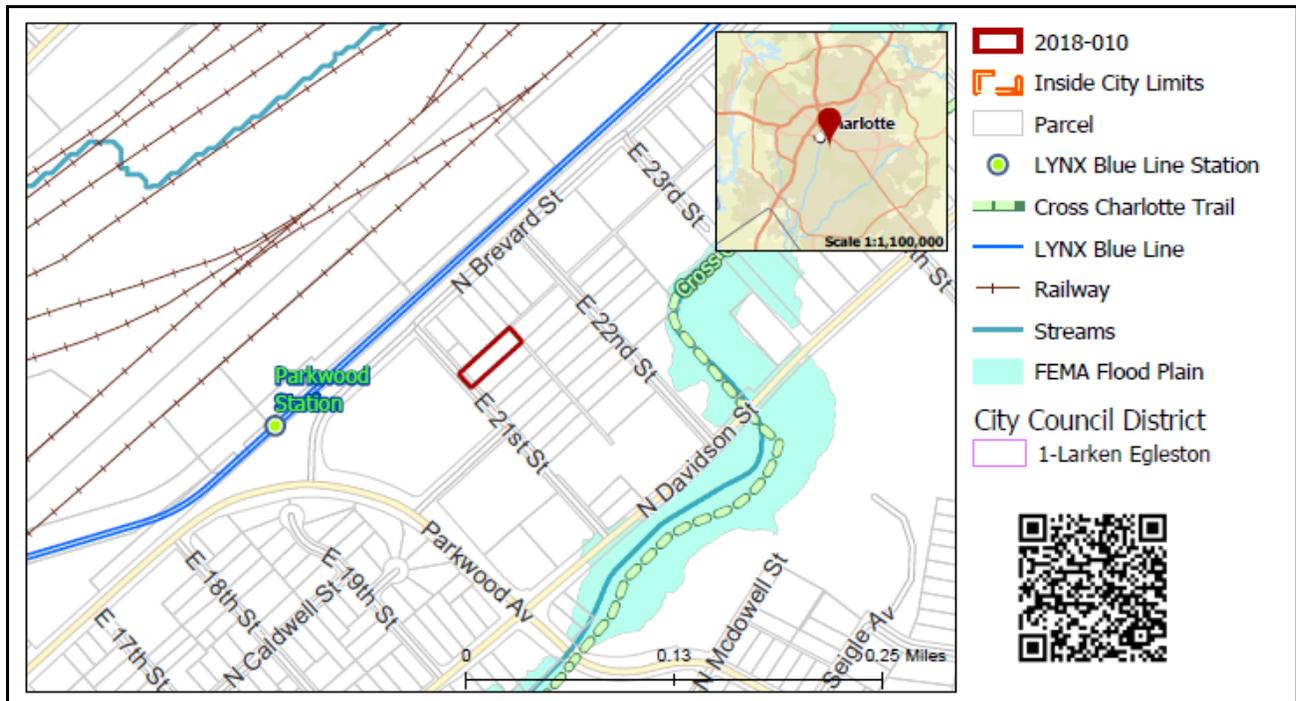


**REQUEST** Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-M (transit oriented development, mixed-use)

**LOCATION** Approximately 0.25 acres located on the north side of East 21st Street, east of North Brevard Street.  
(Council District 1 - Egleston)



**SUMMARY OF PETITION** The petition proposes to allow all transit supportive uses per TOD-M (transit oriented development – mixed-use) zoning for a 0.25 acre site that is within a ¼-mile walk of the Parkwood Transit Station on the LYNX Blue Line.

**PROPERTY OWNER** Callon Gillespie  
**PETITIONER** Harrison Tucker and John Perovich  
**AGENT/REPRESENTATIVE** Russell Fergusson

**COMMUNITY MEETING** Meeting is not required.

**STAFF RECOMMENDATION** Staff recommends approval of this petition.

Plan Consistency  
The petition is consistent with the *Parkwood Transit Station Area Plan* recommendation for transit oriented development.

Rationale for Recommendation

- The subject site is within ¼ -mile walk of the Parkwood Street Station on the LYNX Blue Line.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current industrial zoning.
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-M zoning district. Uses allowed in the TOD-M district include office, residential, retail, eating/drinking/entertainment establishments and civic uses.

- **Existing Zoning and Land Use**



Properties surrounding the subject property are zoned a mix of industrial, transit oriented developments and single family residential.



The subject property is zoned I-2 (general industrial) and developed with a single family house.



Properties to the east are zoned I-2 with residential uses or vacant land.

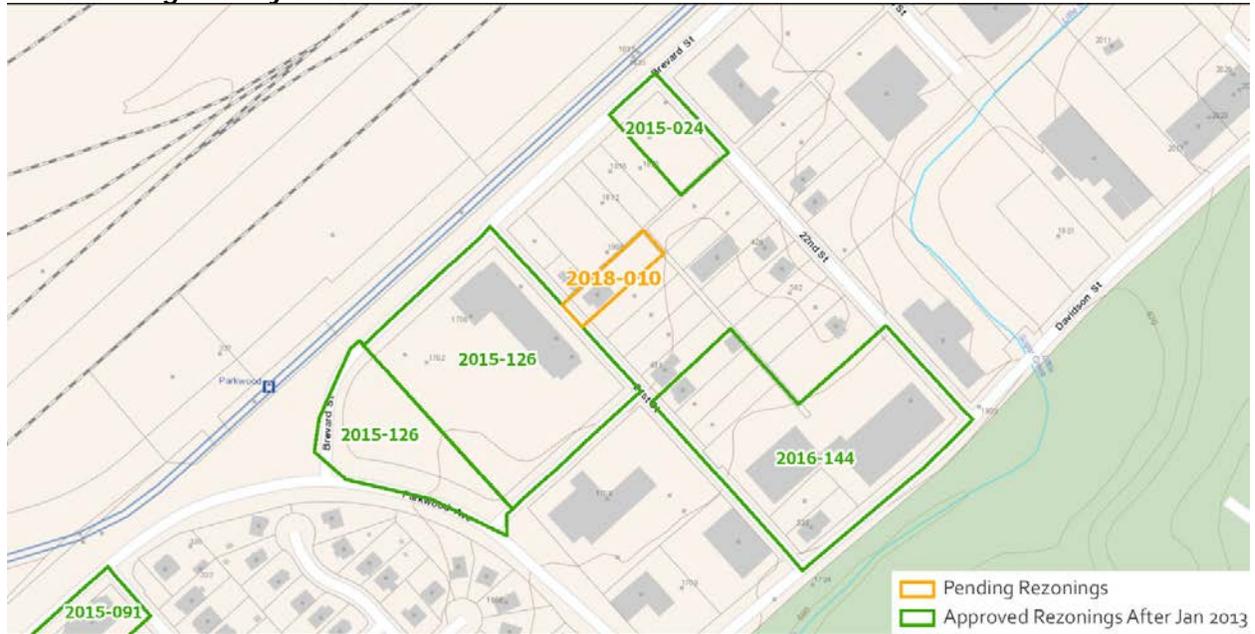


To the north of the site are industrial uses and vacant land.



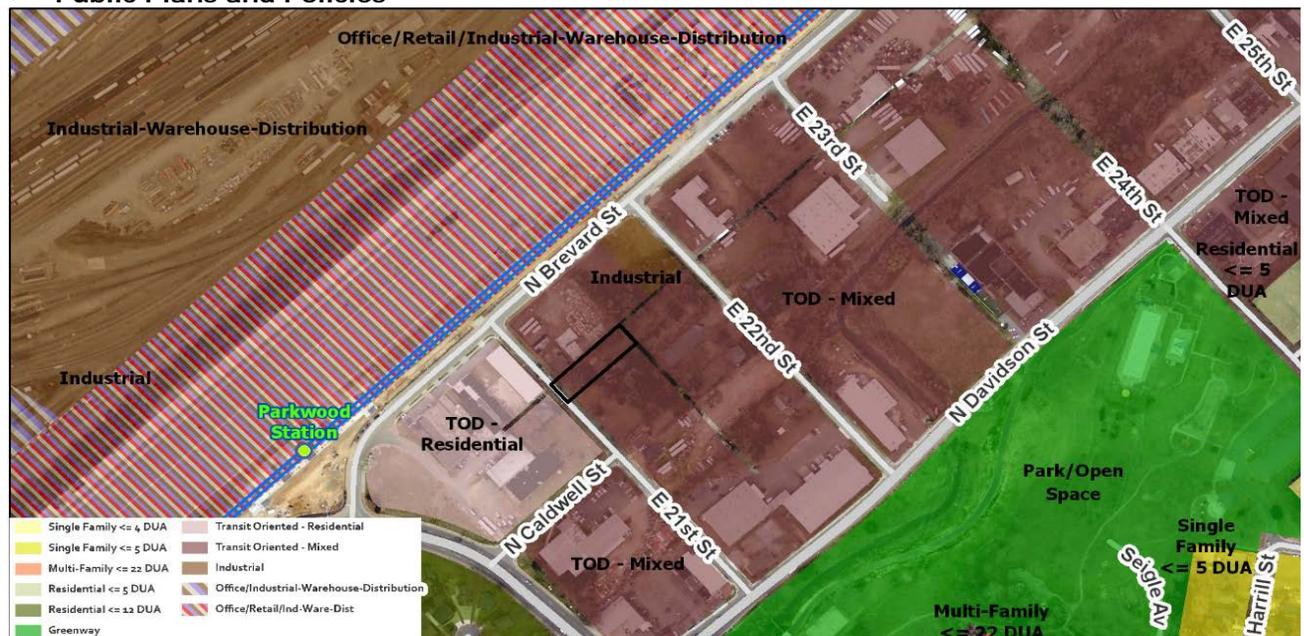
Across E. 21<sup>st</sup> Street the property has been rezoned TOD-RO to allow multi-family dwelling units

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-024	Approximately 0.413 acres rezoned I-1(TS) (light industrial, transit supportive overlay) to allow all uses as permitted in the I-1(TS) (light industrial, transit supportive overlay) district.	Approved
2015-091	Approximately 0.99 acres rezoned to TOD-R(O) (transit oriented development, residential, optional) to allow up to 50 multi-family dwelling units.	Approved
2015-126	Approximately 3.63 acres rezoned to TOD-R(O) (transit oriented development, residential, optional) to allow up to 351 multi-family dwelling units.	Approved
2016-144	Approximately 3.06 acres rezoned to TOD-M(O) (transit oriented development, mixed use, optional) to redevelop a site with a transit oriented residential development.	Approved

• **Public Plans and Policies**



- The *Parkwood Transit Station Area Plan* recommends transit supportive development for the subject site and surrounding properties.

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- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street close to a major thoroughfare (Parkwood Avenue) and within ¼ mile of the Blue Line Extension Parkwood Station, two local bus routes, and the Cross Charlotte Trail. During permitting, CDOT will work with the petitioner to upgrade the streetscape in accordance with zoning standards, area plan guidelines or results of the *Northeast Corridor Infrastructure* curblineline study.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on single family dwelling).

Entitlement: 10 trips per day (based on 3,750 square feet of warehouse use).

Proposed Zoning: Allows for a wide variety of uses.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** 20-foot unobstructed clearance on street required at all times.
- **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 eight-inch water distribution main located along 21st Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along 21st Street.
- **Engineering and Property Management:**
  - **Arborist:** Trees cannot be planted in the right of way of all existing (East 21st Street) and newly created City of Charlotte maintained streets without authorization from the City Arborist. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss trees species to be planted in the right of way of all City of Charlotte maintained street; species must be approved before planting.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Locator Map
- Pre-hearing staff analysis
- Post hearing staff analysis
- Zoning Committee recommendation
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Michael Russell (704) 353-0225