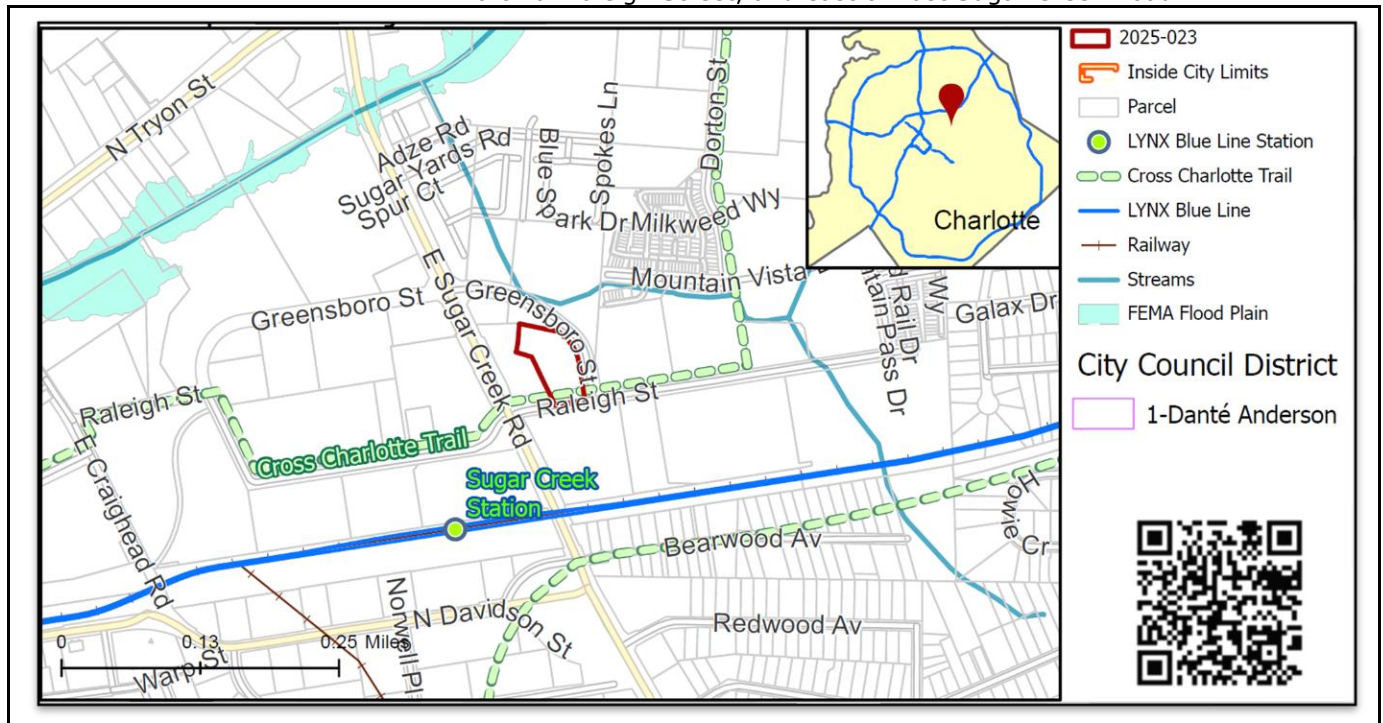


REQUEST

Current Zoning: TOD-M(O) (Transit Oriented Development – Mixed Use, Optional)
Proposed Zoning: TOD-CC (Transit Oriented Development – Community Center)

LOCATION

Approximately 1.49 acres located on the west side of Greensboro Street, north of Raleigh Street, and east of East Sugar Creek Road.



SUMMARY OF PETITION

The petition proposes all uses permitted by-right and under prescribed conditions in the TOD-CC zoning district. The site is currently occupied by a commercial use.

PROPERTY OWNER

Flywheel Group, LLC

PETITIONER

Anthony Kuhn

AGENT/REPRESENTATIVE

Anthony Kuhn; Flywheel Group, LLC

COMMUNITY MEETING

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

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- The site is under a half mile walk to the Sugar Creek Light Rail Station along the LYNX Blue Line.
- The proposed TOD-CC zoning district aligns with the TOD-CC zoning to the north, south, and east of the site.
- TOD districts are intended for areas that are transitioning away from automobile-centric orientation toward a more walkable, well-connected,

moderate intensity, mix of retail, restaurant, entertainment, office, and personal service uses.

- The TOD-CC District is appropriate for parcels near moderate-intensity rapid transit stations.
- The rezoning site is less than ½ a mile to two different bus stations (Sugar Creek Station Bay and Sugar Creek at Greensboro Street stops).
- This petition could help advance the goal of creating 10-minute neighborhoods because of its location within the Community Activity Center and to the Light Rail which could provide access to amenities, goods, and services for the communities it serves.
- The petition's request to rezone to TOD-CC could help support transit-oriented development along the LYNX Blue Line.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development

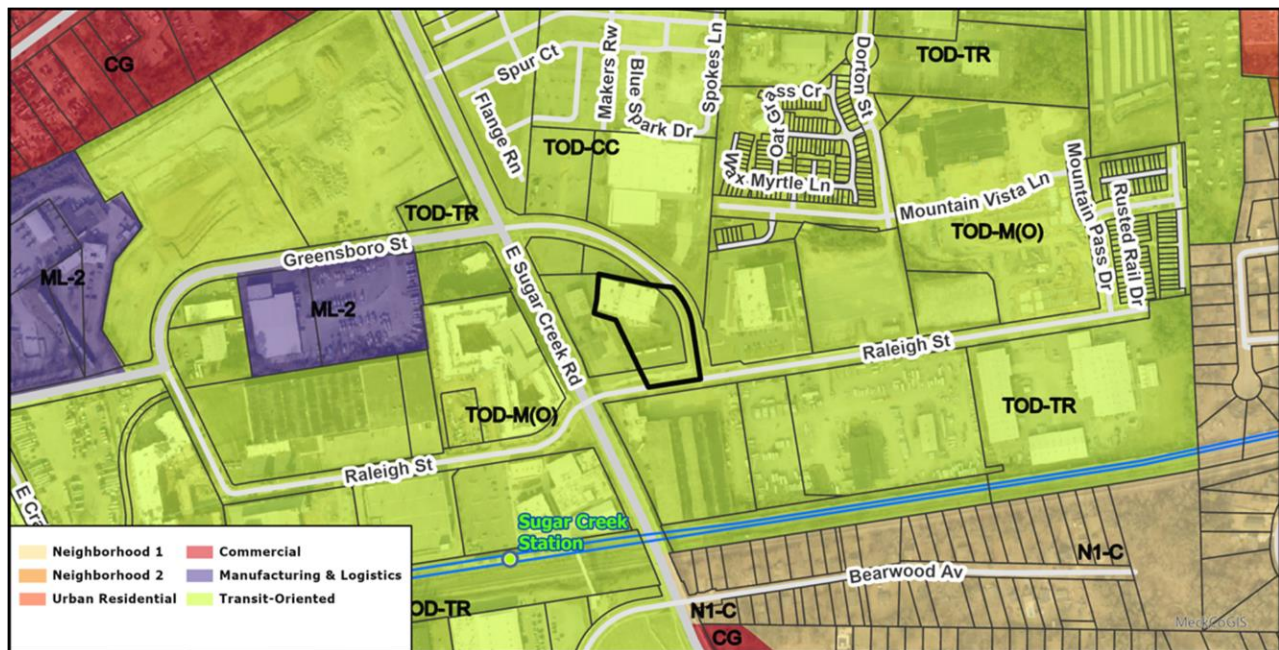
PLANNING STAFF REVIEW

Proposed Request Details

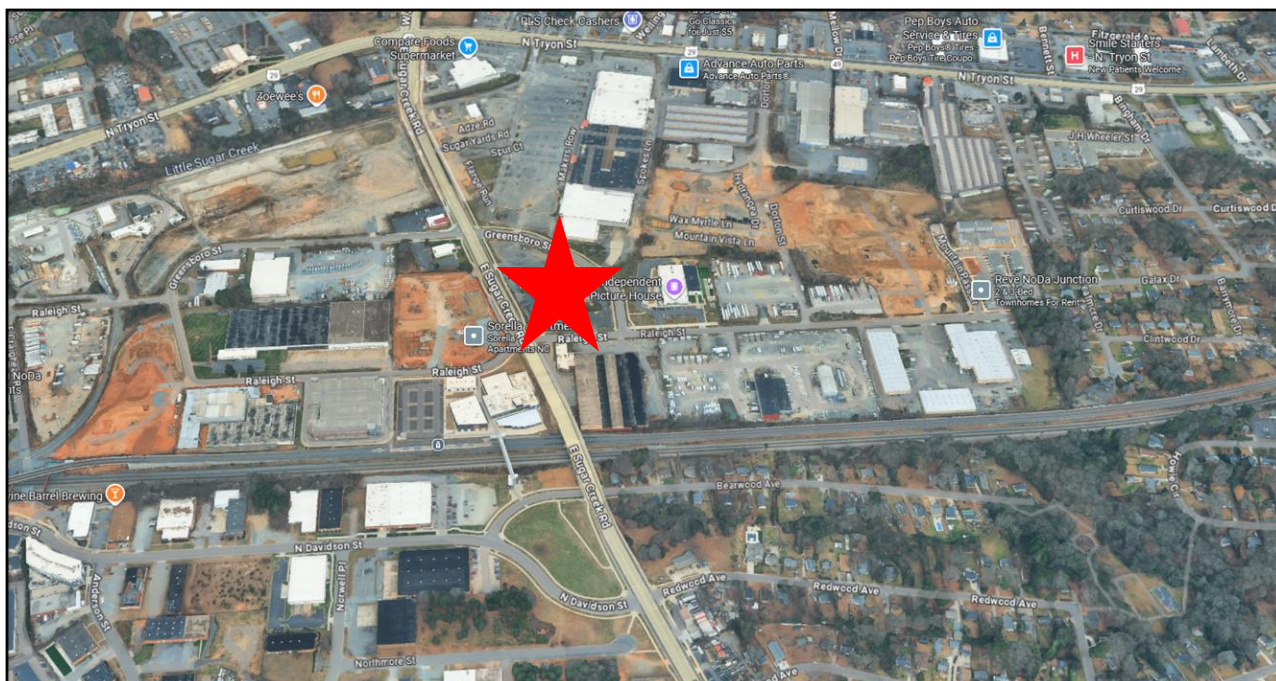
This is a conventional rezoning petition with no associated site plan.

- The petition proposes all uses permitted by-right and under prescribed conditions in the TOD-CC zoning district.

Existing Zoning



- The site is located along East Sugar Creek Road, to the north of the site the properties are zoned TOD-CC and TOD-TR. To the south and east the zoning transitions to TOD-CC. To the west of the site, parcels are zoned TOD-M(O) and ML-2.



- The star indicates the property proposing the rezoning request. The surrounding area of the site includes a mix of light industry, warehouse, and commercial uses clustered mostly around East Sugar Creek road. There is a neighborhood within proximity of the site to the north.



- The site is currently occupied by a commercial use.



- South of the site is a warehouse/industrial building.



- North of the site are vacant structures.

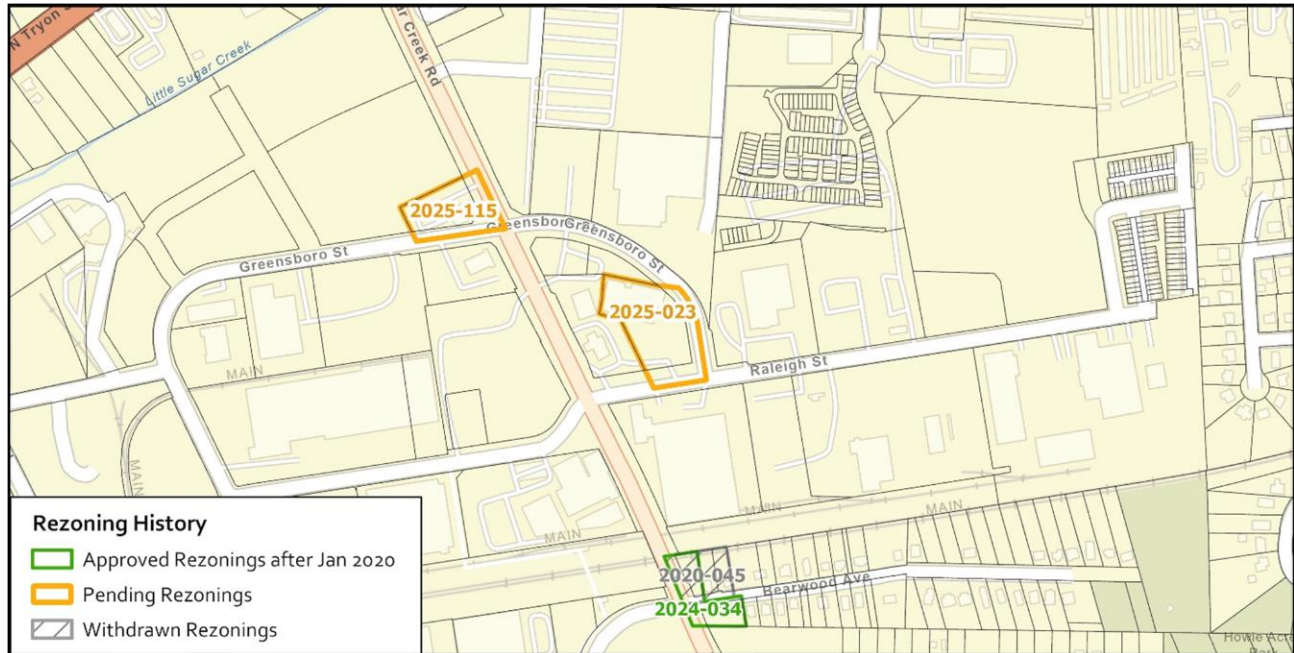


- East of the site are commercial and office uses.



- West of the site, multi-family stacked uses are under construction..

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-045	Withdrawn proposal to rezone 0.5 acres from R-5 (Single Family Residential) and B-2 (General Business) to UR-1(CD) (Urban Residential, Conditional) to allow for three single family homes.	Withdrawn
2024-034	Rezoned approximately 0.37 acres from CG (General Commercial) to N1-C (Neighborhood 1 – C) to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district.	Approved
2025-115	Proposed rezoning for approximately 0.71 acres from TOD-TR (Transit Oriented Development - Transit Transition) to TOD-CC (Transit Oriented Development - Community Center) to allow all uses permitted by-right and under prescribed conditions in the TOD-CC zoning district.	Pending

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Raleigh Street, a City-maintained local street, and Greensboro Street, 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:**

- Cross Charlotte Trail – Craighead Road to North Tryon Street
 - Craighead Road to North Tryon Street
 - This project will complete a new segment of the Cross Charlotte Trail (XCLT) from approximately Craighead Road at Raleigh Street to Tryon Street, near the intersection with Dorton Road.
 - Currently in construction phase scheduled late 2025 completion.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: Trip generation unavailable for this use (based on Night Club).

Entitlement: 1,173 trips per day (based on TOD-M(O)).

Proposed Zoning: Trip generation unavailable for this use (based on TOD-CC).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - Highland Renaissance Elementary current utilization is 85%.
 - Martin Luther King Middle current utilization is 87%.
 - Garinger High current utilization is 100%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Raleigh St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Raleigh St. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.