transit oriented uses, but the walking route to the 36<sup>th</sup> Street Station from the subject site would still be reliant on areas with current industrial uses committing to develop pedestrian infrastructure. Application of the

TOD districts should nearly always be contingent on existing complete pedscares in order for the proximal transit lines to be of use to any potential development. At a minimum, in areas where TOD is applied and pedscape gaps exist, there should be guaranteed pedestrian infrastructure in the near term. Atando Avenue is being targeted for a street conversion that should add curb and sidewalk, bike lanes, and pavement markings, but this project schedule has yet to be determined.

- The TOD-NC zoning district, which facilitates moderate to high intensity development, is intended for areas between higher intensity TOD districts and adjacent neighborhoods. This site is not adjacent to any residential uses given the existing heavy industrial character which is incompatible with residential neighborhoods.
- This area has long been utilized for industrial endeavors. As many of the Manufacturing and Logistics cores have been displaced or greatly reduced throughout the City, preservation of these spaces when appropriate becomes more important. The *Policy Map* identified this swath of the Atando Avenue corridor and neighboring parcels as Manufacturing and Logistics, thereby implying that there was justification for maintaining such uses along this stretch of Atando Avenue. Comparatively, areas that used to be industrial but may be better utilized as activity centers or transitional spaces, were mapped as such on the *Policy Map*. Neither the most recent future land use map nor the previous TOD realignment rezonings called for this area to deviate to transit oriented development.
- TOD redevelopment in areas that were not initially envisioned for shifts away from the historical uses should be intentionally concentrated along the major thoroughfares that would feed into the existing transit focal points. This rezoning site, if redeveloped, should act more as a transitional space between the activity centers along North Tryon Street and the industrial and commercial uses along Atando Avenue. A zoning district such as Innovation Mixed-Use would better reflect a gradual shift in the area as well as the existing conditions and apply a boundary between Manufacturing and Logistics and the new TOD development.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

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

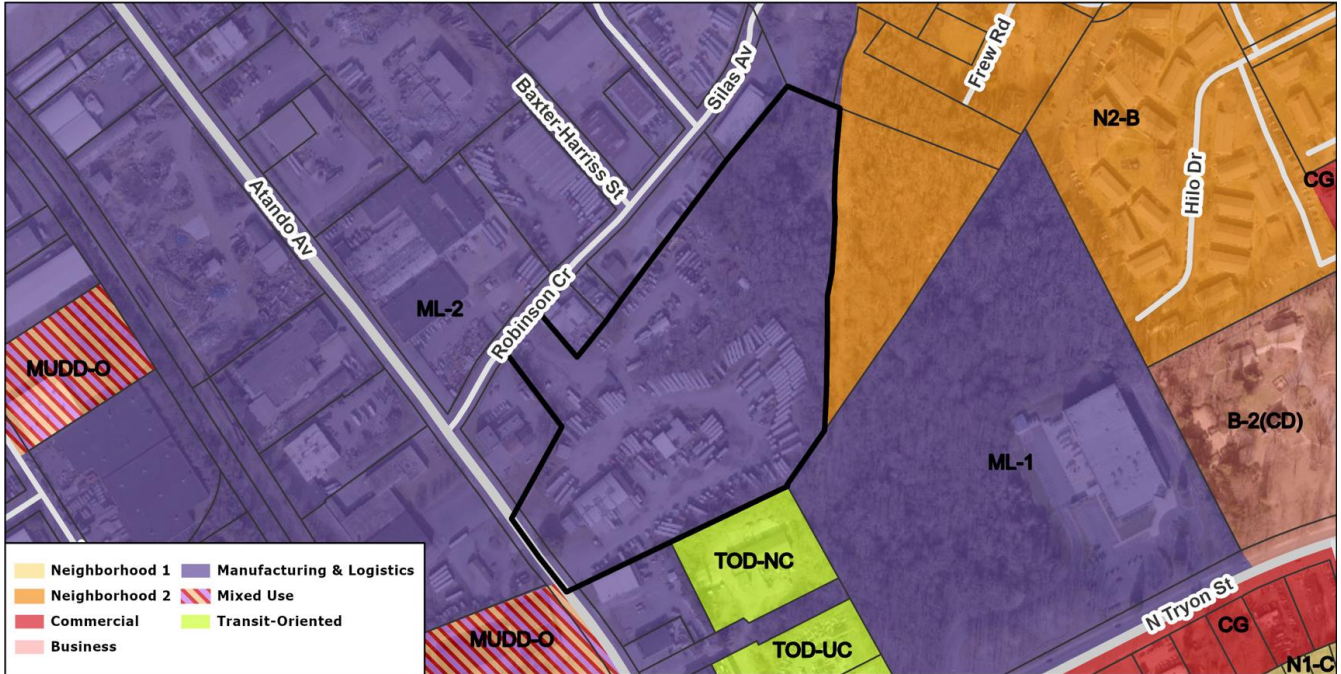
## PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- Allows all uses in the TOD-NC (transit oriented development, neighborhood center) zoning district.

• **Existing Zoning**



- The site is currently zoned ML-2 and is in an area with ML-2, ML-1, TOD-NC, TOD-UC, N2-B, MUDD, B-2(CD), CG, and N1-C zoning.



- The subject site is denoted with a red star and is in an area with largely light and heavy industrial uses as well as commercial, office, and residential uses.



- North of the site are various industrial uses.



- The area east of the site is heavily wooded.

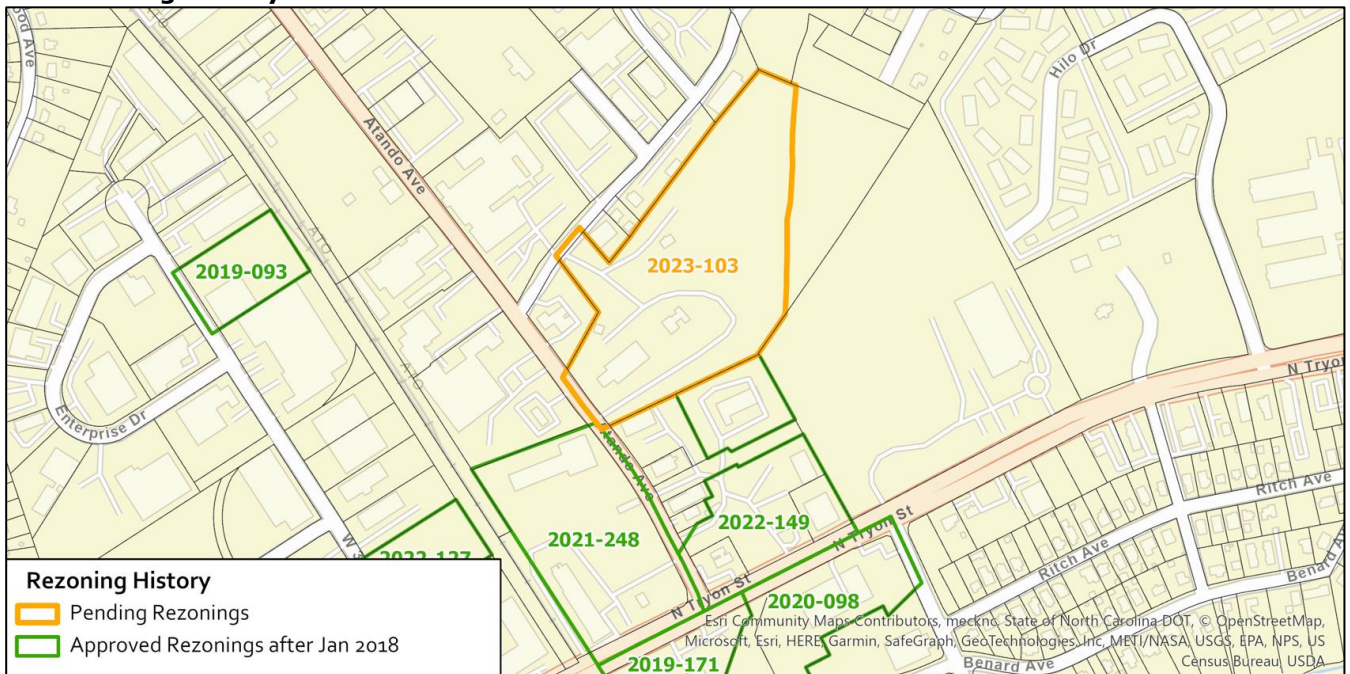


- South of the site are industrial and commercial uses. Some parcels south of the site have been recently rezoned to TOD districts.



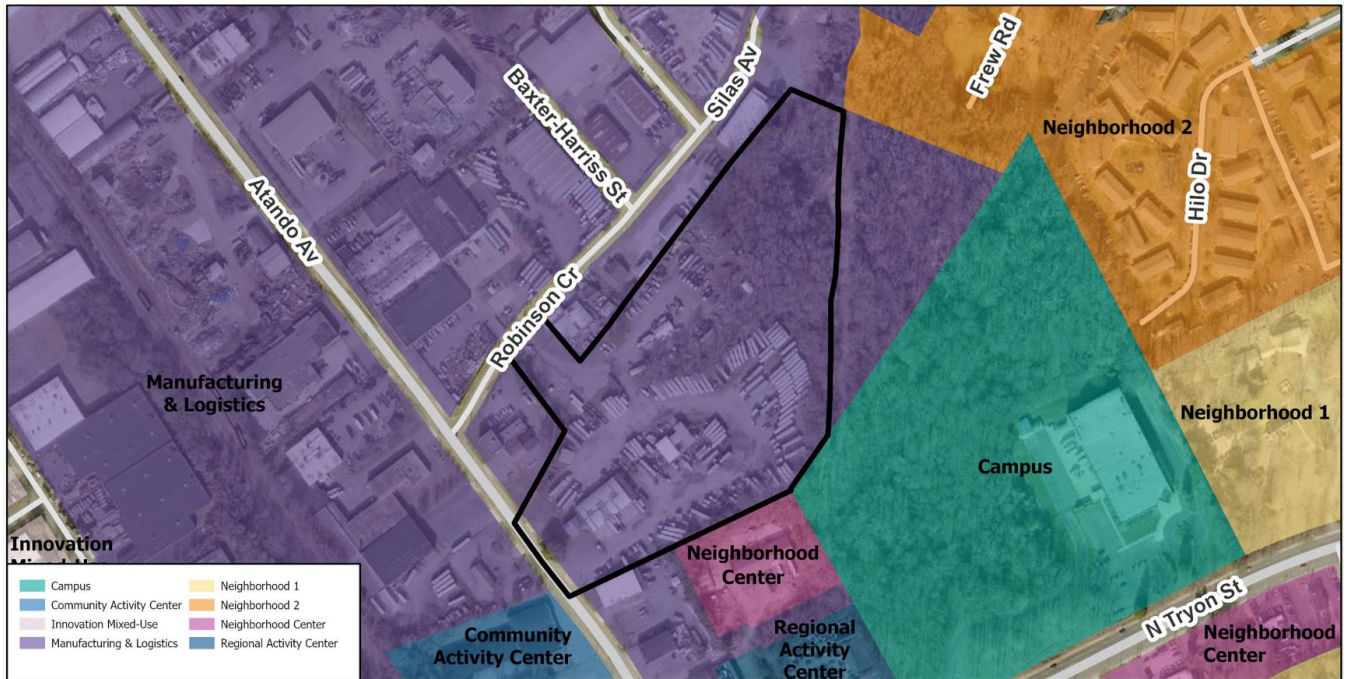
- West of the site are industrial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-093	Rezoned 2.12 acres from I-2 to MUDD-O.	Approved
2019-171	Rezoned 2.55 acres from I-2 to TOD-UC.	Approved
2020-098	Rezoned 4.18 acres from B-2 to TOD-CC.	Approved
2021-248	Rezoned 7.10 acres from I-2 to MUDD-O.	Approved
2022-127	Rezoned 1.98 acres from I-2 to TOD-NC.	Approved
2022-149	Rezoned 5.91 acres from I-1 to TOD-UC.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Manufacturing & Logistics.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Atando Avenue, a City-maintained minor arterial, east of Robinson Circle, a City-maintained local street. 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:**

- Atando Avenue Street Conversion
  - A street conversion project on Atando Avenue between Graham Street. This project will include pavement markings, bike lanes, curb and sidewalk.
  - Project schedule is to be determined.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 140 trips per day (based on existing warehouse and office uses).

Entitlement: 920 trips per day (based on 12.75 acres of ML-2 uses).

Proposed Zoning: Too many uses to determine trip generation.

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **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 along Atando Ave, and an existing 6-inch water distribution main along Robinson Cir. Charlotte Water currently has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main inside parcel 08502206 on the northeast side of the rezoning boundary and an existing 8-inch gravity sewer main along Atando Ave. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

**OUTSTANDING ISSUES**Land Use

1. Change the requested zoning district to something more compatible to surrounding uses that takes into consideration establishing a transitional space between the existing industrial development and the TOD areas.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902