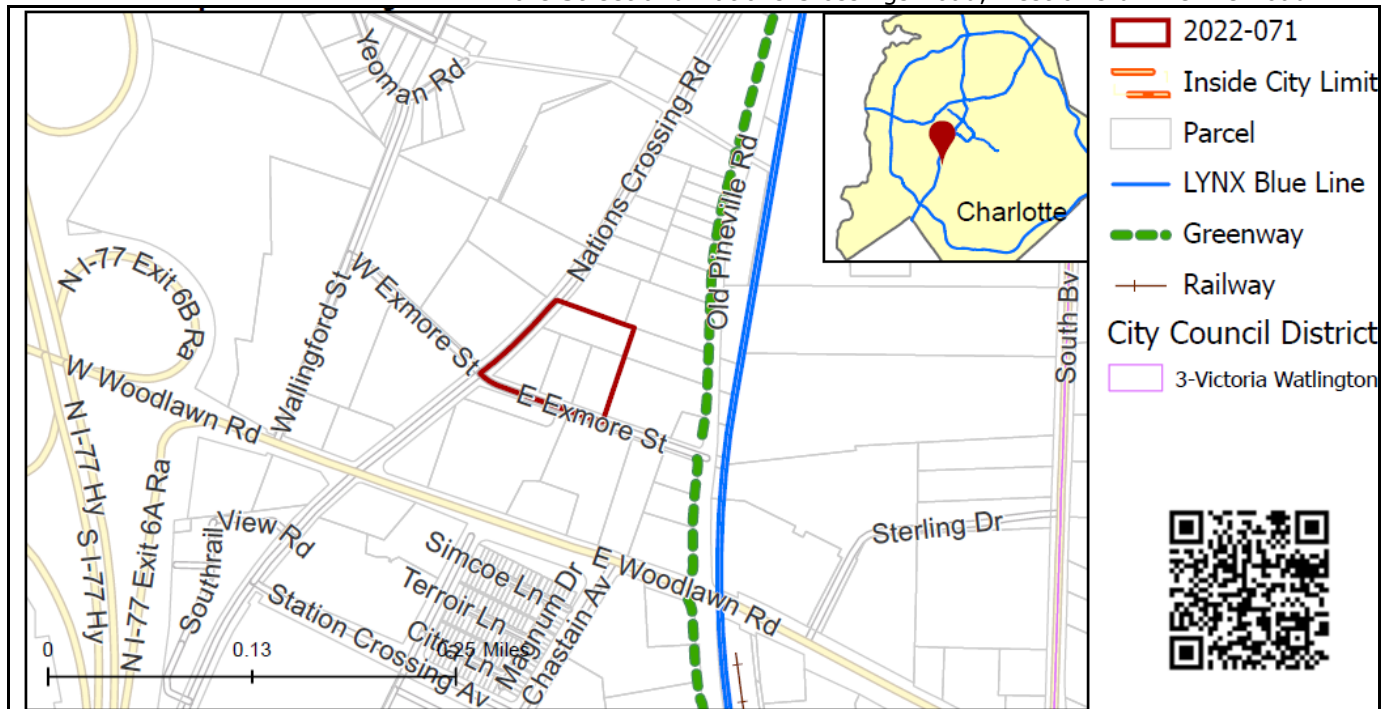


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-CC (transit-oriented development, community center)

LOCATION

Approximately 2.11 acres located at the northeast intersection of East Exmore Street and Nations Crossings Road, west of Old Pineville Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-CC zoning district on parcels currently developed with an auto-repair shop, a lighting fixture business, and a metal recycling business.

PROPERTY OWNER

Linda and Paul Kakouras; Andrea and Dimitrios N Politis; Francisco and Jeannette Alvarado; and WP Properties, LLC

PETITIONER

MTB Holdings, LLC

AGENT/REPRESENTATIVE COMMUNITY MEETING

Brittany Lins and Collin Brown, Alexander Ricks, PLLC
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 site 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 or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The subject site is currently used for auto-intensive and industrial businesses. 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 car-oriented and industrial uses to transit-oriented redevelopment along the LYNX Blue Line.
- 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

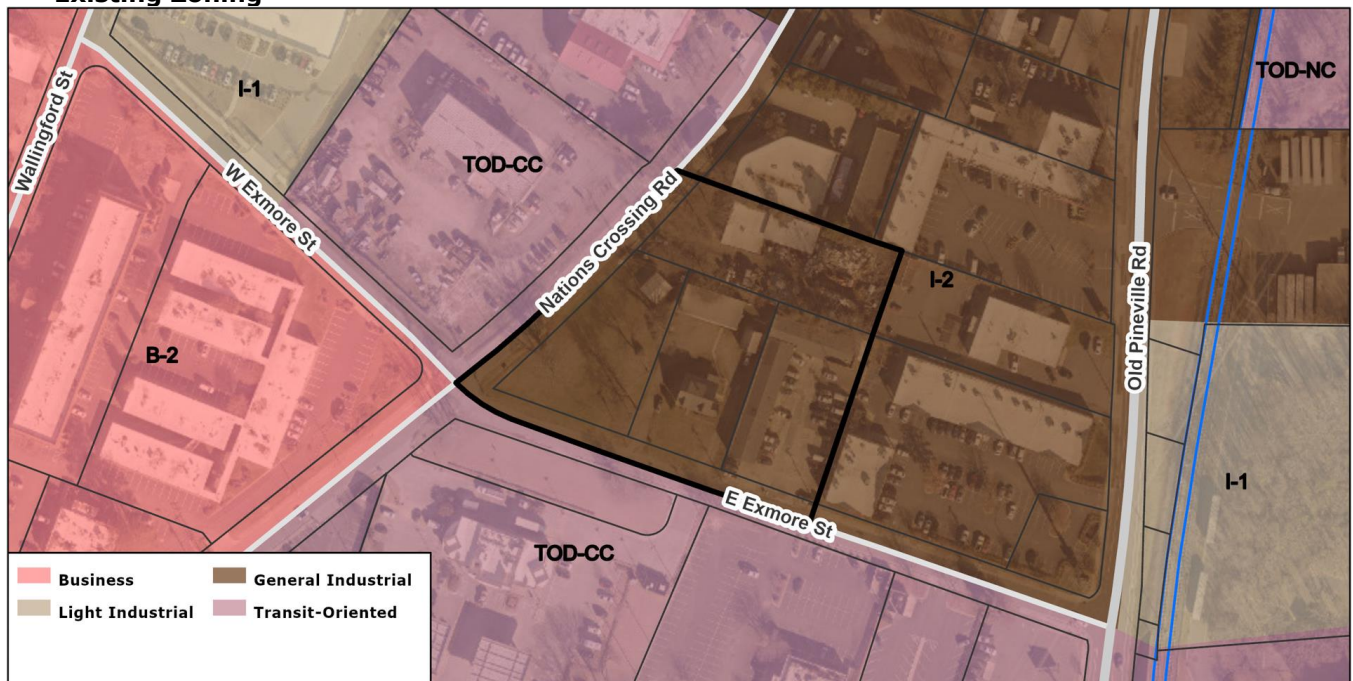
PLANNING STAFF REVIEW

Proposed Request Details

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

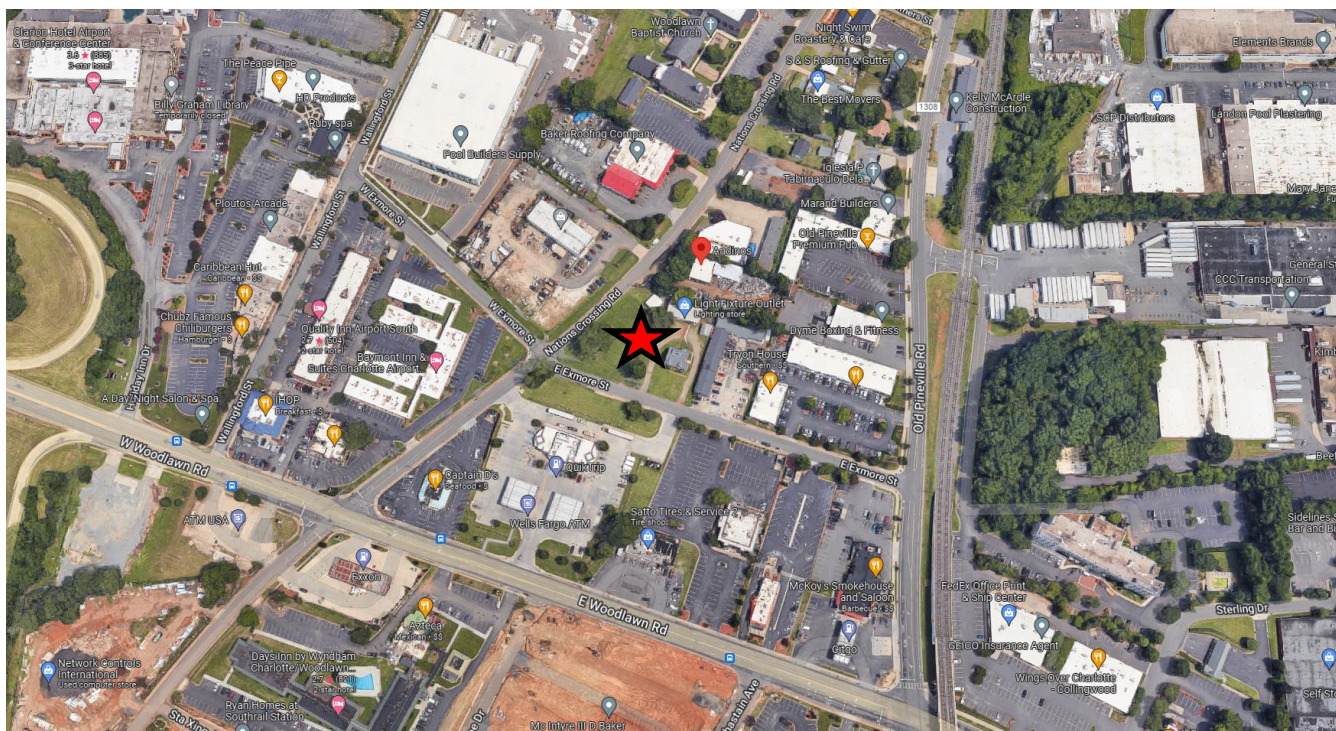
- Allows all uses in the TOD-CC (transit oriented development, community center) zoning district.

Existing Zoning

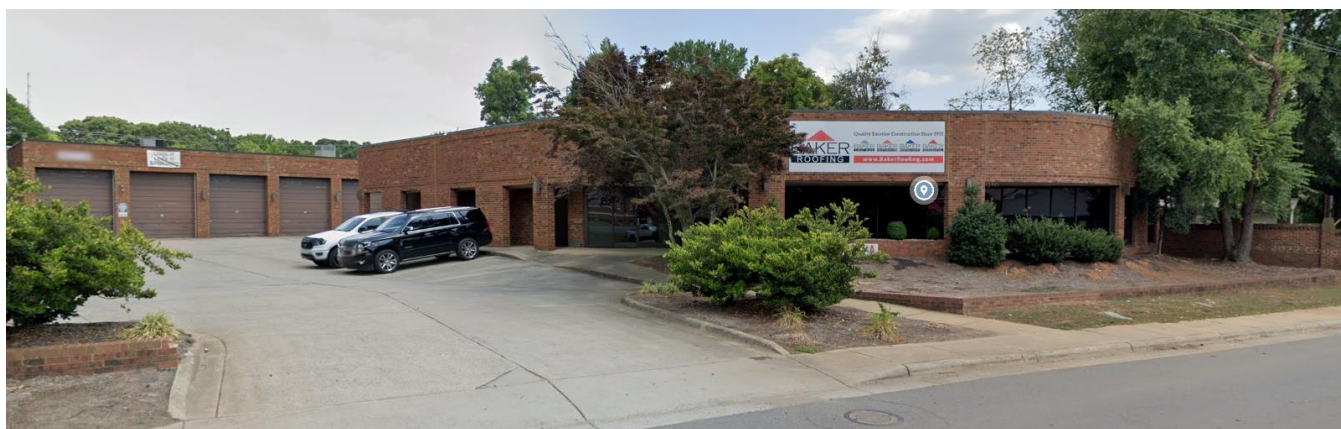


- The subject site is zoned I-2 and is in an area with TOD-CC, B-2, I-1, and I-2 zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (general industrial)	ML-2 (manufacturing and logistics, 2)	CAC (Community Activity Center)



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



- North of the site is a roofing company.



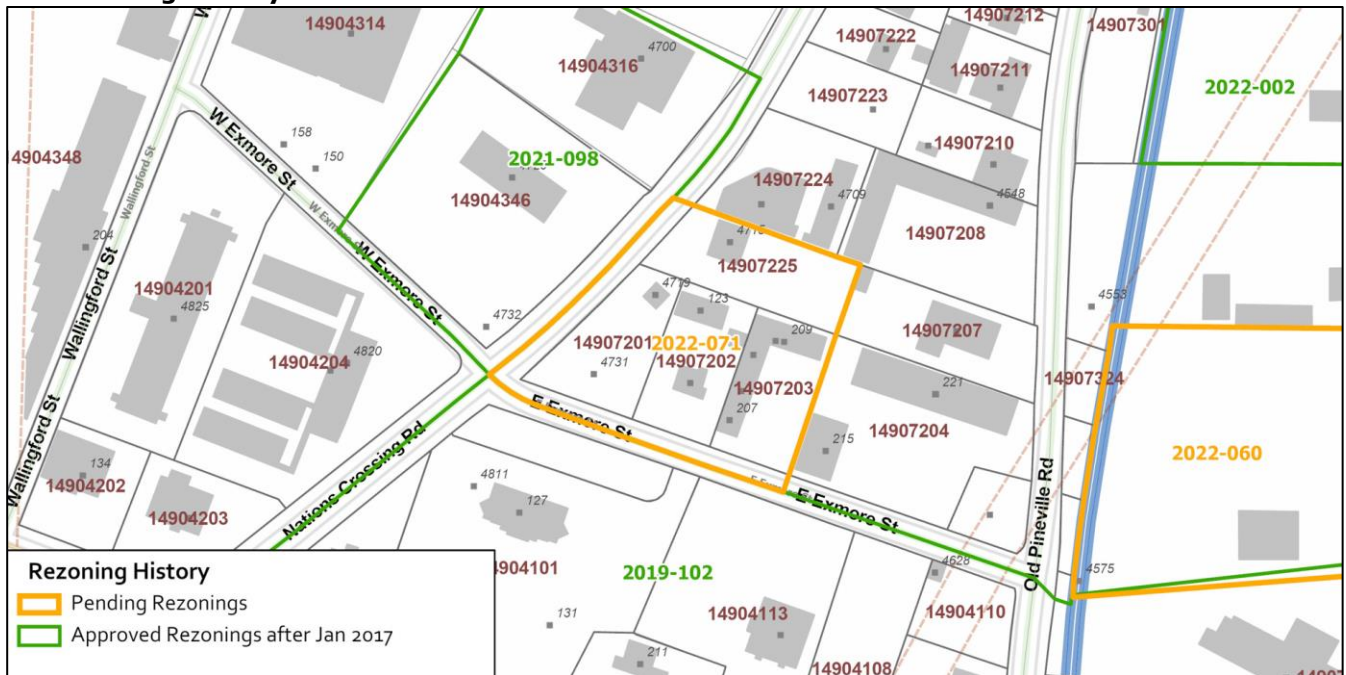
- East of the site are various retail uses.



- South of the site is a gas station.

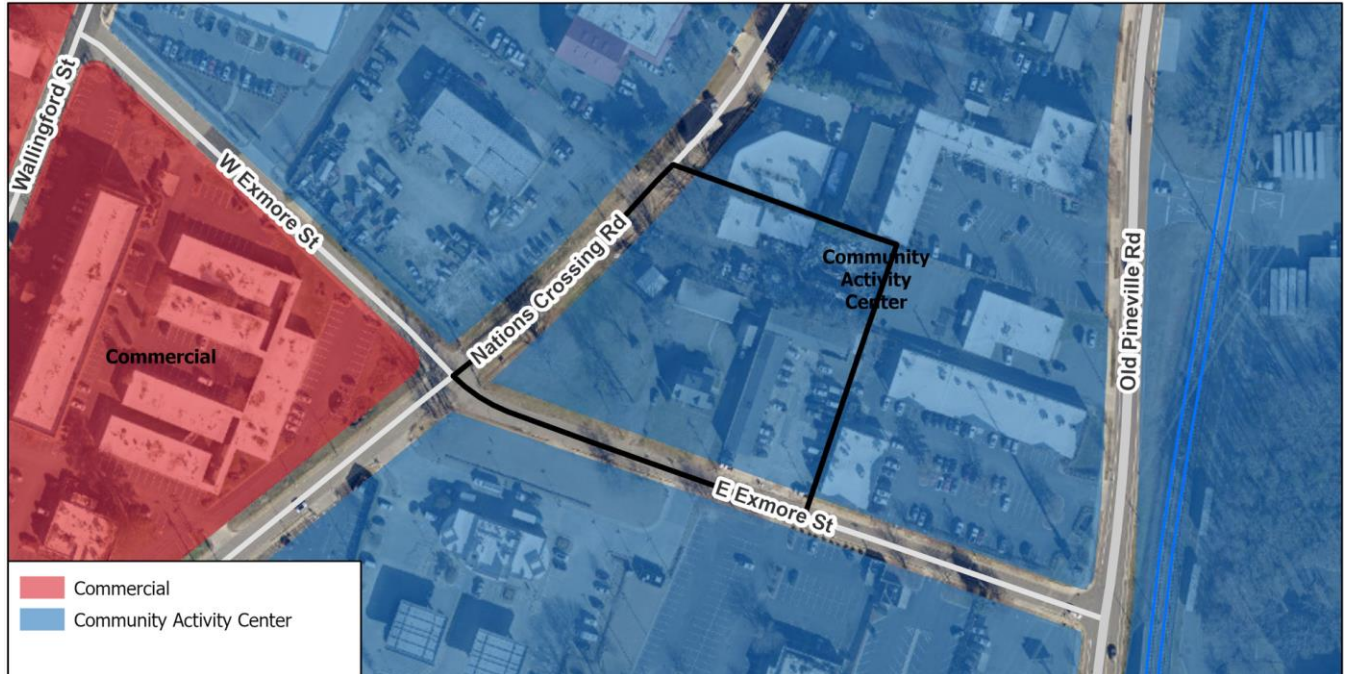


- West of the site is an area that was recently rezoned to TOD-CC and currently has an equipment sales and repair facility and a roofing company.
- **Rezoning History in Area**



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
2021-098	Rezoned 3.49 acres from I-2 to TOD-CC.	Approved
2022-002	Rezoned 12.5 acres from I-2 to TOD-NC.	Approved
2022-060	Rezoning 5.90 acres from I-1 to TOD-CC.	Pending

- **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 east side of Nations Crossing Road, a City-maintained major collector north of East Exmore Street, a City maintained local 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: 105 trips per day (based on office and warehouse uses).
 - Entitlement: 185 trips per day (based on 2.11 acres of industrial uses).
 - Proposed Zoning: Too many uses to determine trip generation.

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:** See advisory comments at www.rezoning.org
- **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.

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

Planner: Holly Cramer (704) 353-1902