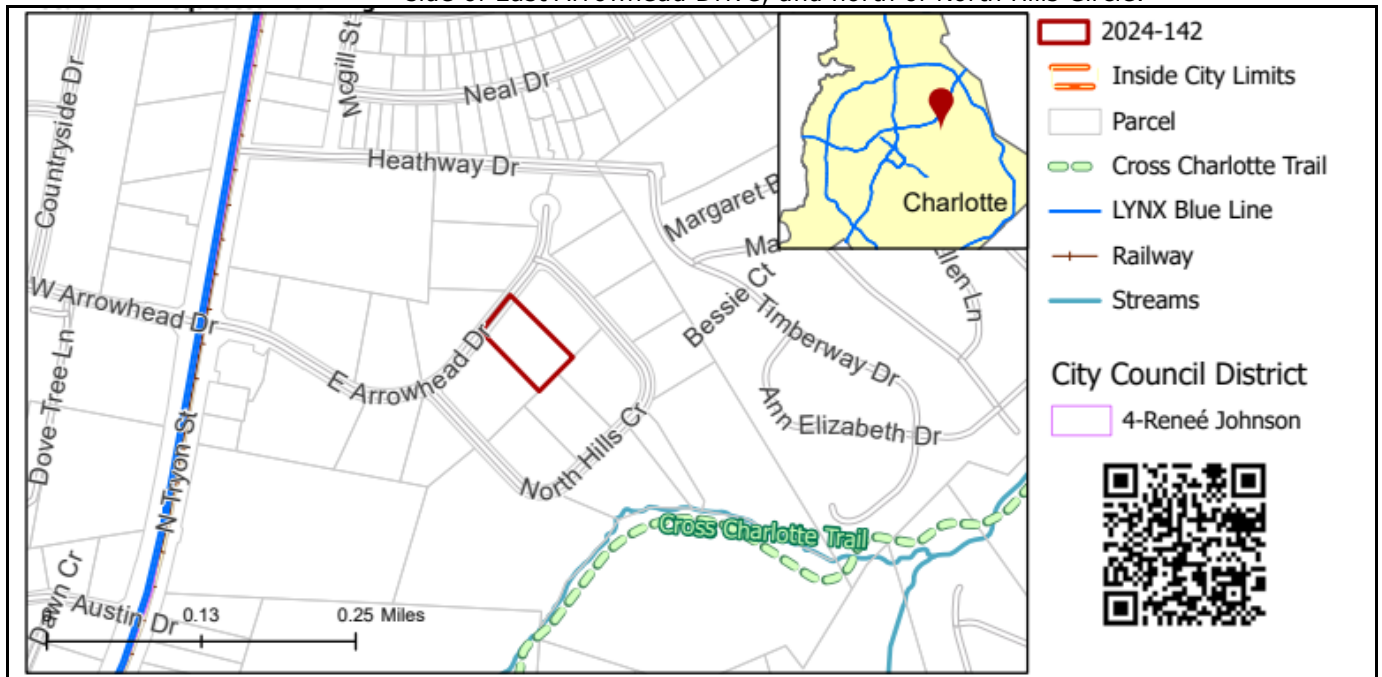


**REQUEST**

Current Zoning: ML-1 (Manufacturing and Logistics-1)  
Proposed Zoning: TOD-NC (Transit Oriented Development – Neighborhood Center)

**LOCATION**

Approximately 1.50 acres located east of North Tryon Street, along the south side of East Arrowhead Drive, and north of North Hills Circle.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the TOD-NC zoning district on a parcel with a commercial building on site.

**PROPERTY OWNER**

Sait's LLC

**PETITIONER**

Sait's LLC

**AGENT/REPRESENTATIVE**

David Murray; Murray Law Firm, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Manufacturing and Logistics Place Type.

Rationale for Recommendation

- Although the proposed zoning conflicts with the 2040 Policy Map, recent rezoning in the surrounding area has designated neighboring parcels as Transit-Oriented Development (TOD).
- TOD-NC is well-suited for areas near transit corridors and is designed to support a mix of uses while promoting walkability and transit use.
- The site is less than 1 mile from the Tom Hunter LYNX Blue Line station.
- This proposed zoning aligns with UDO goals by allowing a mix of residential, commercial, and retail spaces while reducing car dependency.

- TOD-NC zoning incorporates urban design standards from the UDO that require active street frontages, building placement that engages pedestrians, and overall aesthetic improvements, making the area more attractive and functional.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhood
  - 4: Trail & Transit Oriented Development

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing and Logistics Place Type to Community Activity Center Place Type for the site.

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

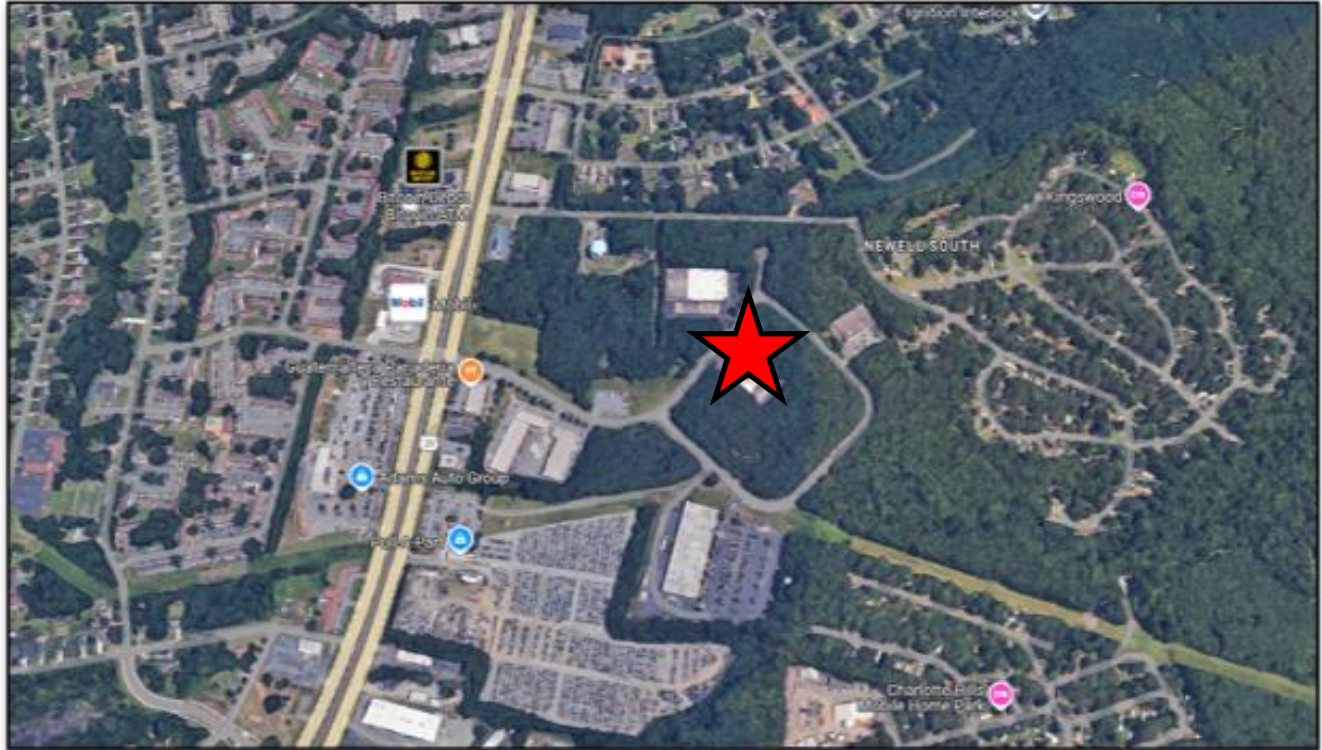
This is a conventional rezoning petition with no associated site plan.

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

• **Existing Zoning**



- This site is in an area with a mix of zoning types. The site is zoned Manufacturing and Logistics. To the north, there's Manufacturing & Logistics (ML-1). There are also Neighborhood 1 (N1-A and N1-B) zones. To the east, there are more mixed-use areas (TOD-CC) along with a Manufactured Home Park (MHP). South of the site, there's a mix of TOD-CC and TOD-NC. To the west, there are more TOD-UC zones.



The site, indicated by a red star, is surrounded by a mix of commercial, industrial, and residential uses. To the west, there are auto-related businesses, a gas station, and small retail establishments along North Tryon. To the east and south, the area transitions into wooded land and residential neighborhoods, including the Kingswood and Newell South communities.



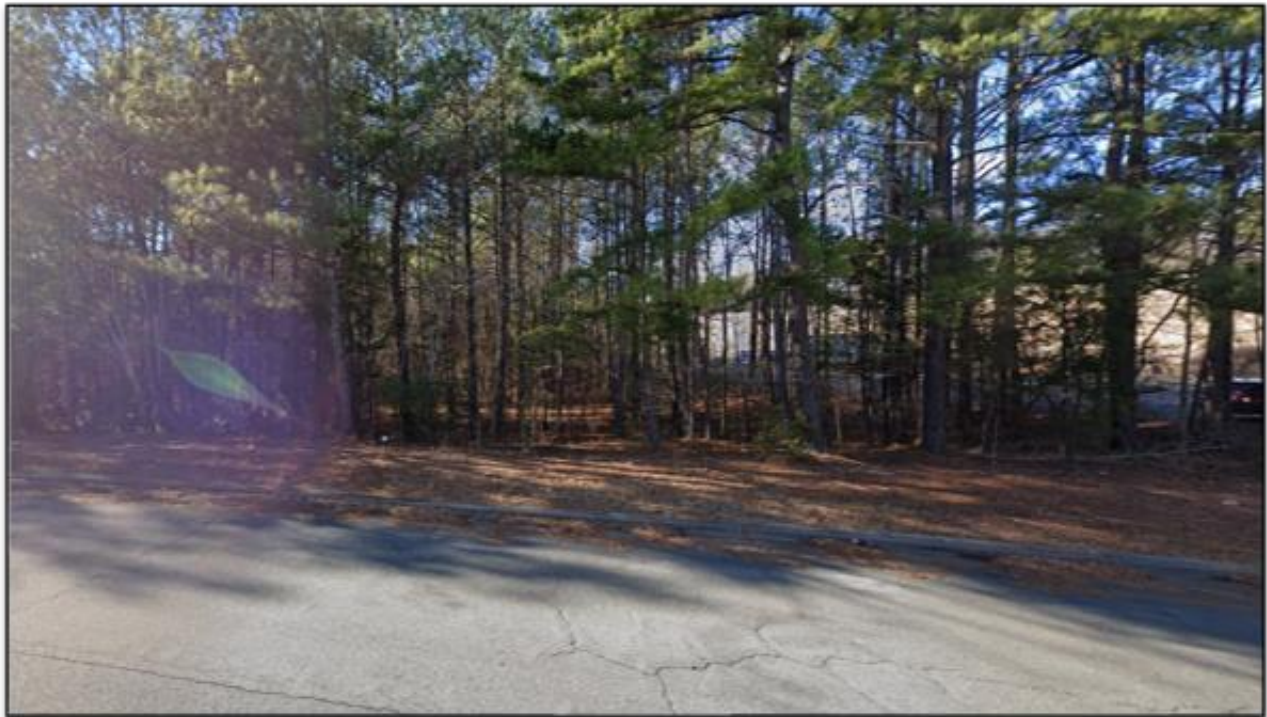
- The site is occupied by a commercially used industrial building on the south side of E Arrowhead Rd.



- The property to the north of the site is a wooded vacant area with a commercial building to the west of the street.



- The property directly to the east of the site along N Hills Circle is vacant and located further east is a manufactured home park.



- The property to the south and west of the site is vacant.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-256	Rezoned 150.78 from N1-A (Neighborhood 1-A), N1-B (Neighborhood 1-B), and R-6(CD) (Single Family Residential) to MX-2 INNOV with 5-year vested rights (Mixed Use District, Innovative) for a residential community containing up to 649 residential units of varying types	Approved
2023-061	Rezoned 35.03 acres from ML-1 (Manufacturing and Logistics-1), ML-2 (Manufacturing and Logistics-2) to TOD-CC (Transit Oriented Development-Community Center), TOD-NC (Transit Oriented	Approved

	Development-Neighborhood Center), TOD-UC (Transit Oriented Development-Urban Center) for all uses permitted by right and under prescribed conditions in the TOD-UC (Transit Oriented Development – Urban Center), TOD-NC (Neighborhood Center), and TOD-CC (Community Center) zoning districts.	
2023-150	Rezoned 0.51 acres from ML-2 (Manufacturing and Logistics-2) to IMU (Innovation Mixed Use) to allow all uses permitted by right and under prescribed conditions in the IMU zoning district.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing and Logistics Place Type for the subject parcel.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Arrowhead Drive, a City-maintained local street, east of Tryon Street, a State-maintained 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:**

- Cross Charlotte Trail
  - Orr Road North Tryon Street to Rocky River Road
  - The project includes the approximately 2.4-mile segment of the XCLT from Orr Road at North Tryon Street and generally following Toby Creek to Rocky River Road.
  - Currently in the construction phase scheduled completion in mid-2027

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 55 trips per day (based on Warehousing).

Entitlement: 65 trips per day (based on Warehouse (ML-1)).

Proposed Zoning: Too many uses to determine trip generation trips per day (based on Transit Oriented Development – Neighborhood Center (TOD-NC)). Trip generation will be determined at the time of permitting based upon the development proposed.

**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 Schools:** This conventional district allows too many uses to determine student impact.
    - Newell Elementary utilization is currently at is 115%
    - Martin Luthor King JR. Middle utilization is currently at is 101%
    - Julius L. Chambers High utilization is currently at is 140%
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along E Arrowhead Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along E Arrowhead Dr. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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:** 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