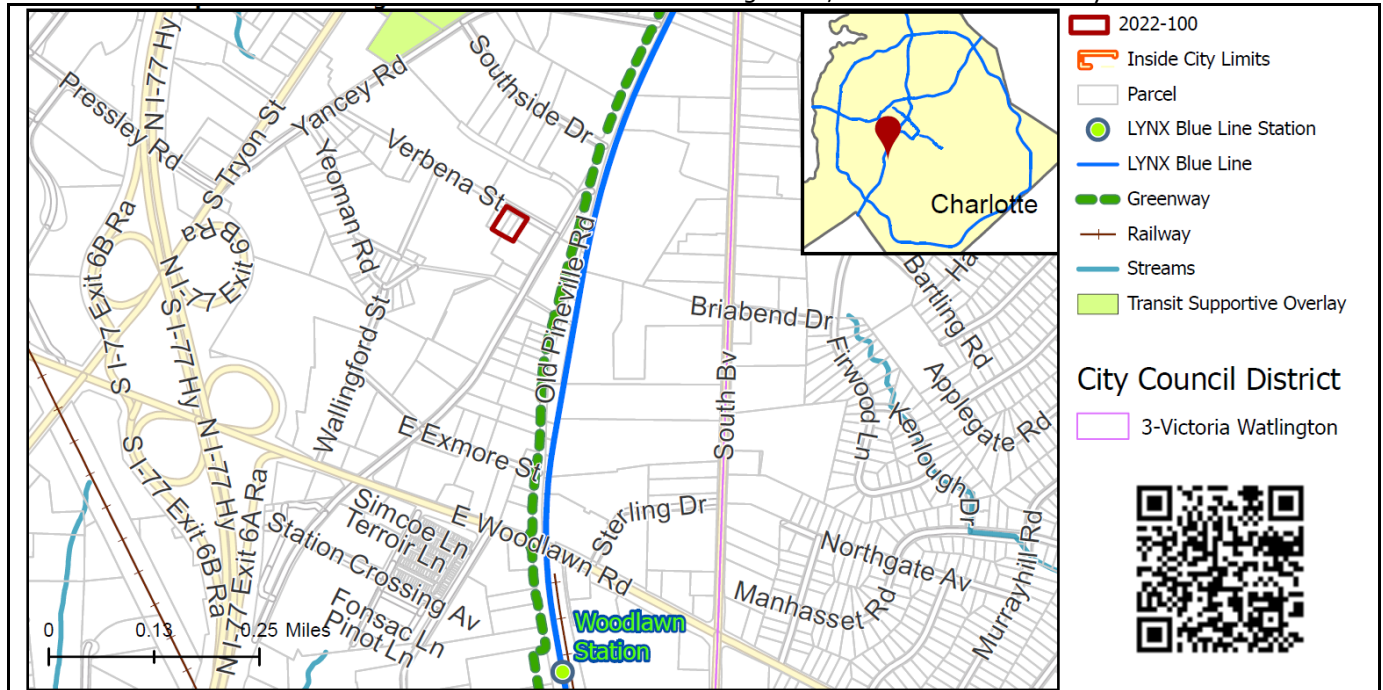


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-TR (transit oriented development, transition)

LOCATION

Approximately 0.50 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of South Tryon Street.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-TR zoning district on three parcels currently developed with single family units.

PROPERTY OWNER

Jerry Dawkins, Kara Lynette Barber McClure, Miriam Two, LLC

PETITIONER

Copper Builders, LLC

AGENT/REPRESENTATIVE

Richard Coleman, Bloc Design

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 Community Activity Center.

Rationale for Recommendation

- The site is within a 1-mile walking distance of both the Woodlawn and Scaleybark Stations.
- The TOD-TR zoning district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station.
- The subject site is currently developed with 3 single family detached homes although it is zoned for industrial uses. The rezoning of the parcel would allow for the site to be redeveloped with transit-supportive uses which is reflective with the development shifts in the area away from industrial uses.
- The rezoning of this site to a TOD district would bring it into consistency with the recommended Community Activity Center Place Type.

- The use of conventional TOD-TR 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

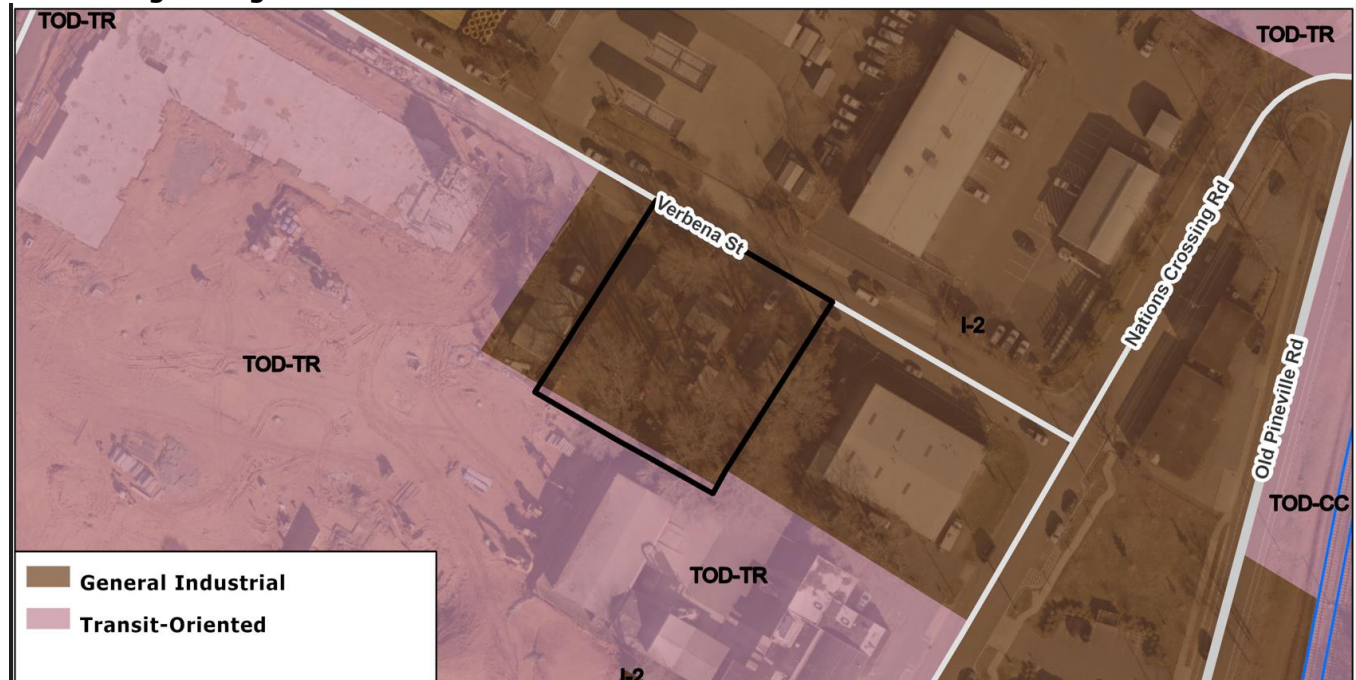
PLANNING STAFF REVIEW

Proposed Request Details

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

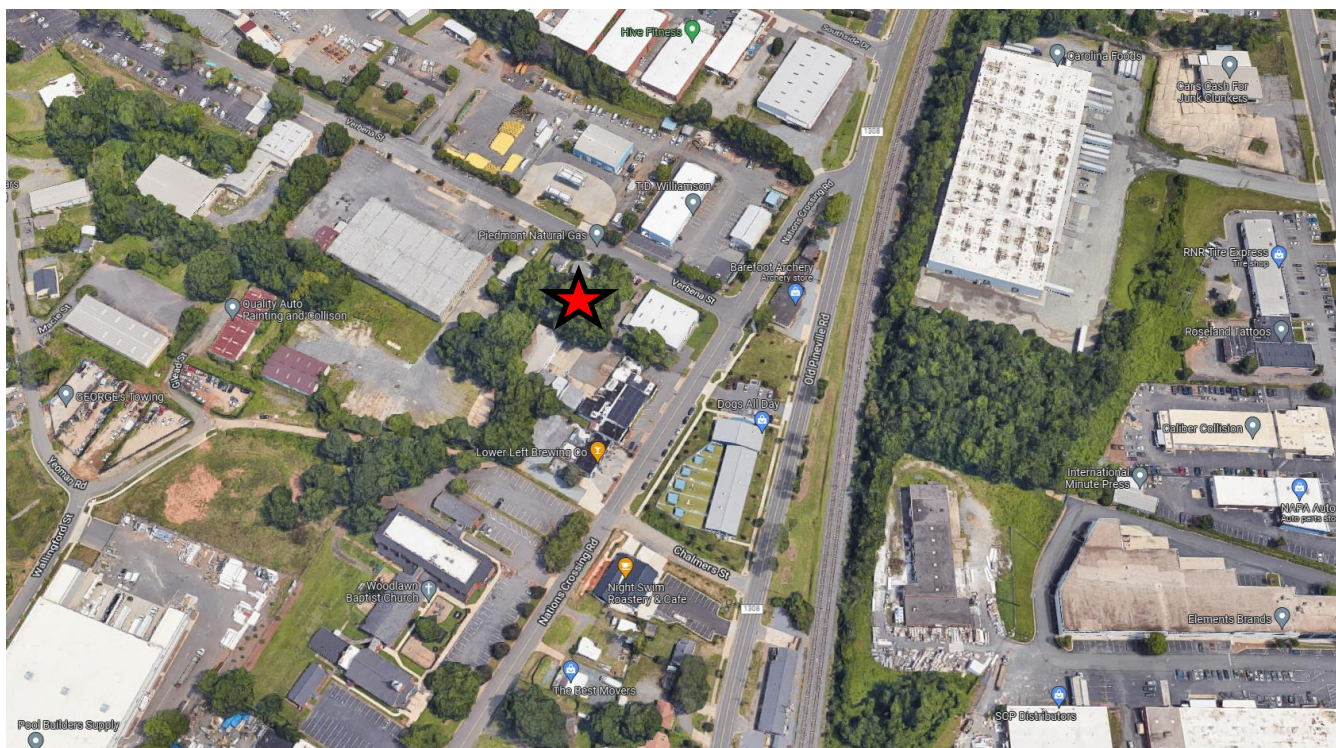
- Allows all uses in the TOD-TR (transit oriented development, transition) zoning district.

Existing Zoning

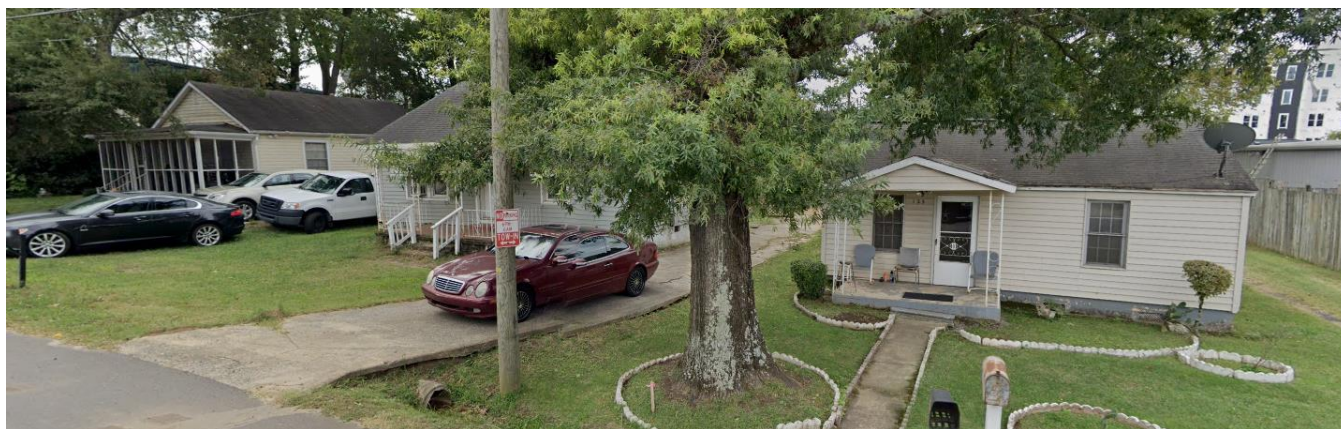


- The subject site is zoned I-2 and is in an area with TOD-TR, TOD-CC, and I-2 zoning districts.

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, light industrial, institutional, and mixed-uses.



The site is developed with 3 single family detached homes.



- North of the site is a natural gas retail site, equipment supplier, and other light industrial uses.



- East of the site are warehousing structures. A portion of this area is currently being redeveloped for office and retail uses.

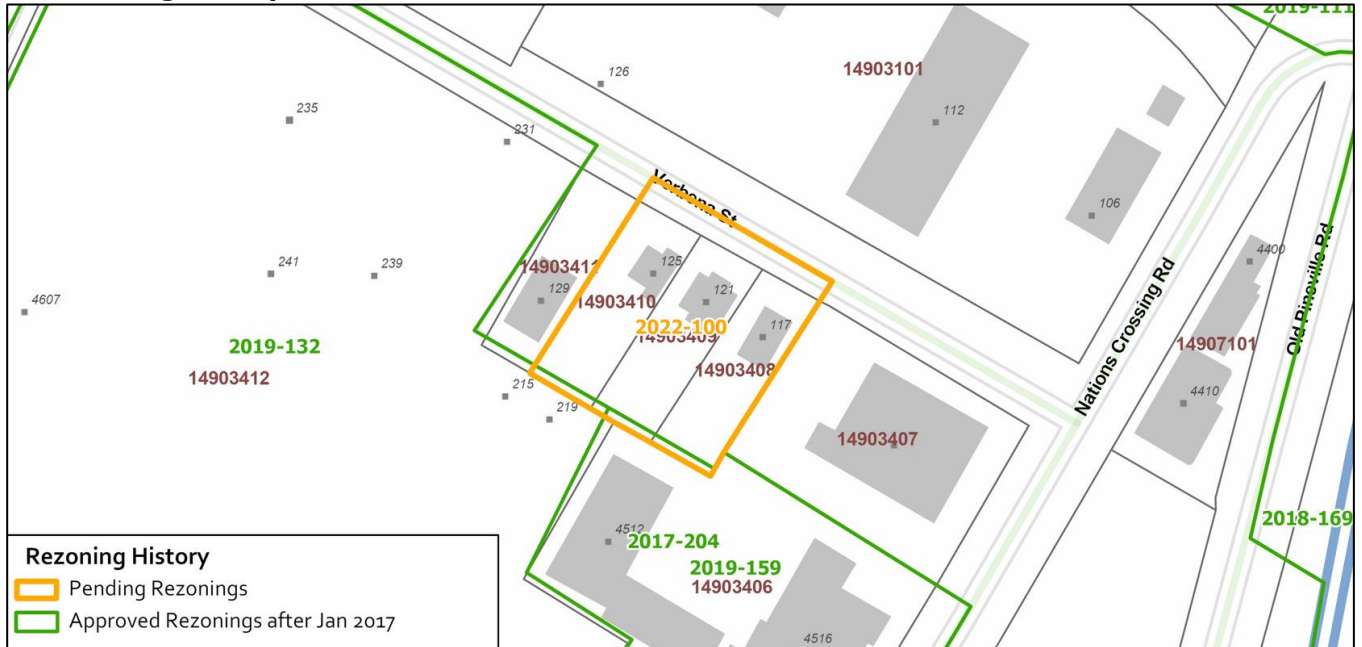


- South of the site are industrial uses.



- Directly west of the site is an office, and there is an apartment building under development just to the west of the office use.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-204	Rezoned 0.95 acres from I-2 to MUDD(CD).	Approved
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
2019-132	Rezoned 5.90 acres from I-2 to TOD-TR.	Approved
2019-159	Rezoned 0.95 acres from MUDD-O(CD) to TOD-TR.	Approved

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on the south side of Verbena Street, a City-maintained local street west of Nations Crossing Road, a City-maintained major collector. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. A traffic impact study will be required during permitting if the site generates more than 2,500 daily trips. 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:**

- Zepa Alley Commercial
 - West of Nations Ford Road South of Verbena Street
- PNG Ops Center Material Storage Bunker Commercial
 - 4301 Yancey Road

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 30 trips per day (based on 3 single family units).

Entitlement: 75 trips per day (based on 22,128 square feet 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:** 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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main in Verbena Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main within Verbena Street. 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:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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

Planner: John Kinley (704) 336-8311