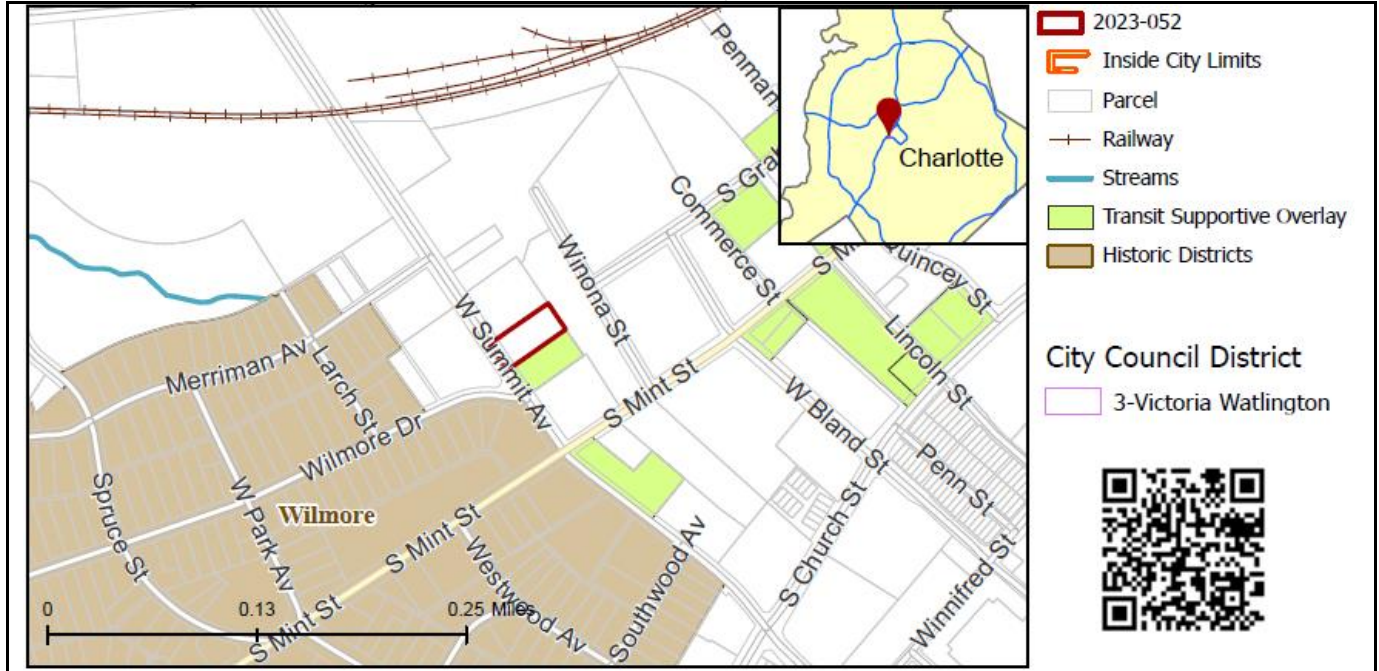


**REQUEST**

Current Zoning: ML-2 (Manufacturing and Logistics-2)  
Proposed Zoning: TOD-UC (Transit Oriented Development–Urban Center)

**LOCATION**

Approximately 0.447 acres located on the east side of West Summit Avenue, north of South Mint Street, and west of Winona Street.



**SUMMARY OF PETITION**

The petition proposes uses that are both permitted by right or under prescribed conditions in the TOD-UC (Transit Oriented Development–Urban Center) zoning district.

**PROPERTY OWNER**

Edward Earl Arthur c/o H & S Roofing Co.

**PETITIONER**

Providence Group Capital

**AGENT/REPRESENTATIVE**

Keith MacVean, Moore & VanAllen

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Regional Activity Center.

Rationale for Recommendation

- The subject site is under a 1/2 mile walk from the Bland Street station on the Lynx Blue Line.
- This petition will help support the transition of the area to a more walkable transit district.
- The proposal allows a site that was previously used for manufacturing and logistic uses to be redeveloped with a transit supportive project.

- The use of conventional TOD-UC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The goal of TOD districts is to implement rehabilitation and reuse of existing structures, this is important in preserving the character of established neighborhoods.
- The site is under a ½ mile walk from Wilson Park.
- 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

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

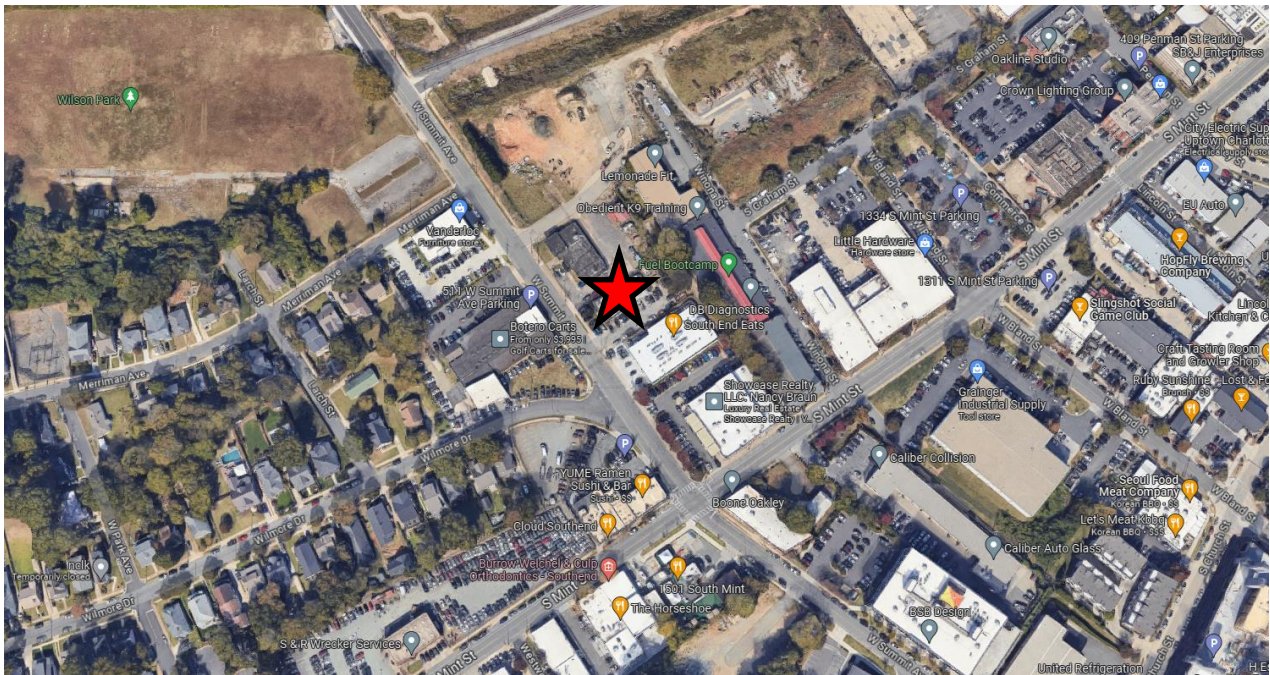
This is a conventional rezoning petition with no associated site plan.

- Allow all uses permitted by right and under prescribed conditions in the TOD-UC (Transit Oriented Development – Urban Center) zoning district.

• **Existing Zoning**



- The surrounding area around the site is mixed with Manufacturing and Logistics to the west and south, Transit Oriented to the north and east and further from the site, is N1-C (HDO) and OFC.



The site is located on the east side of West Summit Avenue with additional business such as restaurants, hardware store, dog training and fitness facility. North of the site is South Mint Street where there are additional retail uses and the Bland Street Transit station on the Lynx Blue Line. Adjacent to the site is a residential neighborhood with single family homes.



The site currently occupied with by a roofing contractor business.



North of the site is South Mint Street is retail uses, restaurants, and a church.

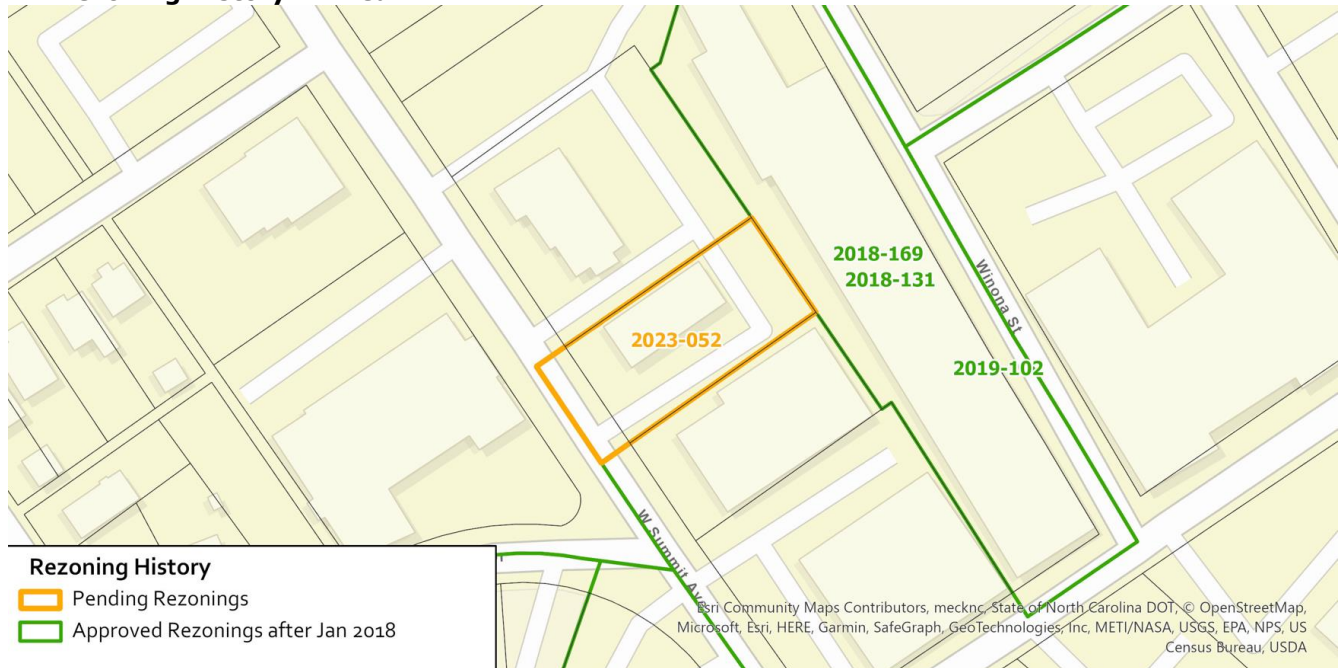


West of the site is industrial use and a park.



South of the site are single family residential neighborhood.

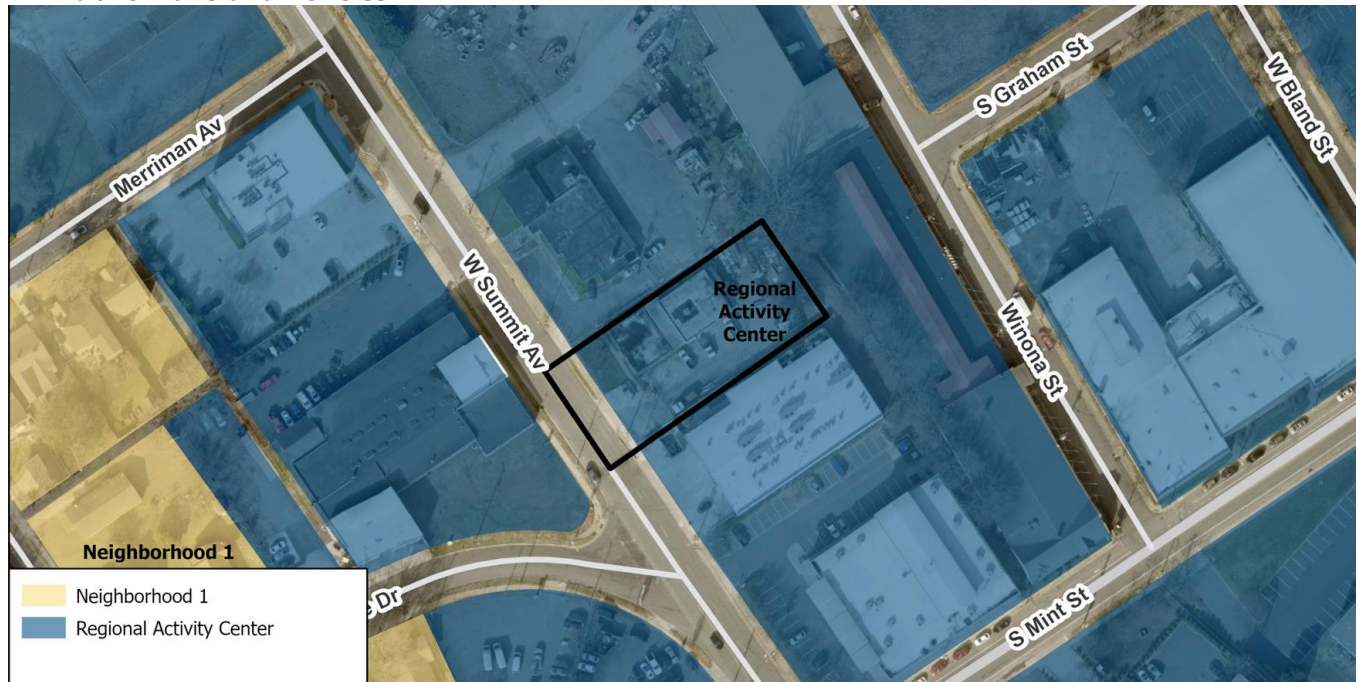
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-131	1.47 acres from I-2 (General Industrial) to TOD-M (Transit Oriented Development – Mixed Use)	Approved

2018-169	Amendment to the Zoning Ordinance to replace three existing transit oriented development districts with four new transit oriented development districts and regulations.	Approved
2019-102	The purpose of the petition is to build on the foundation of adopted City policies and implement station area plan recommendations through the Zoning Ordinance. The petition proposes to rezone parcels under a range of zoning districts to one of four transit oriented development (TOD) districts.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Regional Activity Center.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to West Summit Avenue, a City-maintained major collector, west of Mint Street, a City-maintained minor 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:**

- No active projects near the site

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 50 trips per day (based on General Office).

Entitlement: 70 trips per day (based on ML-2).

Proposed Zoning: Too many uses to determine (based on TOD-UC).

**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 Police Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** Too many uses to determine.
  - **Charlotte Water:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **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 comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163