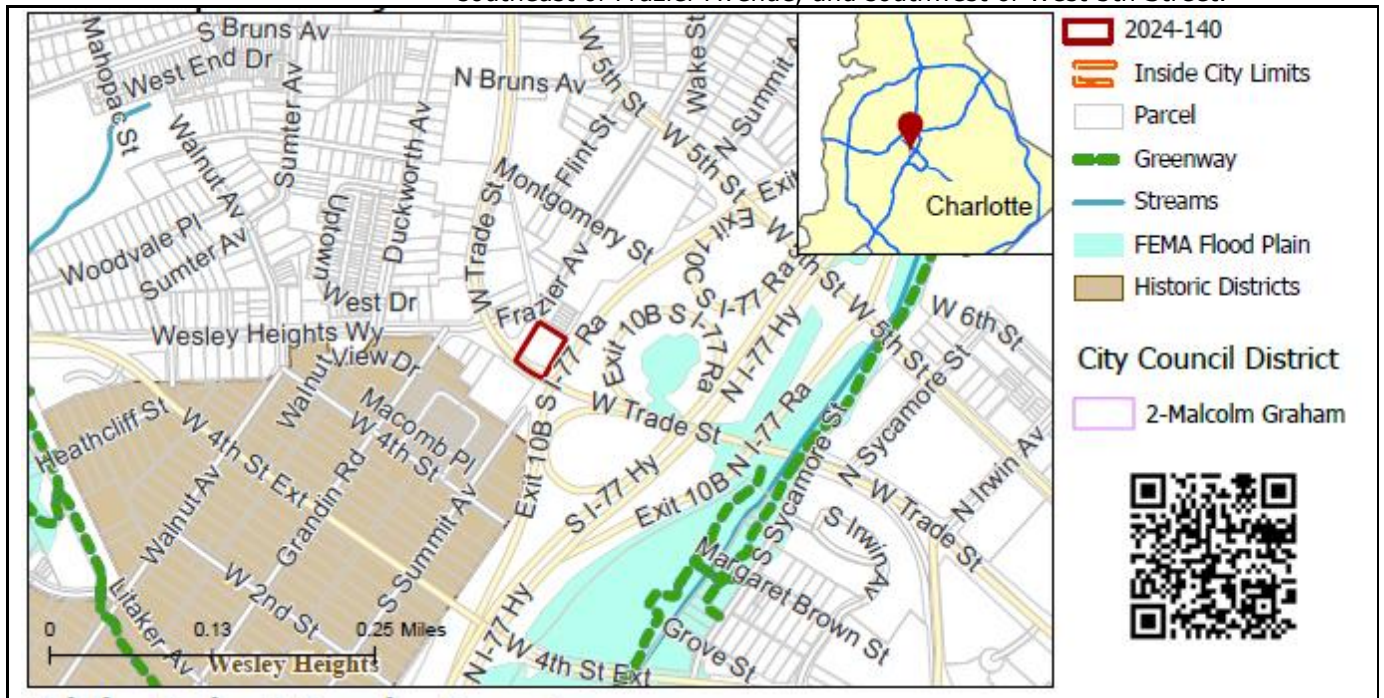


**REQUEST**

Current Zoning: NC (Neighborhood Center)  
Proposed Zoning: TOD-NC (Transit Oriented Development – Neighborhood Center)

**LOCATION**

Approximately 0.45 acres located northeast of West Trade Street, southeast of Frazier Avenue, and southwest of West 5th Street.



**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 site with a vacant commercial building.

**PROPERTY OWNER**

Westside Enterprises, Inc

**PETITIONER**

Urban Trends Real Estate

**AGENT/REPRESENTATIVE**

Matt Langston, Landworks Design

**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 **consistent** with the 2040 Policy Map recommendation for the Neighborhood Center Place Type.

Rationale for Recommendation

- The site is within a 500-foot walk to the Wesley Heights Gold Line station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- Conventional TOD-NC zoning applies standards and regulations that create the desired form and intensity to support transit-oriented development.

- With the support of the Gold Line, the site supplies easy access to both everyday necessities and employment opportunities engendering a pedestrian oriented environment.
- The rezoning is consistent with the Neighborhood Center Place Type for the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development

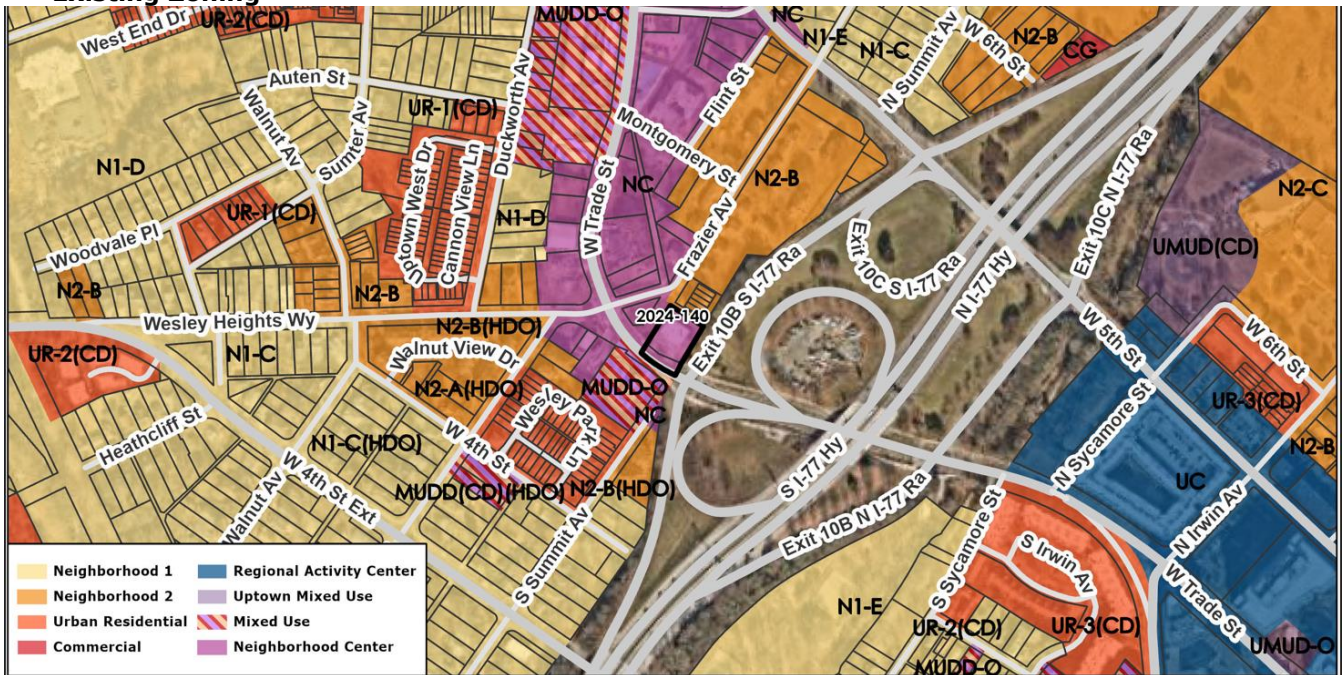
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

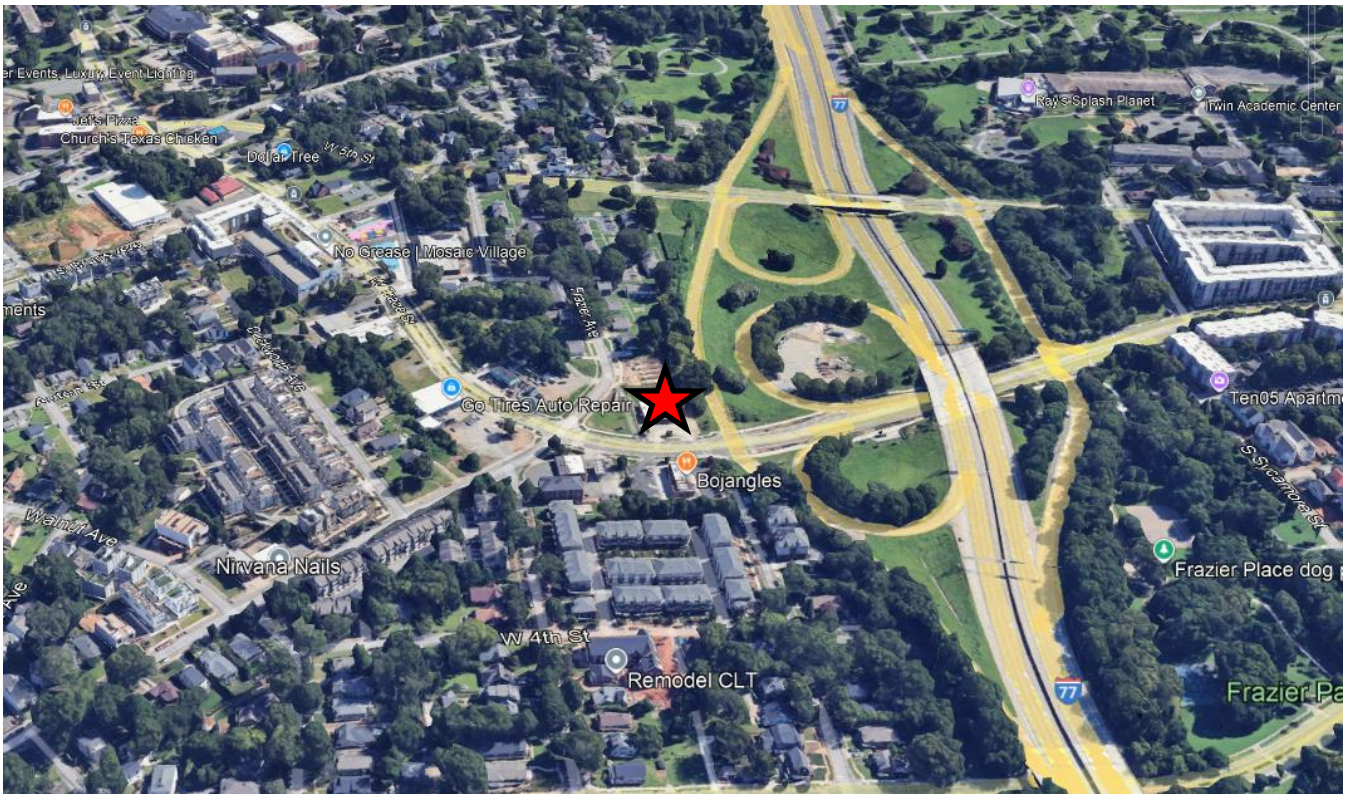
- Proposes to allow all uses permitted by-right and under prescribed conditions in the TOD-NC zoning district.

• **Existing Zoning**



- The petition site and the properties to the west are zoned NC, the properties to the north are zoned N2-B (Neighborhood 2-B) and the property to the south is zoned MUDD-O (Mixed-Use District Development, Optional)





The site (denoted by a red star) is surrounded by a mix of uses including multi-family residential, duplexes, and commercial uses.



View of the site from West Trade Street. The site is currently an unoccupied commercial building.





View of the residential duplexes on Frazier Avenue to the north of the site.



View of the highway interchange on West Trade Street east of the site.



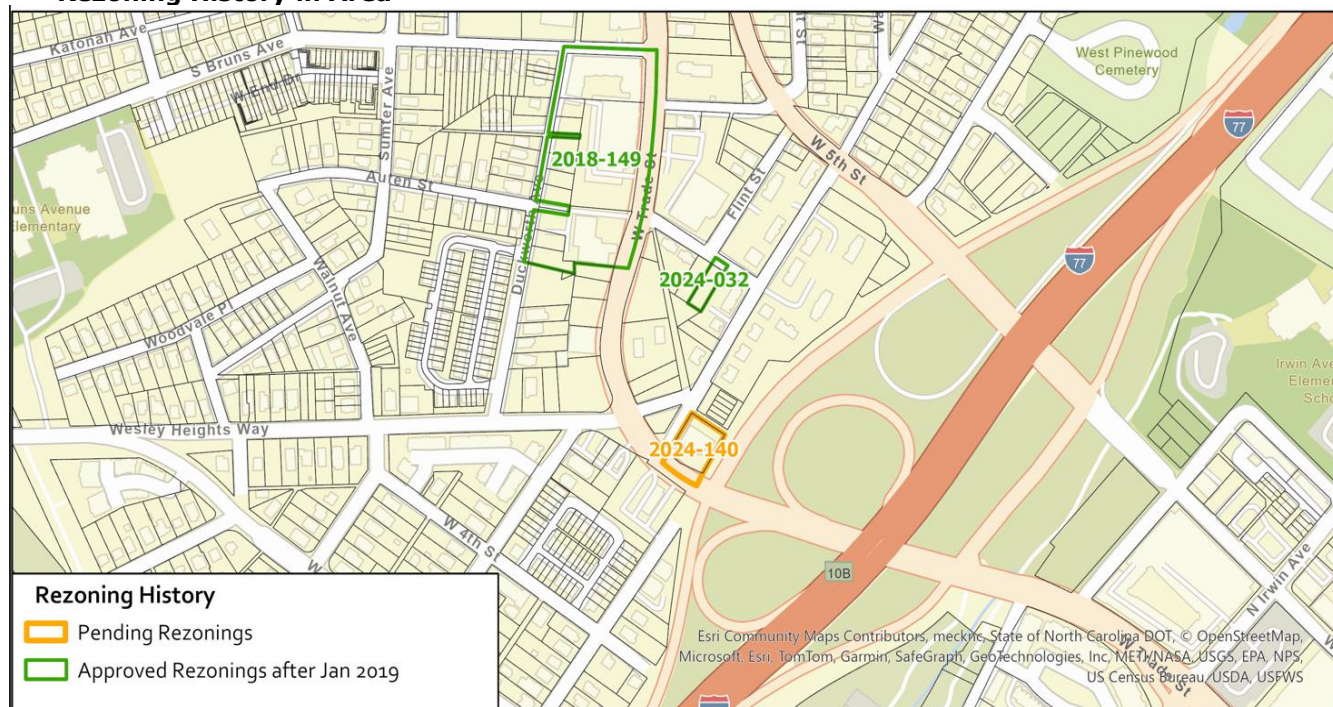
View from West Trade Street of the commercial and multi-family residential uses to the south of the site.





View from West Trade Street of the transit stop and automotive uses to the west of the site.

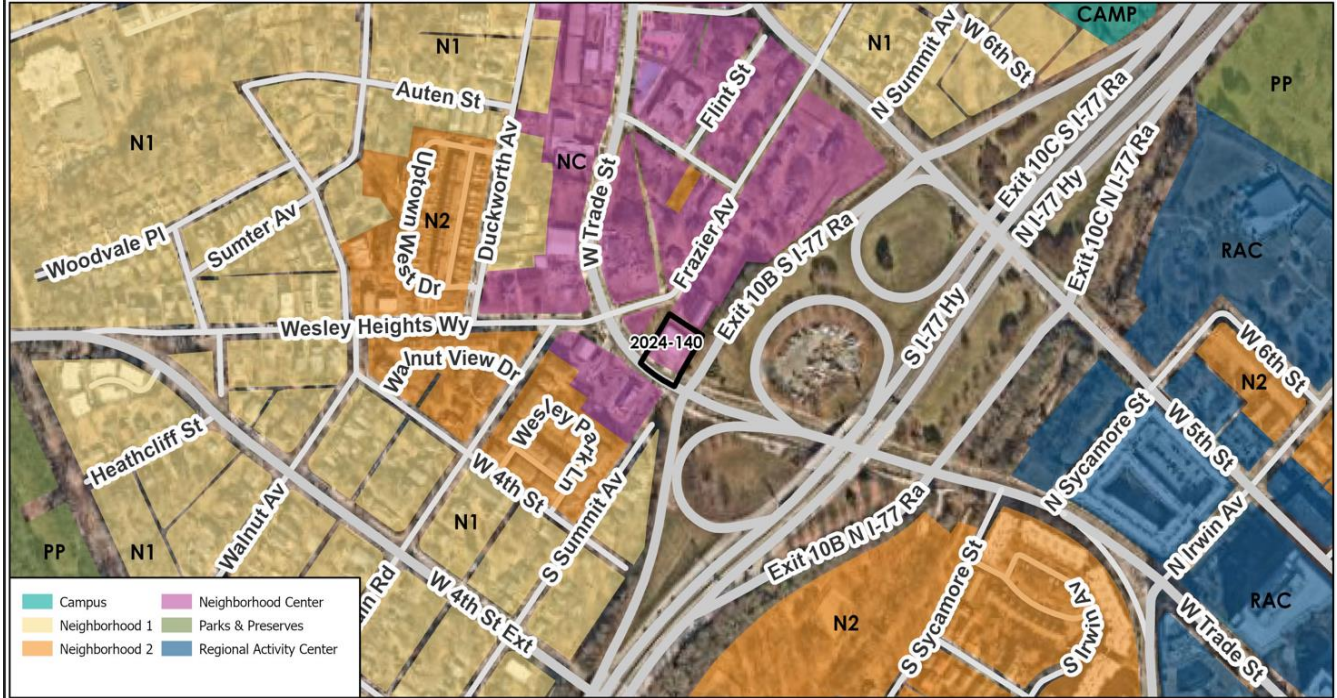
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-149	Rezoned 4.13 acres from B-1, B-1 PED, R-8, and R-8(CD) to MUDD-O and MUDD-O PED to allow up to 190,000 square feet of office/retail/restaurants/performing arts/community space and 170 multi-family and single-family residential units.	Approved
2024-032	Rezoned 0.17 acres from NC to N2-B to allow all uses permitted by right and under prescribed conditions in the N2-B zoning district.	Approved



Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood Center Place Type for the site.

TRANSPORTATION SUMMARY

- The site is located adjacent to Trade Street, a city-maintained major arterial, south of Frazier Avenue, 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:

- N/A

Transportation Considerations

- No outstanding issues.

Vehicle Trip Generation:

Current Zoning:

Existing Use: 445 trips per day (based on retail land use).

Entitlement: Trip generation will be calculated during permitting based on the specific square footage of uses proposed.

Proposed Zoning: Trip generation will be calculated during permitting based on the specific square footage of uses 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 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.
  - Current School Utilization**
    - Bruns Avenue Elementary 60%
    - Ranson Middle 91%
    - West Charlotte High 96%

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Frazier St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located Frazier St. 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.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Stuart Valzonis (704) 353-1930