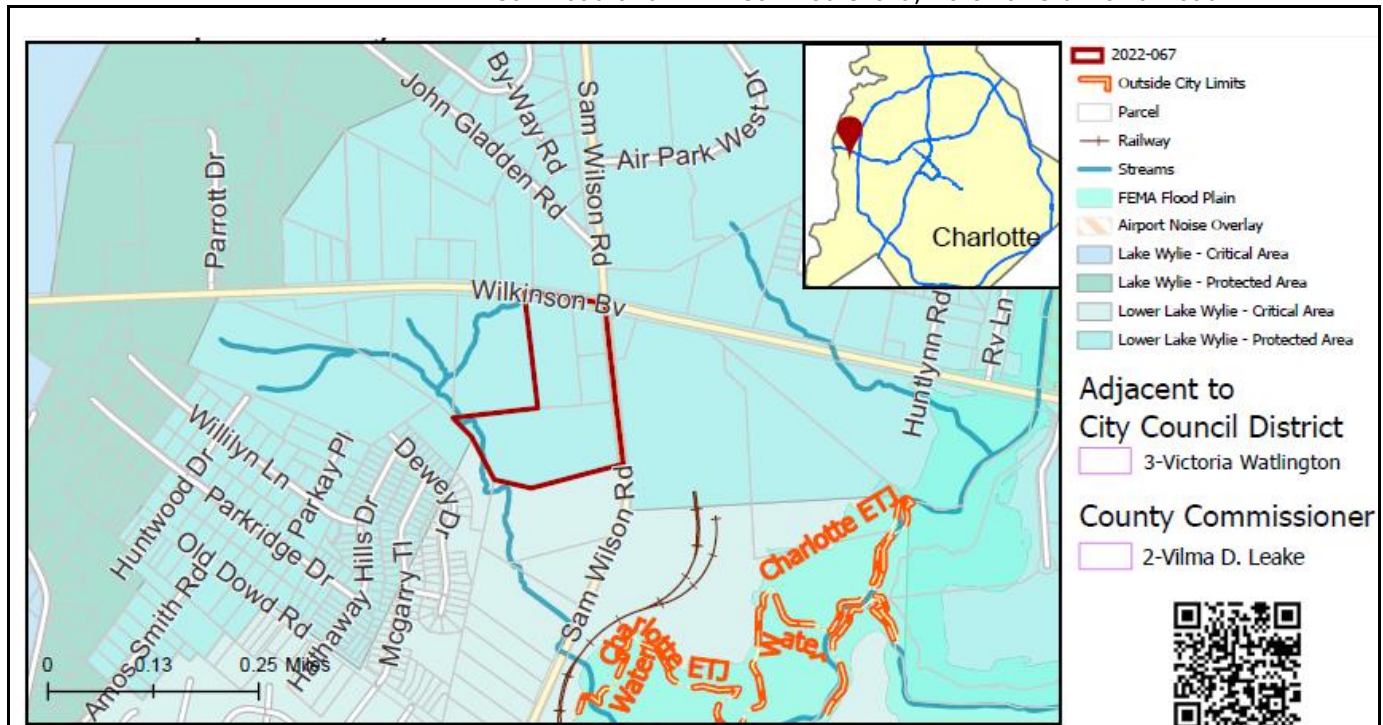


REQUEST

Current Zoning: B-2 (general business) and I-2(CD) (general industrial, conditional)
Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center)

LOCATION

Approximately 15.92 acres located at the southwest intersection of Sam Wilson Road and Wilkinson Boulevard, north of Old Dowd Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-NC zoning district, as permitted by right and under prescribed conditions, on acreage currently developed with auto body work/restoration/part sales and a vacant single family home.

PROPERTY OWNER

CC-River West LLC

PETITIONER

CC Fund 3, LLC

AGENT/REPRESENTATIVE

Keith MacVean – Moore Van Allen Law

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 the Innovation Mixed-Use Place Type.

Rationale for Recommendation

- The site is within a 1-mile walking distance of the planned Sam Wilson transit station.
- The TOD-NC zoning district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an existing streetcar stop.

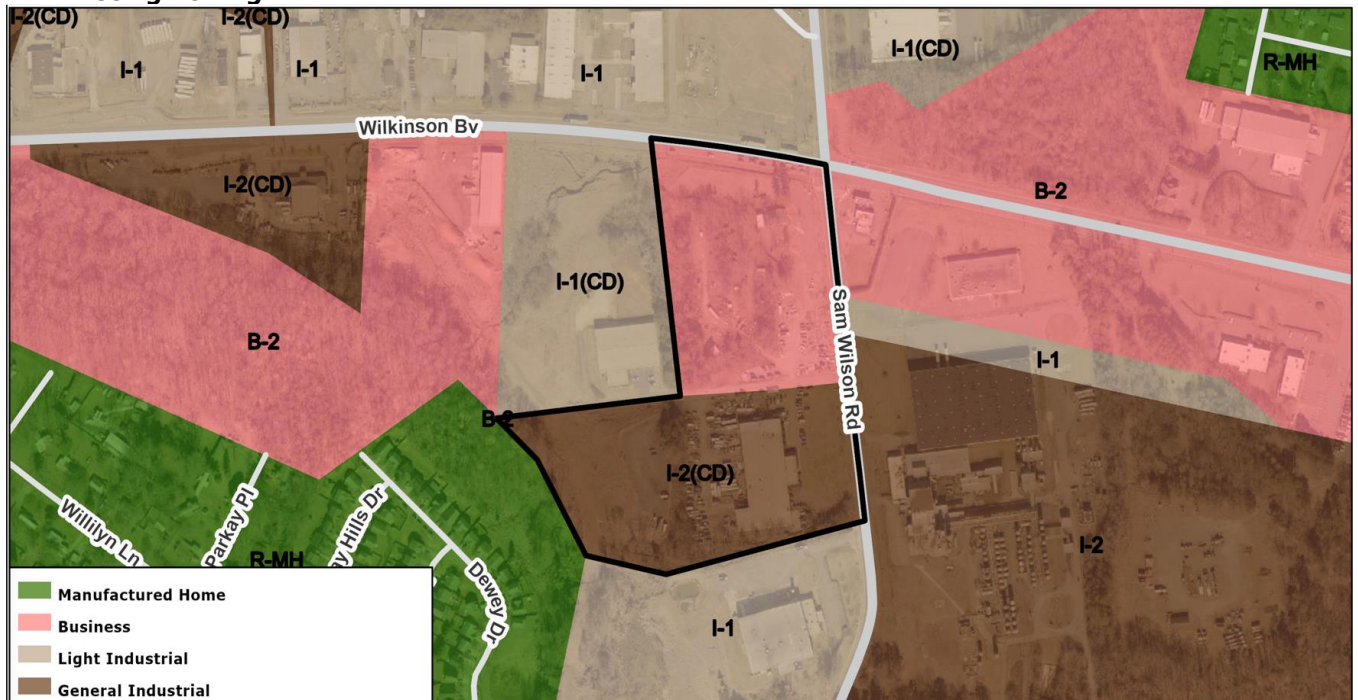
- The site is along the future Silver Line, making it an appropriate location for TOD development that further encourages pedestrian and transit connections.
- The use of conventional TOD-NC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- The Innovation Mixed-Use Place Type allows for office, research and development, studios, light manufacturing, showrooms, hotels, and multi-family residential uses.
- The TOD-NC Zoning District generally maintains the high level of design standards associated with the TOD-UC Zoning District, but is preferred over the TOD-UC Zoning District where less intensity is more appropriate, such as adjacent to a Neighborhood 1 Place Type. This site is adjacent to Neighborhood 1 to the southwest.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 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.

Existing Zoning



The rezoning site is developed with auto body work/restoration/part sales and a vacant single family home and is surrounded by office, retail, warehousing, industrial uses and single family neighborhoods on parcels zoned R-MH, B-2, I-1, I-1(CD), and I-2(CD).

The rezoning site was part of 23.84 acres proposed to be rezoned from I-1(CD), I-2(CD), and B-2 to I-1. The request was withdrawn.

Existing Zoning	Translated Zoning	Recommended Place Type
B-2 (general business)	CG (commercial)	IMU (innovation mixed-use)
I-2(CD) (general industrial, conditional)	No translation for conditional rezonings	IMU (innovation mixed-use)



The rezoning site is currently developed with auto body/restoration/parts sales, and a vacant residential house (above and below).



North are office/industrial/manufacturing warehousing and vacant land.



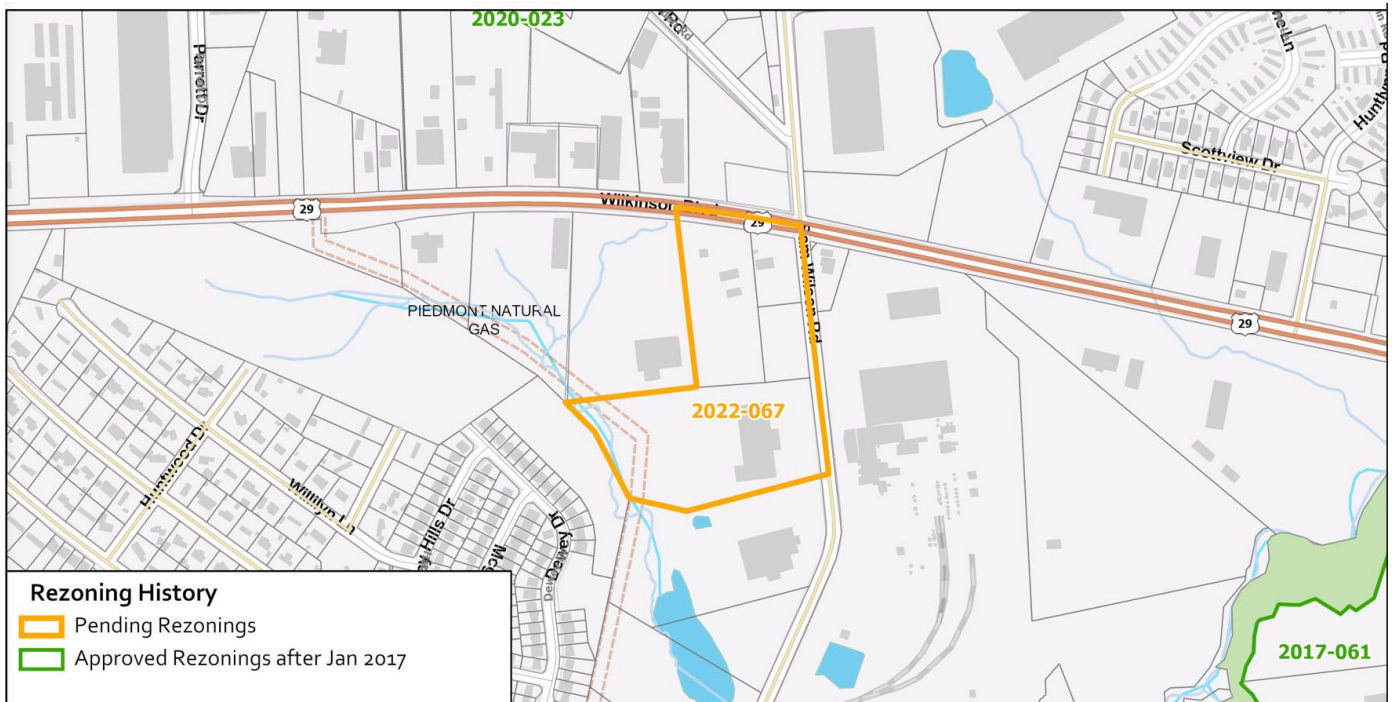
East are retail and industrial uses.



South are an industrial use and vacant land.

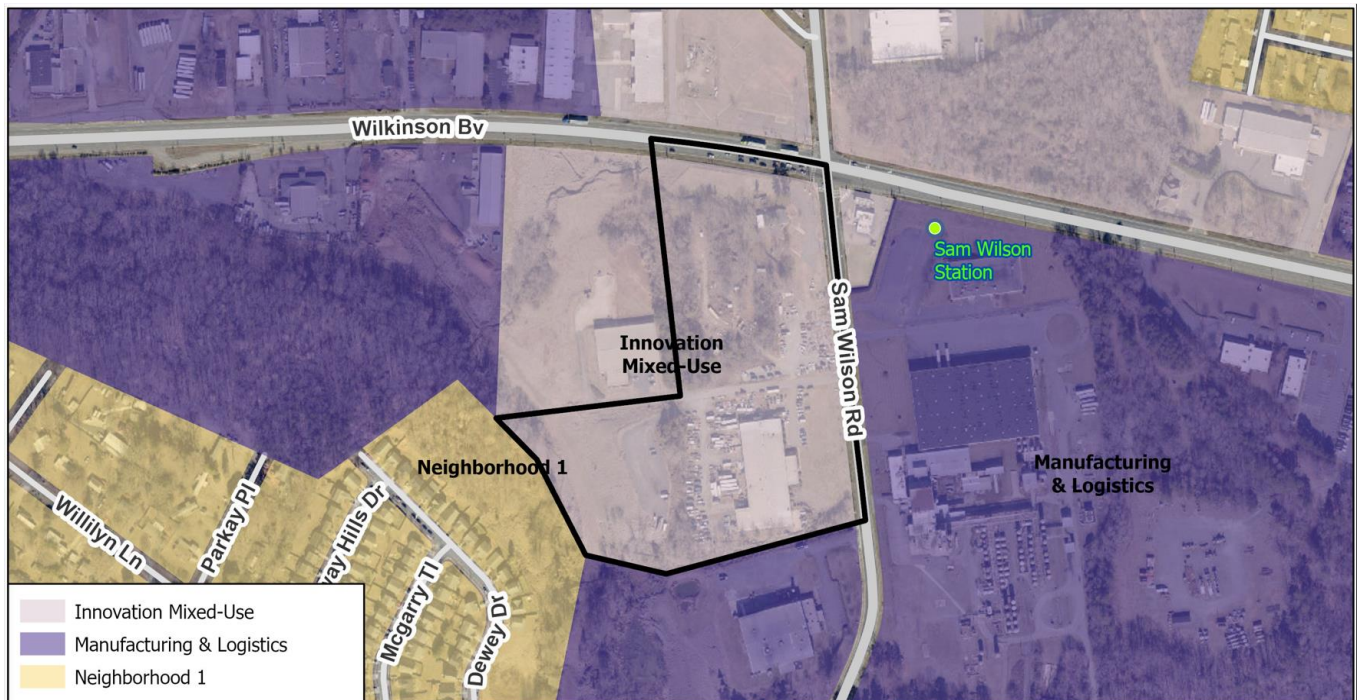


West are office/industrial/manufacturing/warehousing uses.



Petition Number	Summary of Petition	Status
2020-023	Rezoned 10.918 acres from R-MH to I-2(CD) to develop the site for off-site parking and outdoor storage.	Approved
2017-061	I-1(CD) site plan amendment to eliminate a restriction on the amount of permitted warehouse/distribution space.	Approved

Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Innovation Mixed-Use Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site petition is located on the south side of Wilkinson Boulevard, a State-maintained major throughfare west of Sam Wilson Road, a State-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. Further details are listed below.
- **Active Projects:**
 - The Vines Subdivision – Subdivision Project
 - Vineyards Storage – Commercial Project
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 155 trips per day (based on 41,024 sq ft warehouse; 2,503 sq ft general office).
 - Entitlement: 6,365 trips per day (based on 132,900 sq ft retail; 307,534 sq ft industrial).
 - Proposed Zoning: Too many uses to determine

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** The site is located along the LYNX Silver Line light corridor. The TOD zoning ordinance requires a transit corridor reservation for the future Silver Line alignment as shown below. CATS requests coordination with the property owner(s) as development plans are reviewed for permitting. See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Too many uses to determine.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Sam Wilson Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 18-inch gravity sewer main located along the west of the parcel. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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

Planner: Claire Lyte-Graham (704) 336-3782