

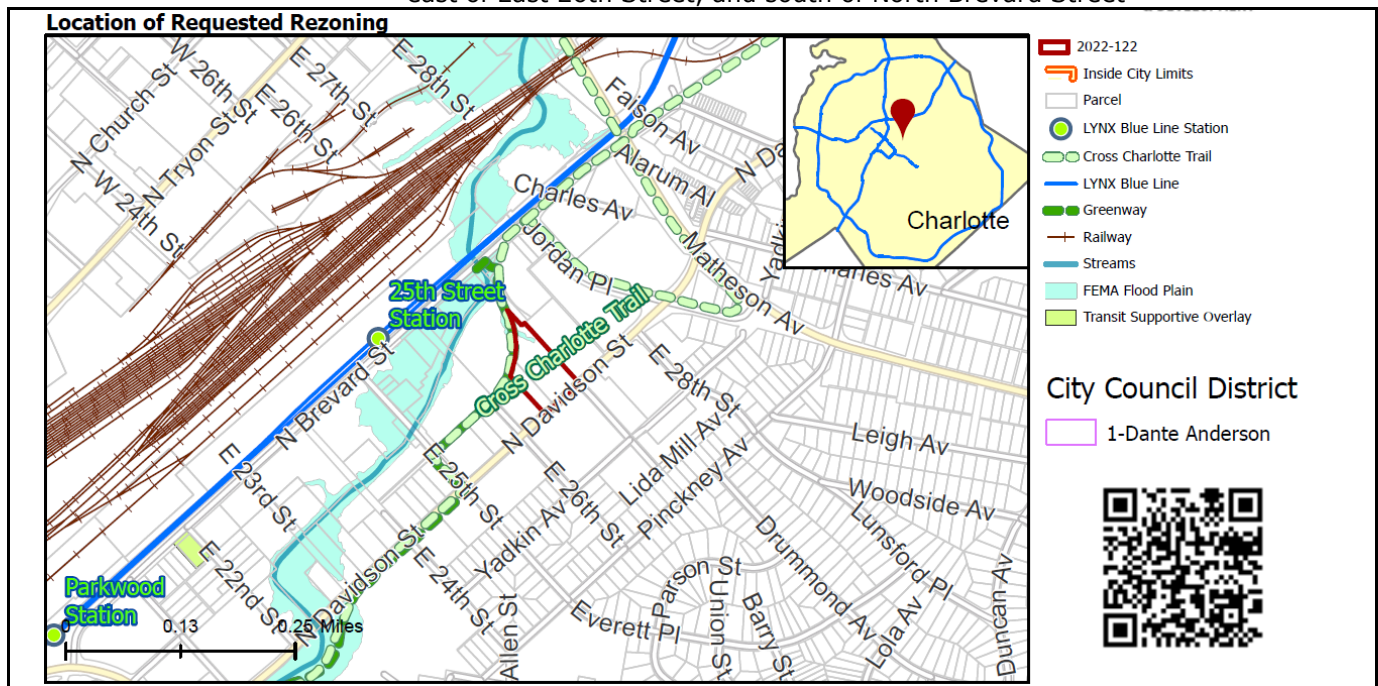
## REQUEST

Current Zoning: TOD-NC (Transit Oriented Development – Neighborhood Center)

Proposed Zoning: TOD-UC (Transit Oriented Development – Urban Center)

## LOCATION

Approximately 2.4 acres located on the north side of North Davidson Street, east of East 26th Street, and south of North Brevard Street



## SUMMARY OF PETITION

The petition proposes uses that are both permitted by right or under prescribed conditions in the TOD-UC (Transit Oriented Development – Urban Center) zoning district.

## PROPERTY OWNER

Shops in Noda LLC

## PETITIONER

CoHab Development LLC DBA Space Craft

## AGENT/REPRESENTATIVE

Stephanie Holland, V3 Southeast

## COMMUNITY MEETING

Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Community Activity Center.

### Rationale for Recommendation

- The TOD-UC district may be applied to parcels within ½ mile walking distance of a rapid transit station.
- This site is within ½ mile of the 25th Street Blue Line station.
- The site is currently zoned for transit-oriented uses.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The site is located on N. Davidson Street in an area with recent rezonings to TOD-UC designations.

- TOD uses are compatible with the Community Activity Center Place Type.
- 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

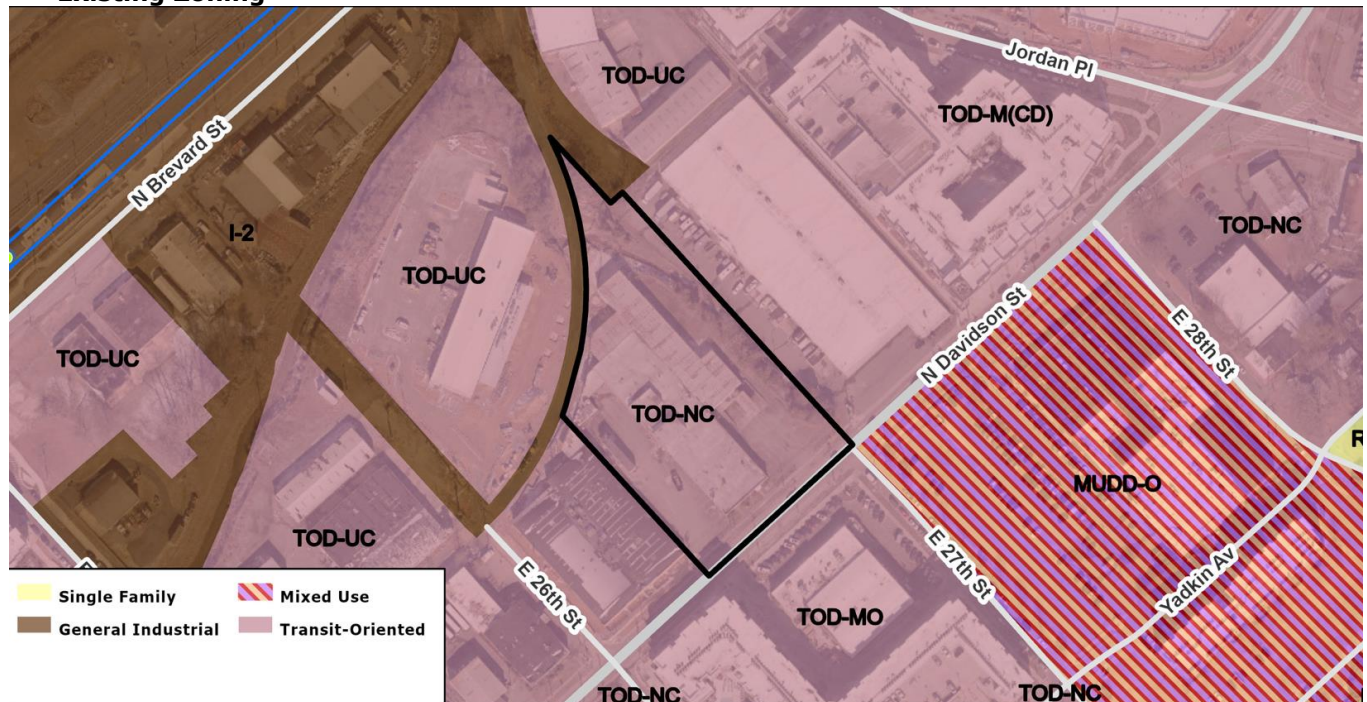
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Community Activity Center Place Type to the Regional Activity Center Place Type for the site.

- **Proposed Request Details**

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

- Allows all uses in the TOD-UC (Transit Oriented Development – Urban Center)

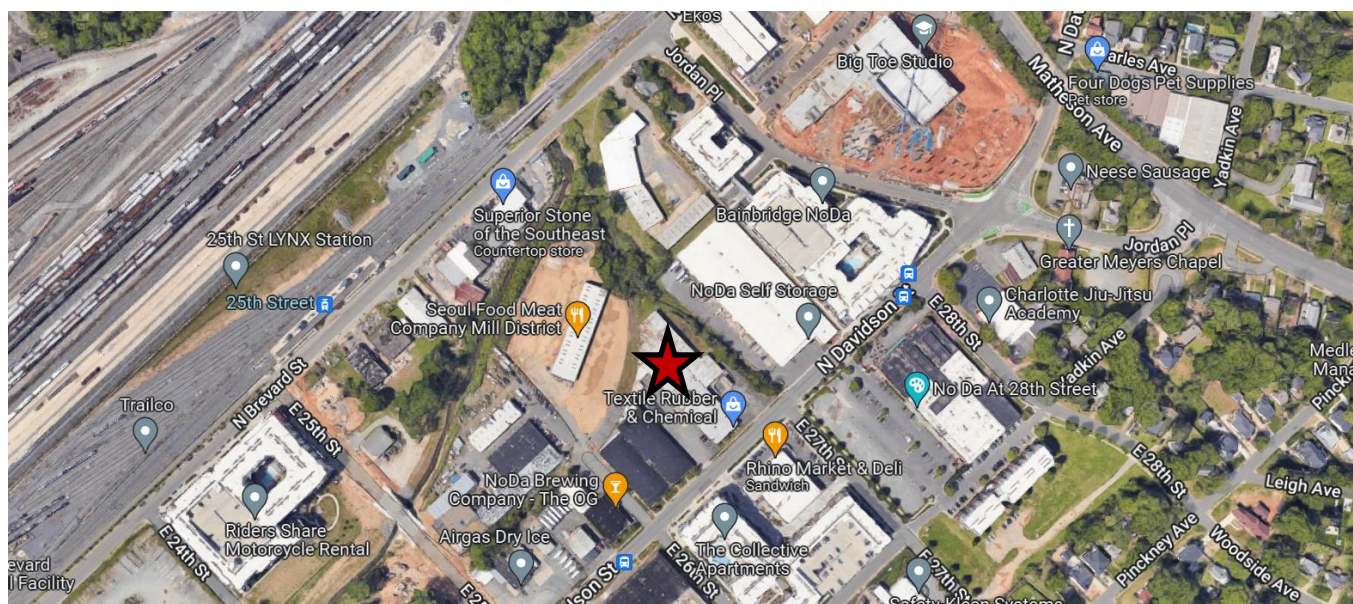
- **Existing Zoning**



- The site is currently zoned TOD-NC with surrounding TOD-UC, some general industrial to the east of the site and MUDD-O adjacent to the site.

Existing Zoning	Translated Zoning	Recommended Place Type
TOD-NC	TOD-NC	Community Activity Center



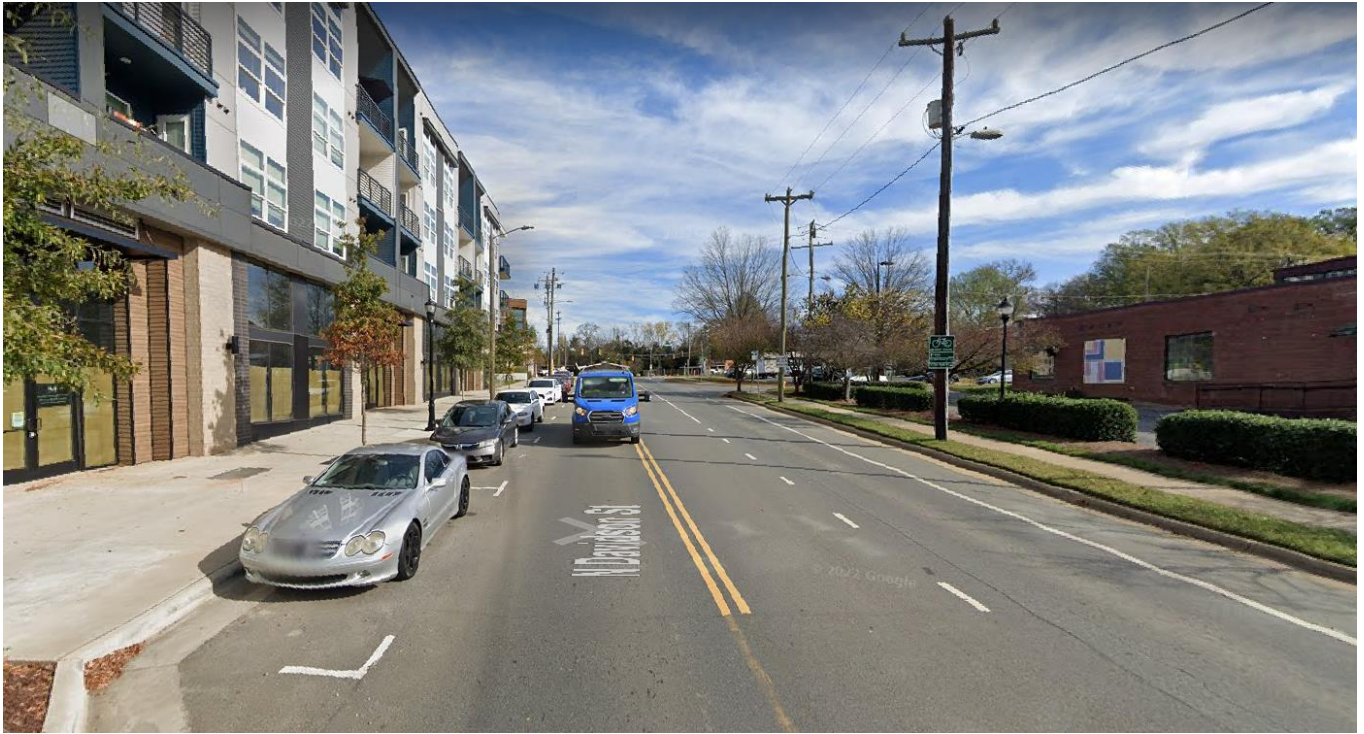


The subject site is denoted with a red star, is in an area developed with a mixture of breweries, restaurants, and the LYNX station.

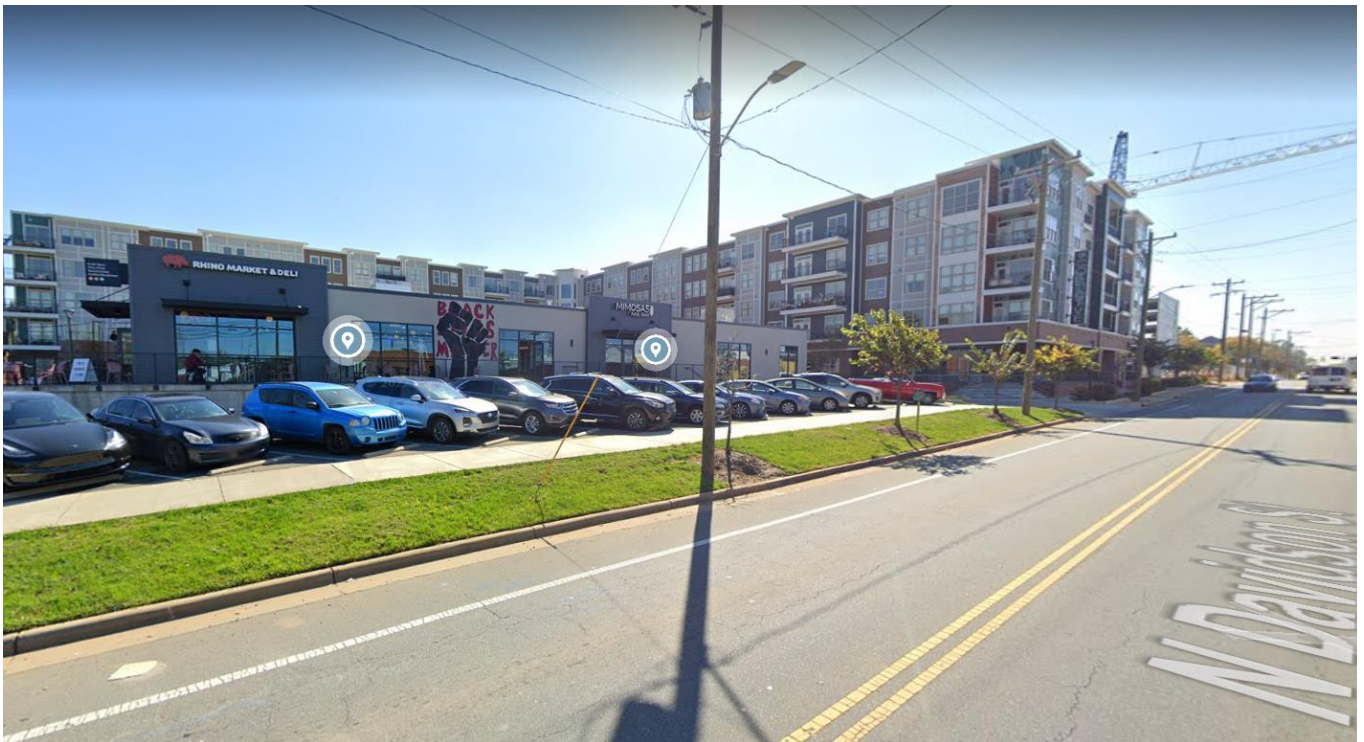


North of the site is the LYNX station and general industrial buildings with some transit oriented buildings.





East of the site is a brewery, restaurants, a church, deli, and Charles Avenue Park.



South of the site are restaurants and apartment buildings with mixed use and transit oriented buildings.



[illegible]

Petition Number	Summary of Petition	Status
2019-102	1,771 acres from various to various 'TOD' districts	Approved
2021-038	2 acres from TOD-M (CD) to TOD-UC-EX	Approved
2021-268	0.25 acres from R-5 to R-8	Approved



- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends the Community Activity Center place type.

- **TRANSPORTATION SUMMARY**

- The site is located on the west side of North Davidson Street, a City-maintained minor throughfare south of East 27th Street, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. 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. Further details are listed below.

- **Active Projects:**

- Flournoy NODA Apartments Subdivision
  - East of North Davidson Street between East 25th Street and East 26th Street
- Lintmen's Elevation Change Commercial
  - West of North Davidson Street between East 26th Street and East 27th Street
- 2125 North Davidson Commercial
  - West of North Davidson Street between East 24th Street and East 25th Street
- Hunington Apartments Commercial
  - West of North Davidson Street between East 26th Street and East 27th Street
- Cross Charlotte Trail
  - Connecting Davidson Street and Matheson Avenue

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 95 trips per day (based on Warehousing).

Entitlement: N/A trips per day (based on TOD-NC).

Proposed Zoning: N/A trips per day (based on TOD-NC).

## 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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.

- **Charlotte-Mecklenburg Police Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined. [Choose an item.](#)
  - **Charlotte Water:** Insert location information from memo. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163