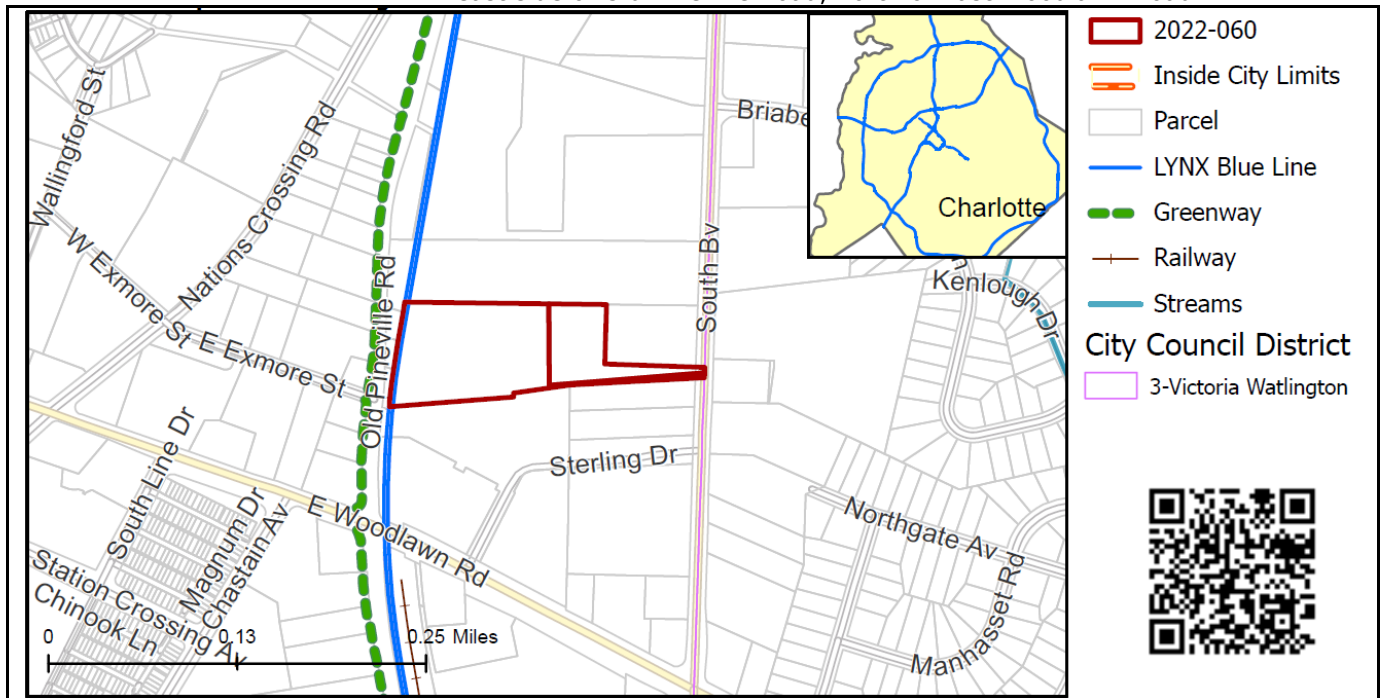


REQUEST

Current Zoning: ML-1 (manufacturing and logistics, 1)
Proposed Zoning: TOD-CC (transit-oriented development, community center) and TOD-TR (transit-oriented development, transition)

LOCATION

Approximately 5.90 acres located on the west side of South Boulevard and east side of Old Pineville Road, north of East Woodlawn Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-CC and TOD-TR zoning districts on a parcel that has been utilized as storage space for the adjacent furniture store.

PROPERTY OWNER

Furniture Distributors, Inc.

PETITIONER

Providence Group Capital

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The subject site is located directly adjacent to the LYNX Blue Line and is within a ½-mile walk of the Woodlawn Station.
- The TOD-CC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station. The TOD-TR zoning district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station.
- The rezoning of this parcel will allow the site to be redeveloped for transit-supportive uses.

- The site is directly adjacent to a number of parcels zoned TOD-CC and represents an ongoing shift in the area from auto-intensive and industrial uses to transit-oriented redevelopment along the Blue Line.
- The petition proposes the application of the more intense TOD-CC district for a majority of the site that is directly along the Blue Line. The less intense TOD-TR district will be applied to the portion of the site that is against an existing furniture business in ML-1 zoning, which will create a notable transition across the site that allows for the denser development to be oriented along the transit corridor.
- The use of conventional TOD zoning applies standards and regulations to create 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 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

• **Background**

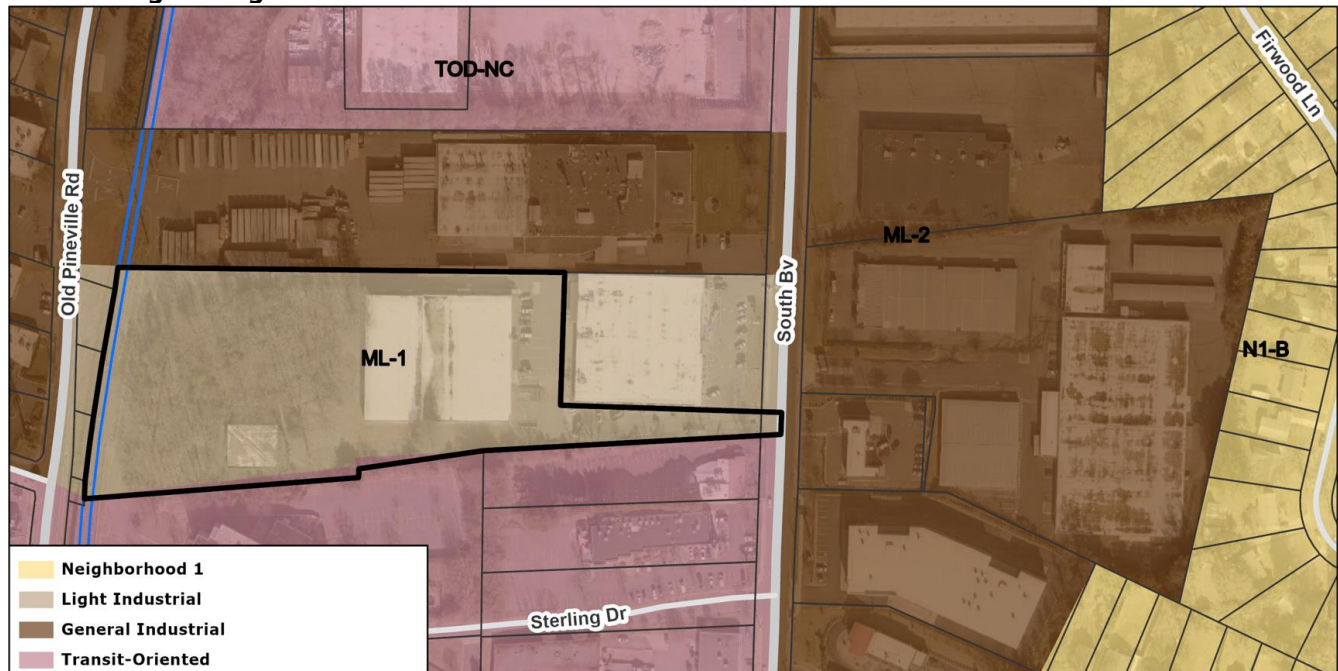
- At this petition’s public hearing on November 21, 2022, the proposal was for TOD-CC for the entirety of the site. After the petition was recommended for approval by Zoning Committee on December 6, 2022, the petitioner changed the zoning request for TOD-CC for a majority of the site and TOD-TR for the remainder of the site. At the August 21, 2023 City Council Zoning Meeting, City Council voted for the petition to be sent back to Zoning Committee.

• **Proposed Request Details**

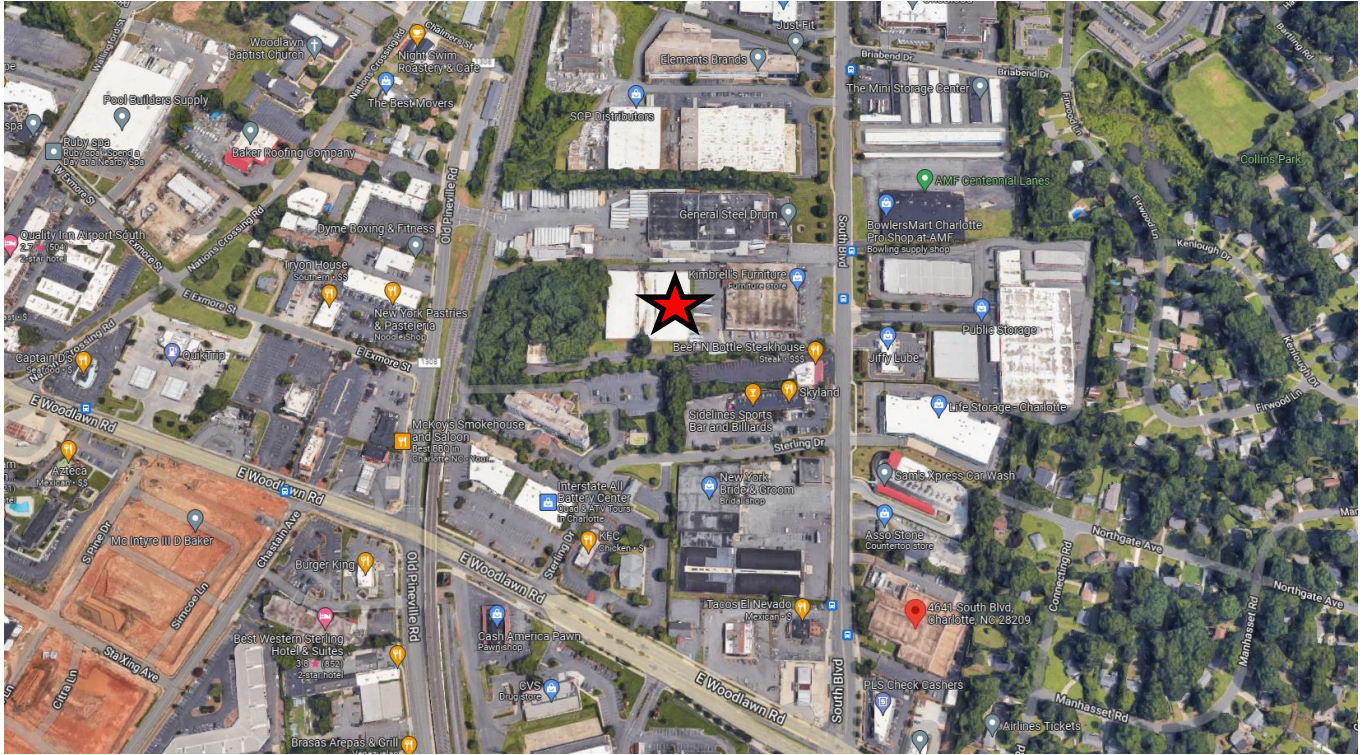
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the TOD-CC (transit-oriented development, community center) zoning district and TOD-TR (transit-oriented development, transition) zoning district.
 - The portion of the site that is closest to Old Pineville Road proposes all uses allowed by-right and under prescribed conditions in the TOD-CC zoning district and totals 4.3548 acres.
 - The portion of the site that has a small frontage along South Boulevard proposes all uses allowed by-right and under prescribed conditions in the TOD-TR zoning district and totals 1.527 acres.

• **Existing Zoning**



- The subject site is zoned ML-1 and is in an area with TOD-CC, TOD-NC, N1-B, ML-1, and ML-2 zoning.



- The subject site is denoted with a red star and is in an area with retail, industrial, residential, and mixed-uses.



- North of the site is a manufacturing business.



- East of the site is the furniture business that the rezoning area is situated behind.

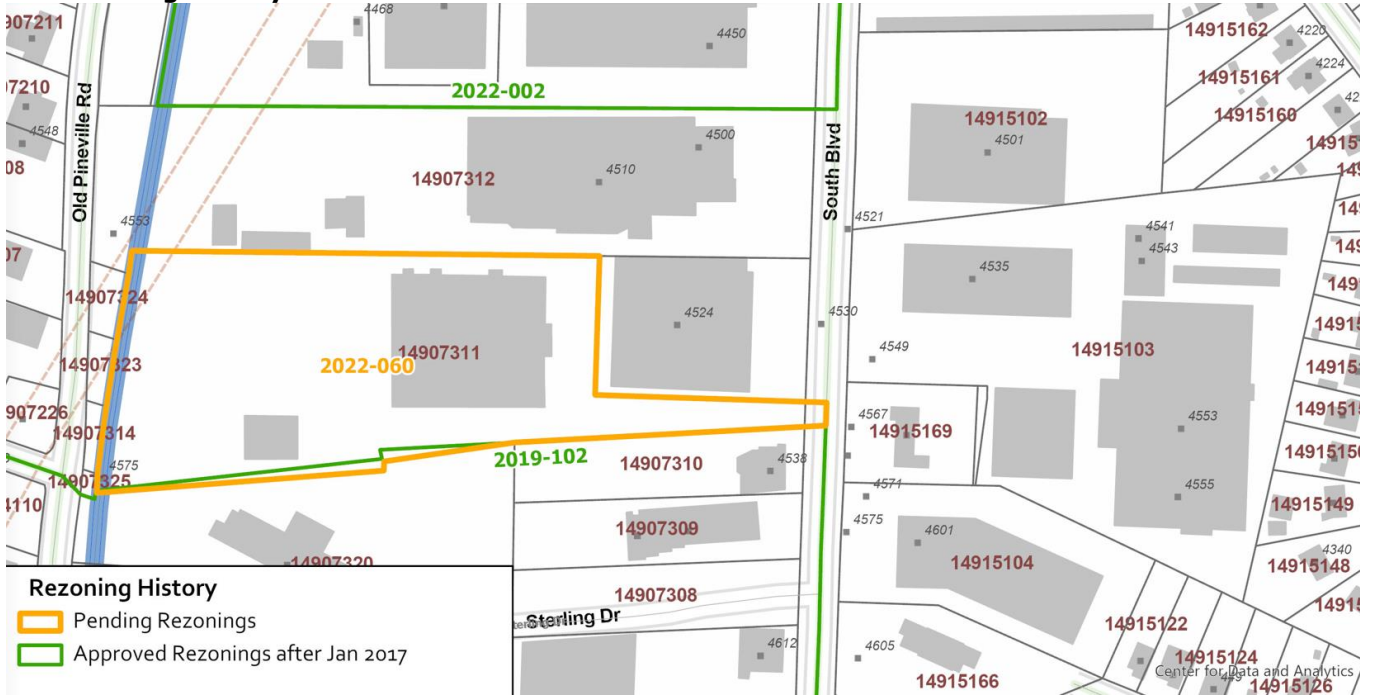


- South of the site are various restaurants.



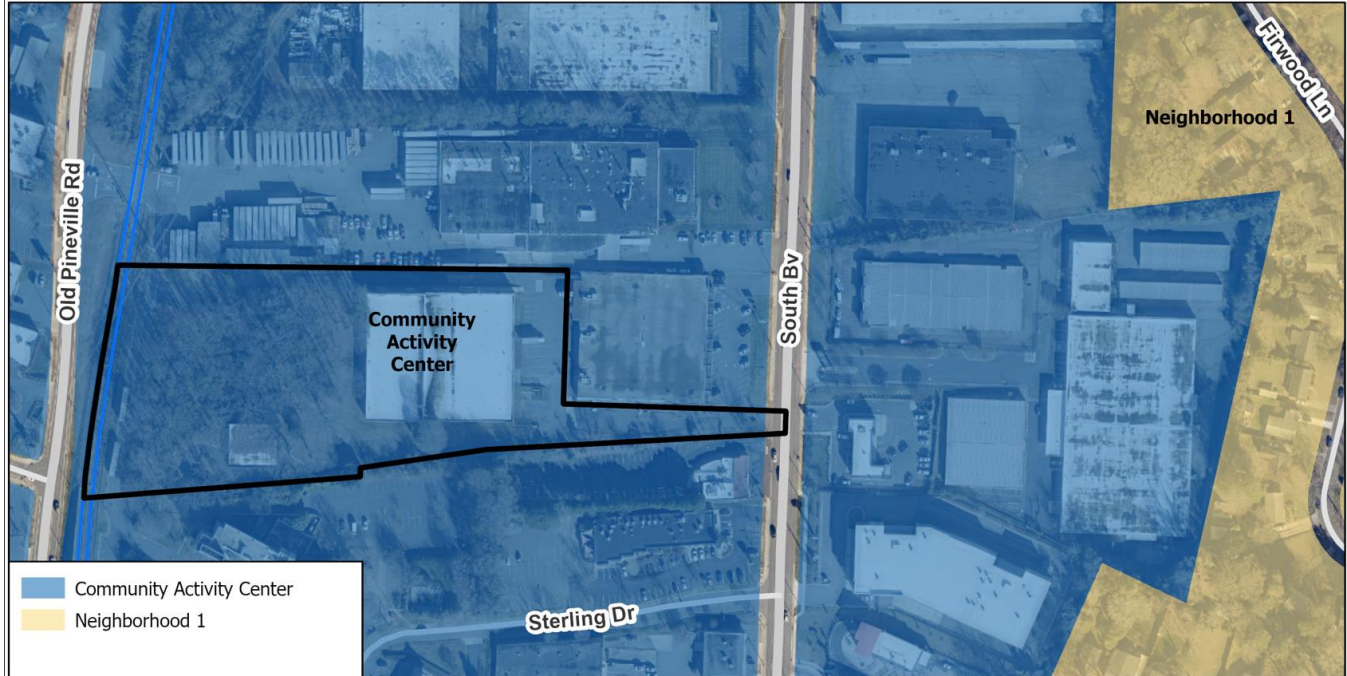
- West of the site is the Blue Line and retail uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2022-002	Rezoned 12.5 acres from I-2 to TOD-NC.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Community Activity Center for the site.

• **TRANSPORTATION SUMMARY**

- The site is located on the west side of South Boulevard, a City-maintained major throughfare north of Sterling Drive, a private street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

- **Active Projects:**

- There are no active projects near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 465 trips per day (based on warehouse and retail uses).

Entitlement: 135 trips per day (based on 5.9 acres of light industrial uses).

Proposed Zoning: Too many uses to determine trip generation.

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:** 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:** No outstanding issues. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along South Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along South Blvd.
- **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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.

- **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902