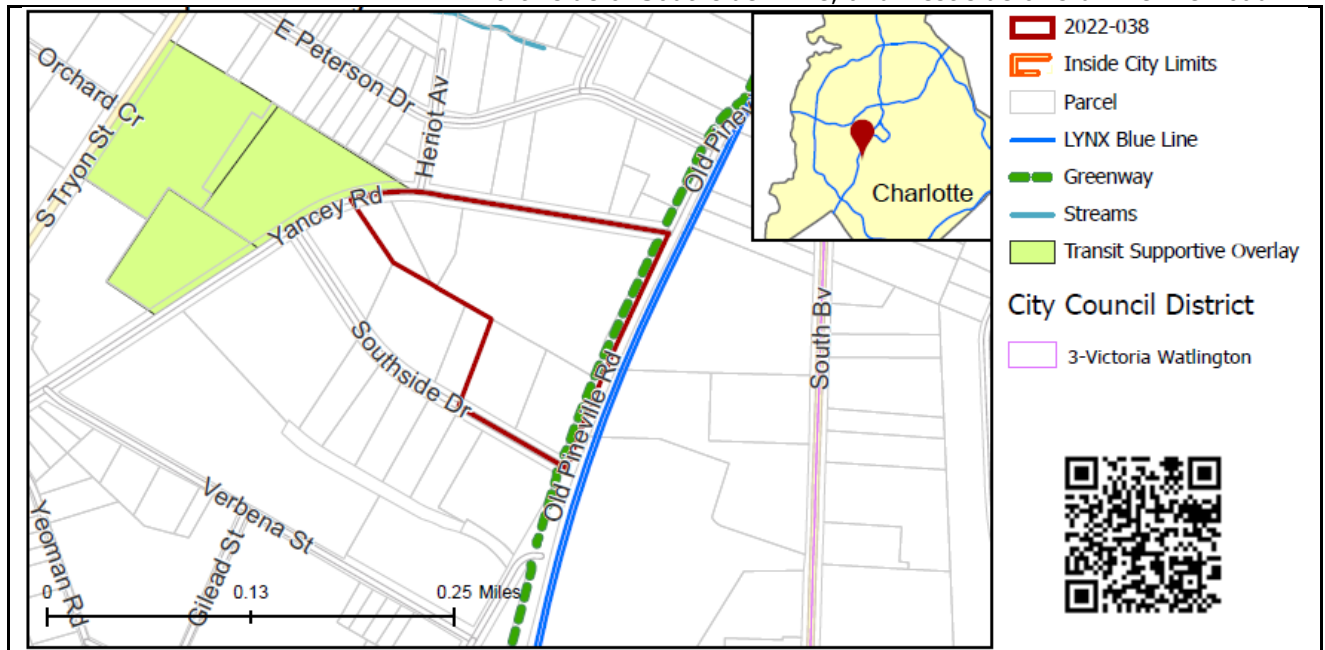


REQUEST

Current Zoning: I-2 and MUDD-O (general industrial and mixed use development district, optional)
Proposed Zoning: TOD-CC (transit-oriented development, community center)

LOCATION

Approximately 8.80 acres bound by the south side of Yancey Road, north side of Southside Drive, and west side of Old Pineville Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-CC zoning district on parcels recently recombined and currently developed with breweries, culinary uses, and light manufacturing businesses.

PROPERTY OWNER

Yancey Road, LLC

PETITIONER

The RMR Group, LLC

AGENT/REPRESENTATIVE

Susanne Todd, Johnston, Allison & Hord, PA

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 (2022) recommendation for Community Activity Center.

Rationale for Recommendation

- The site is within a ½-mile walk of the Scaleybark Station.
- The TOD-CC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- 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 TOD-TR and is generally located in an area along Old Pineville Road that is transitioning away from light industrial uses to more varied uses compatible with transit and pedestrian environments.

- The rezoning of this site to TOD-CC would be consistent with the approved place type.
- The use of conventional TOD-CC 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

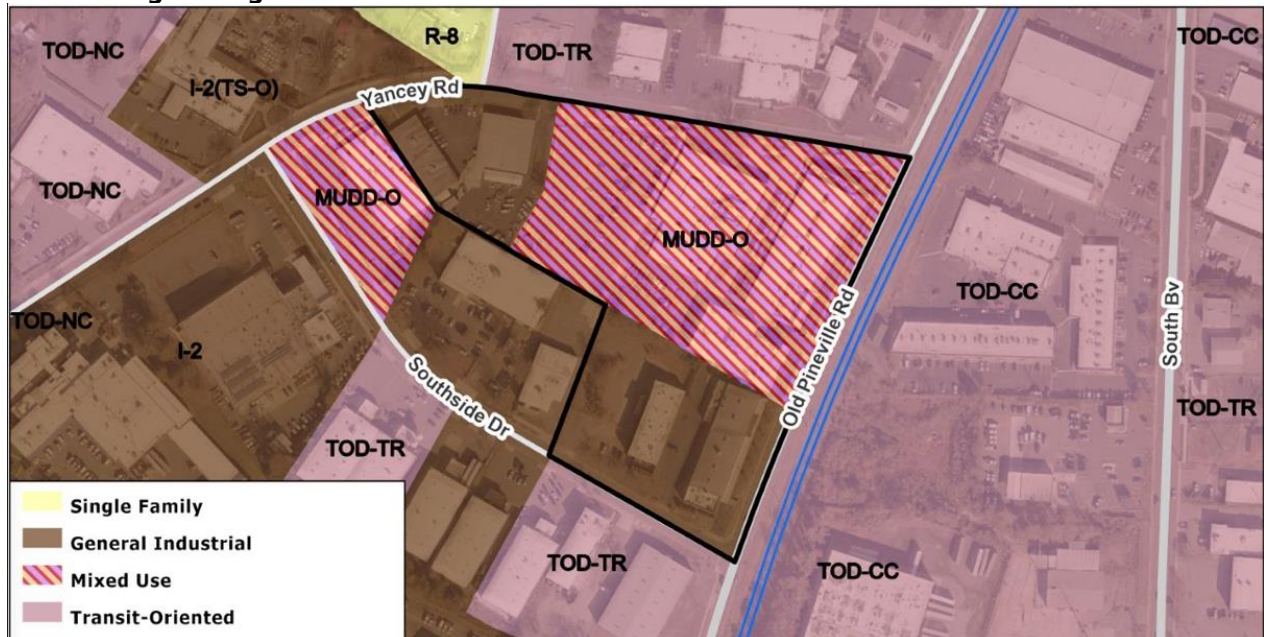
PLANNING STAFF REVIEW

- **Proposed Request Details**

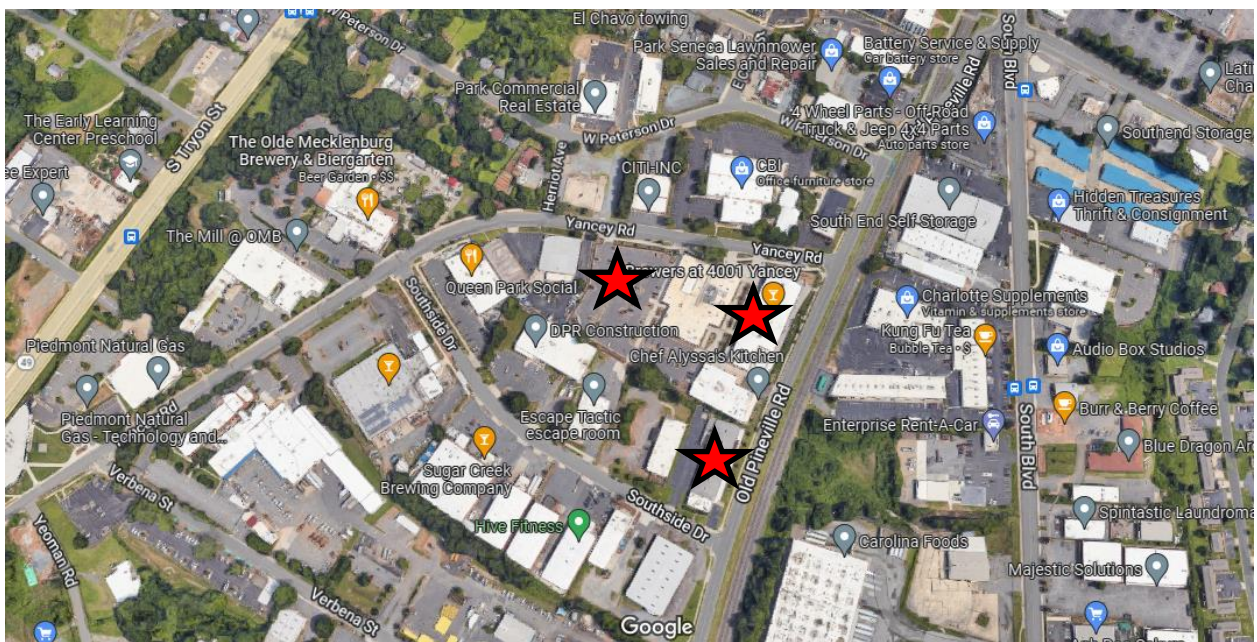
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the TOD-CC (transit oriented development, community center) zoning district.

- **Existing Zoning and Land Use**



- The site is currently zoned MUDD-O and I-2 and is in an area with light industrial, office, retail, and mixed uses.



- The subject site is denoted with red stars.



- North of the site are office and warehouse uses.



- The light rail's Blue Line runs along the eastern side of the site, adjacent to office and warehouse uses.

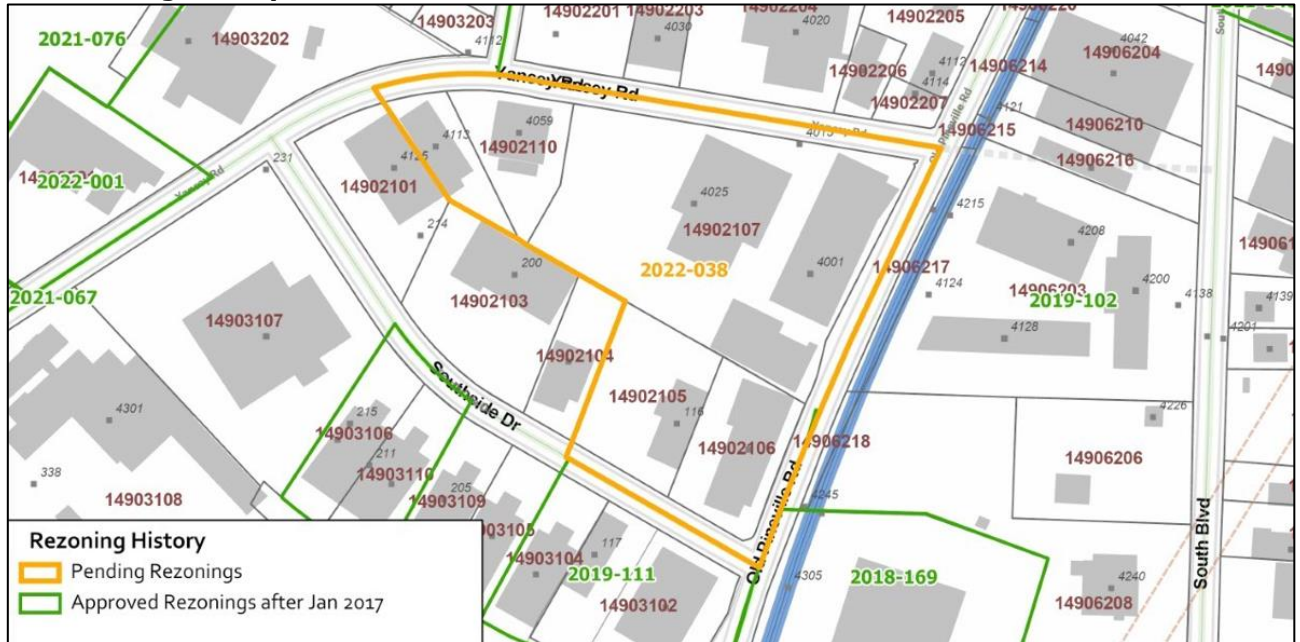


- South of the site are various uses including a gym, breweries, and light industrial and warehousing uses.



- West of the site are multiple breweries as well as offices.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. The amendment resulted in 3 existing conventional districts translating to the new TOD districts.	Approved
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2019-111	Rezoned 2.29 acres from I-2 to TOD-TR.	Approved
2021-067	Rezoned 3.45 acres from I-2 to TOD-NC.	Approved
2021-076	Rezoned 5.74 acres from I-2(TS-O), O-2, and R-8 to TOD-NC.	Approved
2022-001	Rezoned 2.99 acres from I-2(TS-O) and R-8 to TOD-NC.	Approved

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located north of Southside Drive, a City-maintained local street south of Yancy Road, a City-maintained major collector west of Old Pineville Road, a City-maintained minor throughfare. 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:**

- LoSo Townhomes
- East Cama Townhomes

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 100 trips per day (based on warehousing uses).

Entitlement: 655 trips per day (based on 8.8 acres of I-2 uses).

Proposed Zoning: Too many uses to determine trip generation.

DEPARTMENT COMMENTS (see full department reports online)

- **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.
- **Charlotte Water:** 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 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.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902