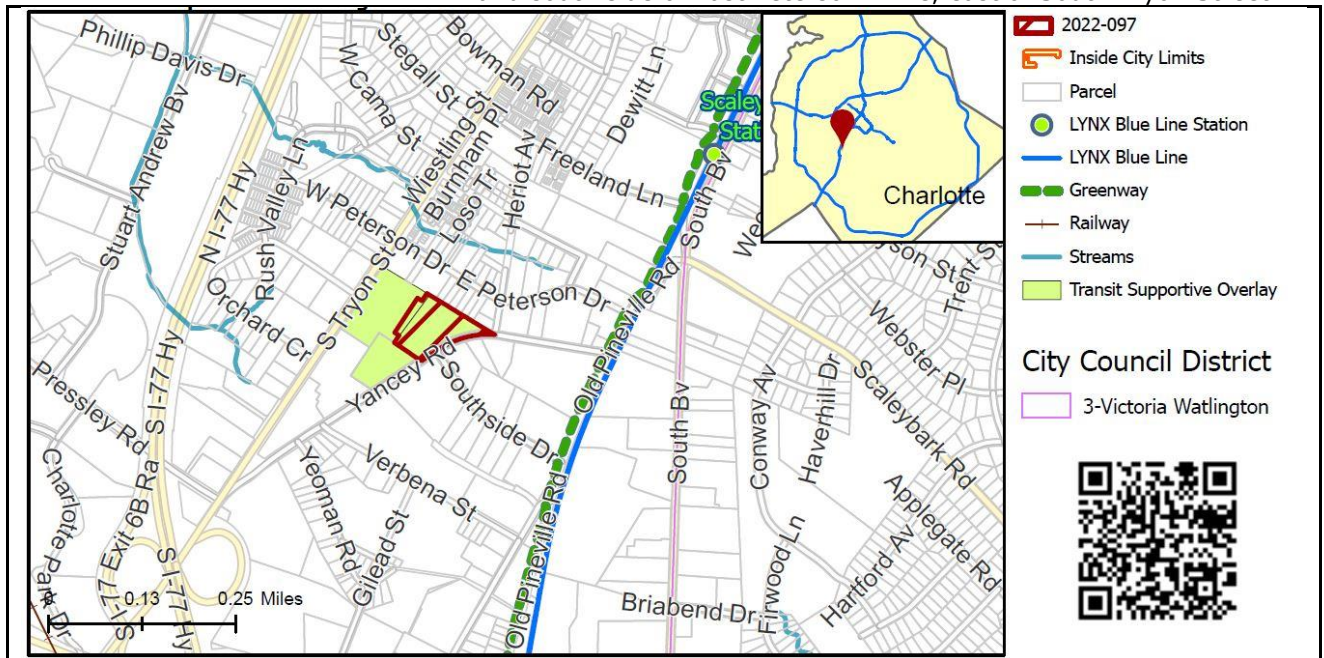


REQUEST

Current Zoning: I-2 TS-O (general industrial, transit supportive – optional)
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

LOCATION

Approximately 3.248 acres located on the west side of Yancey Road and south side of East Peterson Drive, east of South Tryon Street.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-NC zoning district on a parcel currently developed with a brewery, restaurant, office, and warehousing for Olde Mecklenburg Brewery.

PROPERTY OWNER

John Marrino, OMB Property Holdings, LLC

PETITIONER

OMB Property Holdings, LLC

AGENT/REPRESENTATIVE

John Marrino

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 at this site.

Rationale for Recommendation

- The site is within a 1-mile walk of the Scaleybark 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.
- Immediately adjacent to the site are several parcels zoned TOD-NC, representing an ongoing shift in this area to more transit-supportive redevelopment projects.
- The use of conventional TOD-NC zoning applies standards and regulations to create the 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 requested district is complimentary in nature to the surrounding mixed and transit-oriented uses in the area.
- 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

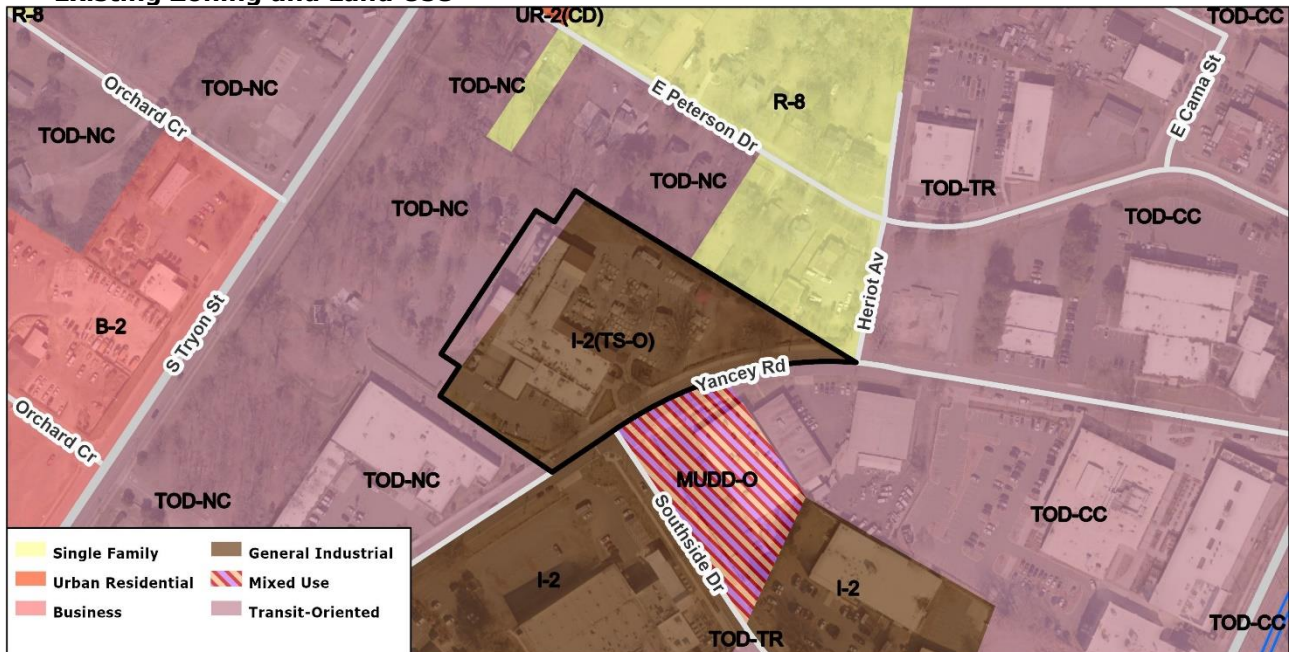
PLANNING STAFF REVIEW

- **Proposed Request Details**

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

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

- **Existing Zoning and Land Use**



- The site is currently zoned I-2 (TS-O) and is in an area with commercial, office, and light industrial uses.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 TS-O (general industrial, transit supportive – optional)	Existing conditional district, no translation	CAC (Community Activity Center)



- The subject site is denoted with red stars.



- South of the site along Yancey Road offices and operations for Olde Mecklenburg Brewery.



- East and north of the site are restaurants, breweries, and entertainment establishments.

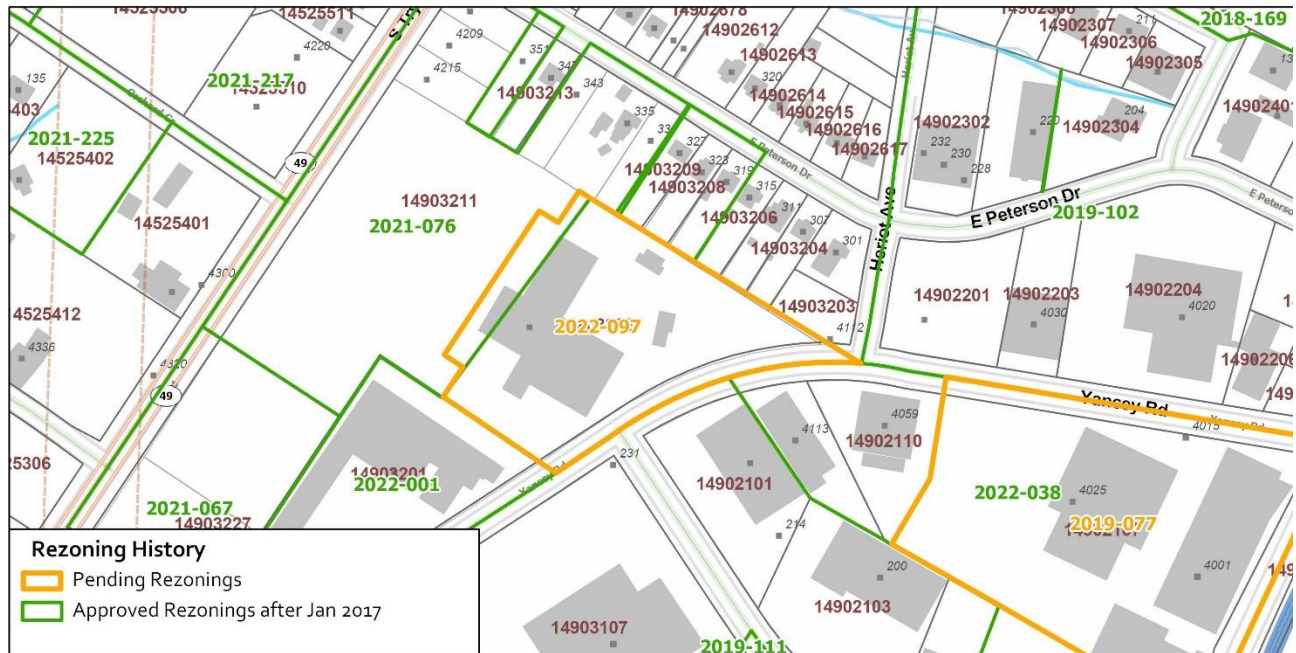


- Numerous brewery operations are located east of the portion of the rezoning site along Southside Dr.



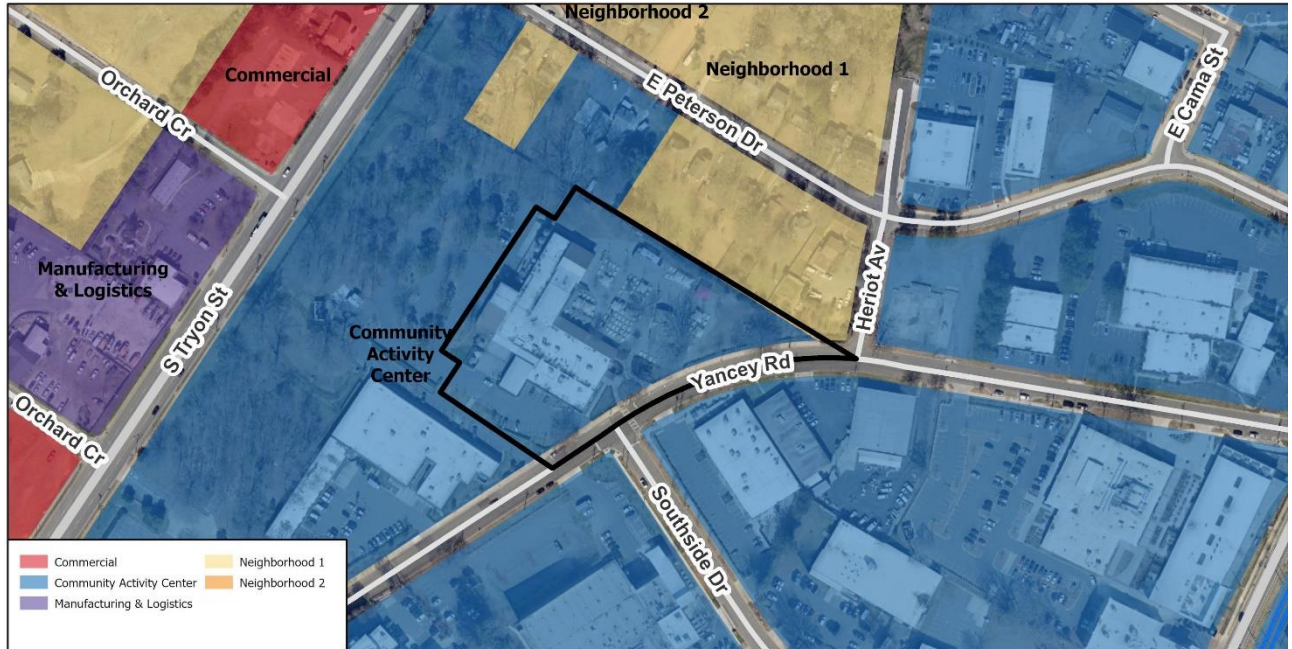
- Various office uses are located south of the portion of the rezoning site along Yancey Road.

• **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
2019-077	Rezoning 5.10 acres from MUDD-O to MUDD-O SPA.	Withdrawn
2019-102	Rezoned 1,7771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2019-111	Rezoned 4.1 acres from I-2 to TOD-TR.	
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
2021-217	Rezoning 3.513 acres from B-2 and R-8 to TOD-NC.	Approved
2021-225	Rezoning 5.807 acres from R-8 to TOD-NC.	Approved
2022-001	Rezoning 2.99 acres from I-2(TS-O) and R-8 to TOD-NC	Approved
2022-038	Rezoning 8.80 acres from I-2 and MUDD-O to TOD-CC	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Community Activity Center at this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the north side of Yancey Road, a City-maintained major collector west of Heriot Avenue, 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:**

- Loso Townhomes Subdivision
 - East of South Tryon Street between East Peterson Drive and Freeland Lane
 - East Cama Townhomes Subdivision
 - East of South Tryon Street between East Cama Street and Freeland Lane
 - Tryon at Southend Subdivision
 - At the end of Peterson Drive
 - OMB Multi-Family Commercial
 - West of South Tryon Street between East Peterson Drive and Yancey Road
 - PNG Ops Center Material Storage Bunker Commercial
 - 4301 Yancey Road
 - Protagonist – Southside Commercial
 - 227 Southside Drive

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 2,050 trips per day (based on microbrewery use).

Entitlement: 90 trips per day (based on industrial use).

Proposed Zoning: Conventional zoning district, too many uses to determine.

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: Maxx Oliver 704-336-3571