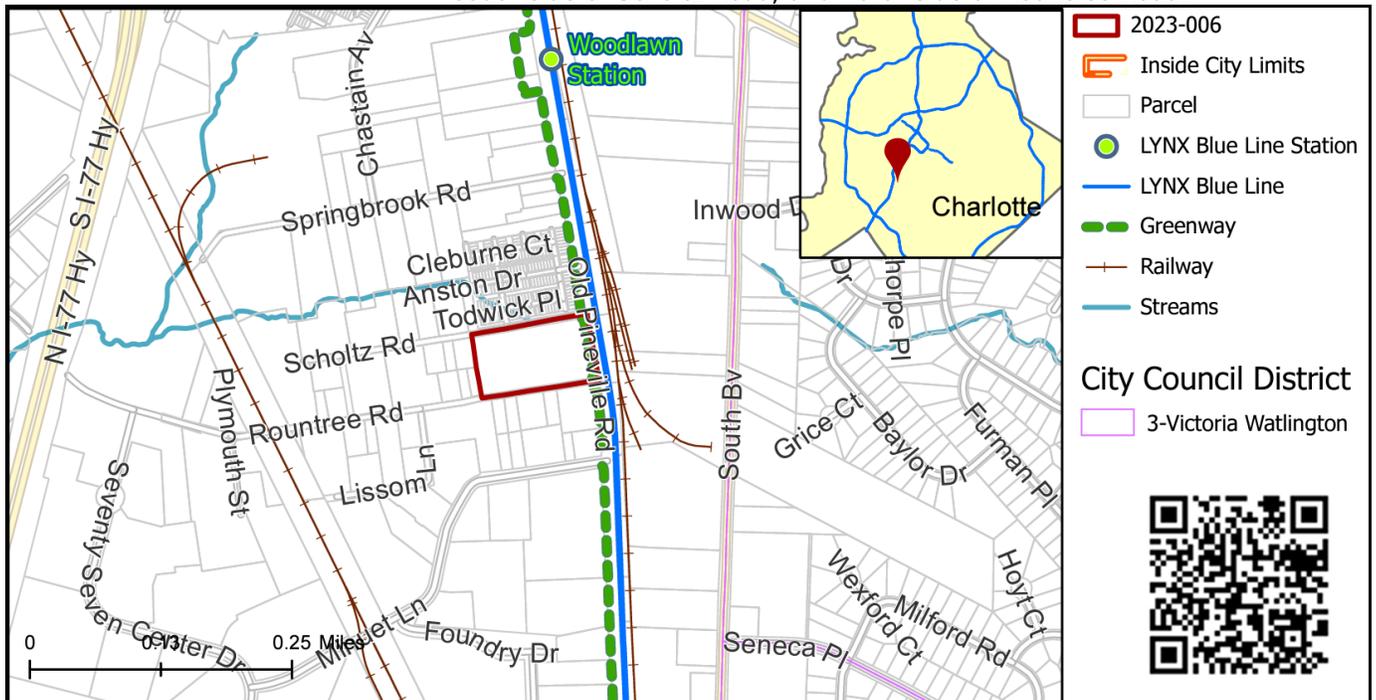


REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)
Proposed Zoning: TOD-CC (Transit Oriented Development-Community Center)

LOCATION

Approximately 4.09 acres located on the west side of Old Pineville Road, south side of Scholtz Road, and north side of Rountree Road.



SUMMARY OF PETITION

The petition is for a conventional zoning to allow all uses permitted in the TOD-CC zoning district south of the Woodlawn Transit Station.

PROPERTY OWNER

Old Pineville Investments, LLC

PETITIONER

Old Pineville Investments, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Innovation Mixed Use (IMU) place type.

Rationale for Recommendation

- The proposed TOD-CC zoning allows transit supportive development within 1/3 of a mile walk from the Woodlawn Transit Station.
- The TOD-CC zoning district may be applied to parcels within a 1/2-mile walking distance of an existing rapid transit station.
- TOD-CC zoning supports uses, adaptive reuse and building forms compatible with the recommended IMU place type.
- The site is in an area, near a transit station, that is transitioning from industrial and warehouse uses to adaptive reuse and transit supportive uses.

- There have been rezonings to TOD-CC zoning in the area and adjacent to the site to the north, west and southwest.
- 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**

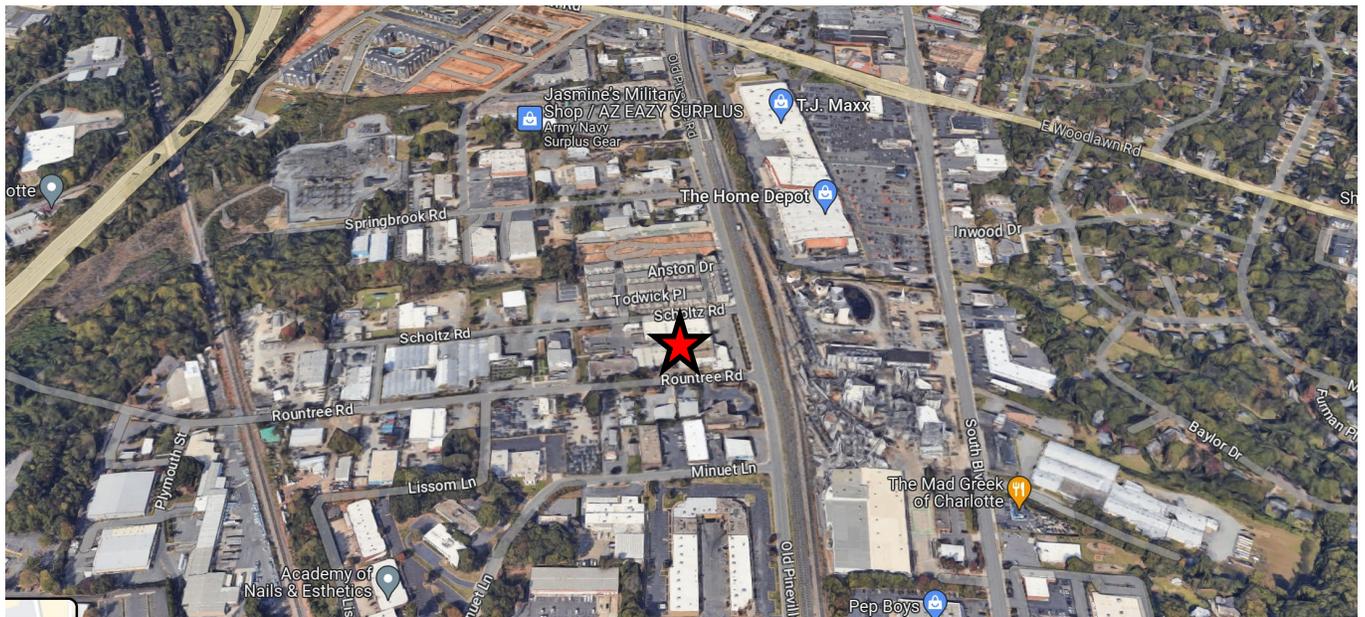
This is a conventional rezoning petition with no associated site plan.

- The proposed zoning will allow all uses permitted in the TOD-CC zoning district.

• **Existing Zoning**



- The site is zoned ML-2. The site is located in an area with a mix of TOD and ML-2 zoning.



The site, indicated by the red star above, is located in an area with a mix of uses. The area is transitioning from industrial to adaptive reuse and transit supportive development.



The site is developed with a cross-fit gym, roofing supply distributor, and a roofing contractor (in space previously occupied by a brewery).



North of the site, across Scholtz Rd is a townhome community developed under TOD-CC zoning approved in 2019.



East of the site, across Old Pineville Rd, is the Lynx Blue Line segment between Woodlawn and Tyvola stations, freight rail line, and Acme Southern chemical plant in the background along South Bv.

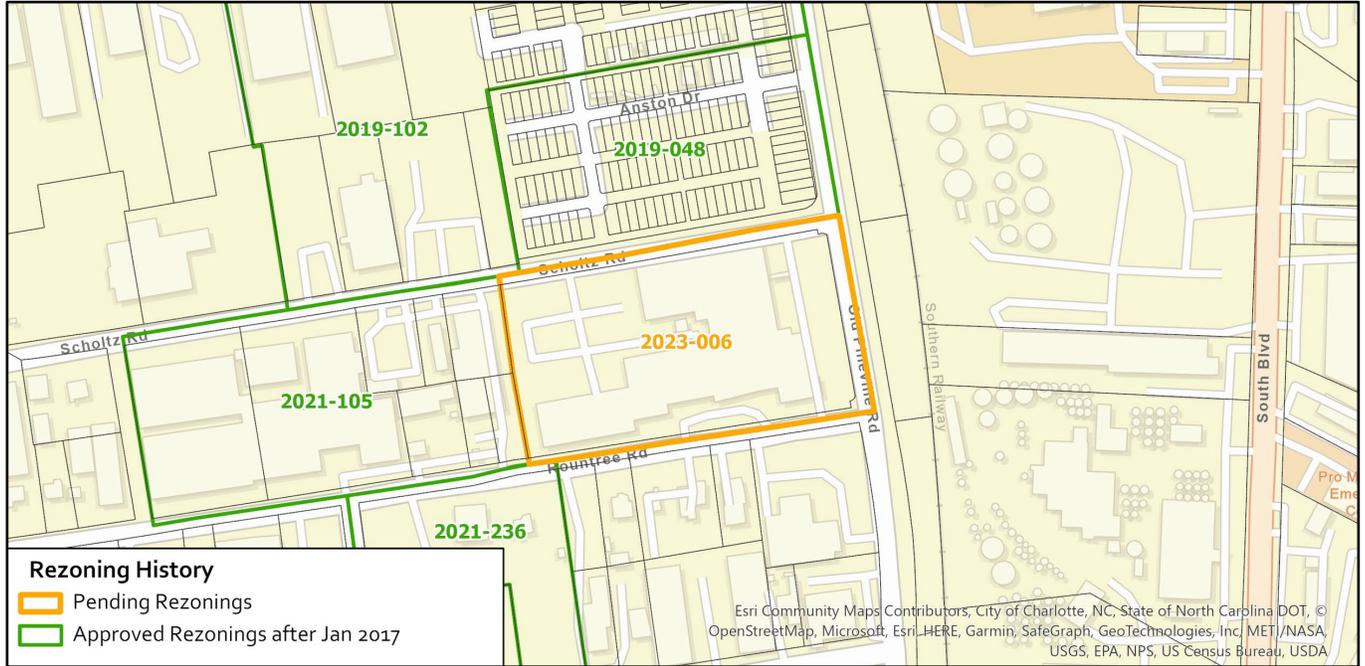


South of the site, across Rountree Rd are office, commercial, contracting offices, and warehousing uses.



West of the site between Scholtz and Rountree Roads is a garden center, rezoned in 2021 to TOD-CC.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-048, 2021-105 and 2021-236	Rezoning to the north, west and southwest of the site from I-2 (general industrial) to TOD-CC for transit supportive uses.	Approved
2019-102	Alignment rezoning along the light rail line for the implementation of TOD zoning districts.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Innovation Mixed-Use place type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Old Pineville Road, a City-maintained minor arterial, and Scholtz Road, 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:**

- Rountree Townhomes
 - Project constructing townhomes at 542 Rountree Rd.
 - In planning stage

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 297 trips per day (based on 26,700 SF warehousing & 44,102 SF light manufacturing).

Entitlement: 320 trips per day (based on 178,161 SF warehouse).

Proposed Zoning: Too many uses to determine (based on conventional TOD-CC zoning).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **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 and an existing 6-inch water distribution main located along Old Pineville Rd and an existing 6-inch water distribution main located along Scholtz Rd. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located on Rountree Rd and an existing 8-inch gravity sewer main on Scholtz Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: John Kinley (704) 336-8311