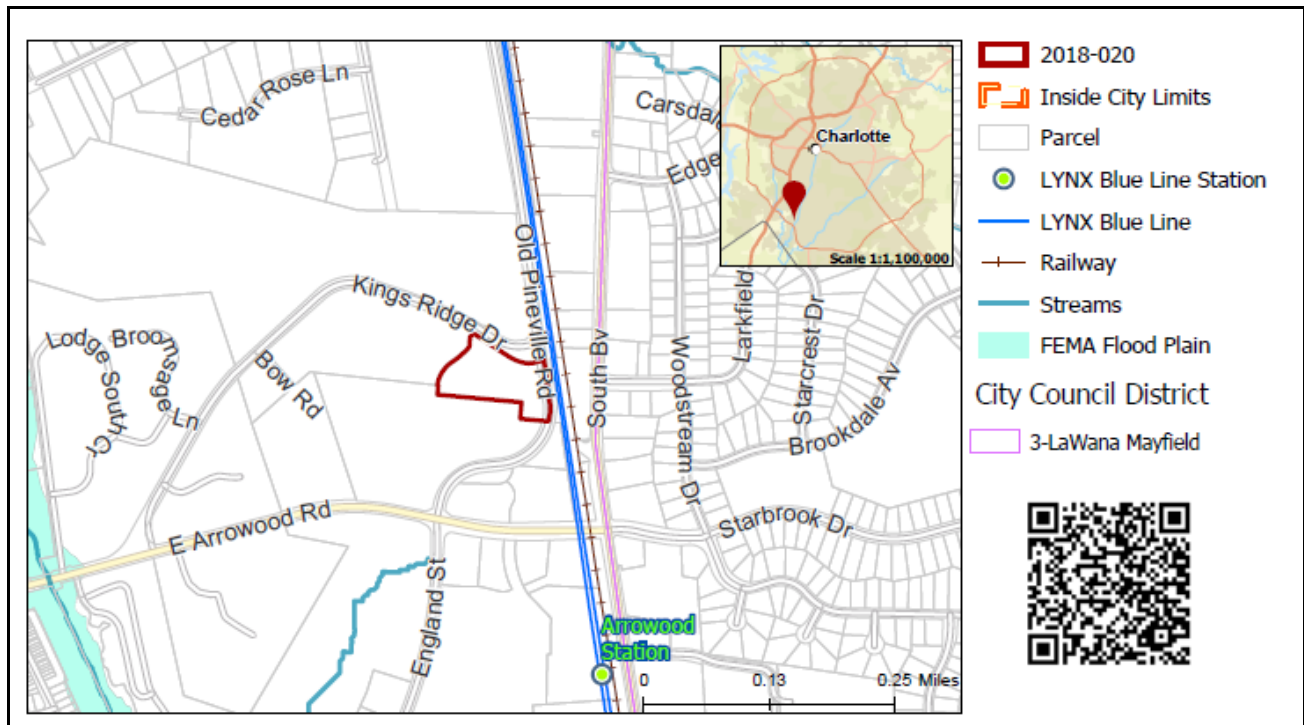


**REQUEST**

Current Zoning: B-1SCD (business shopping center district)  
 Proposed Zoning: TOD-M (transit oriented development, mixed-use)

**LOCATION**

Approximately 3.16 acres located on the west side of Old Pineville Road and south of Kings Ridge Drive.  
 (Council District 3 - Mayfield)



**SUMMARY OF PETITION**

The petition proposes to allow all transit supportive uses per TOD-M (transit oriented development – mixed-use) zoning for a 3.16 acre site that is within a 1/2-mile walk of the Arrowood Transit Station on the LYNX Blue Line.

**PROPERTY OWNER**

LCRE Arrowood, LLC

**PETITIONER**

LCRE Arrowood, LLC

**AGENT/REPRESENTATIVE**

Caren Wingate

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this conventional petition.

Plan Consistency

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

Rationale for Recommendation

- The subject site is within 1/2-mile walk of the Arrowood Road Station on the LYNX Blue Line.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current shopping center district zoning.
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development.
- TOD (transit oriented development) standards include requirements for streetscape treatment, building setbacks,

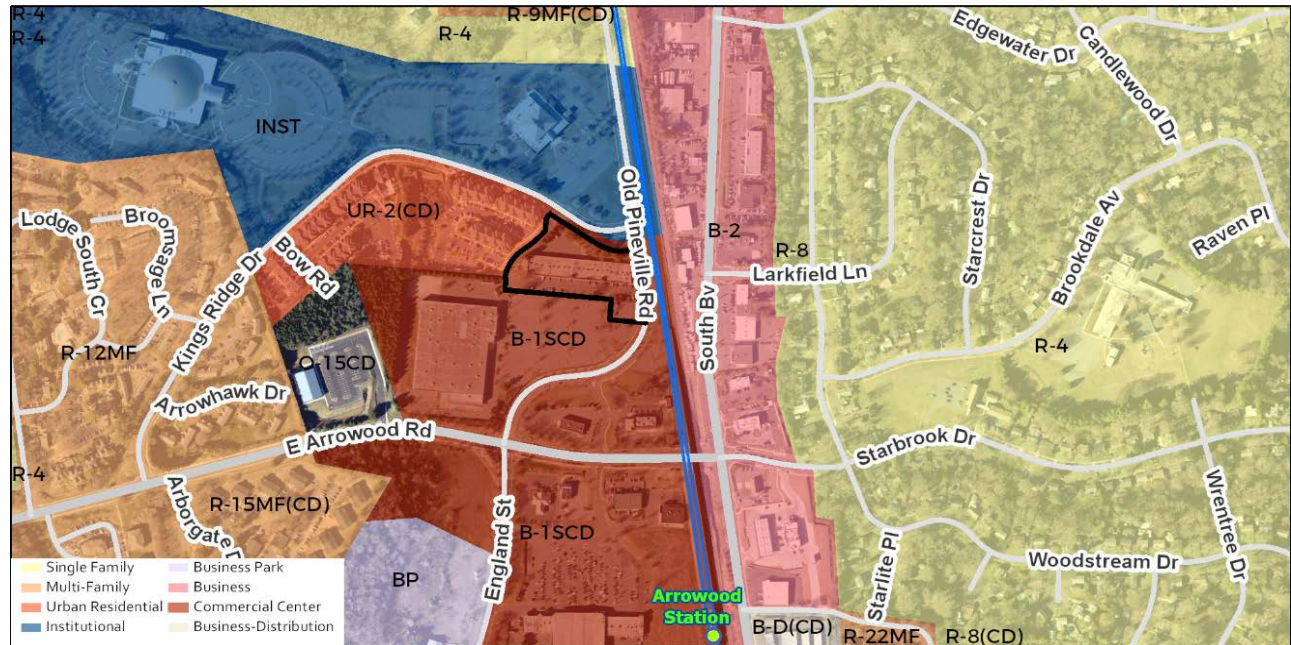
street-facing building walls, entrances, and screening.

## 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



The subject property is developed with a strip shopping center that was part of a larger retail development. The adjacent land uses include a religious institution, multi-family residential, commercial uses, and vacant commercial buildings.



The subject property is zoned B-1SCD (business shopping center district) and developed with a small shopping center with a mix of retail uses.

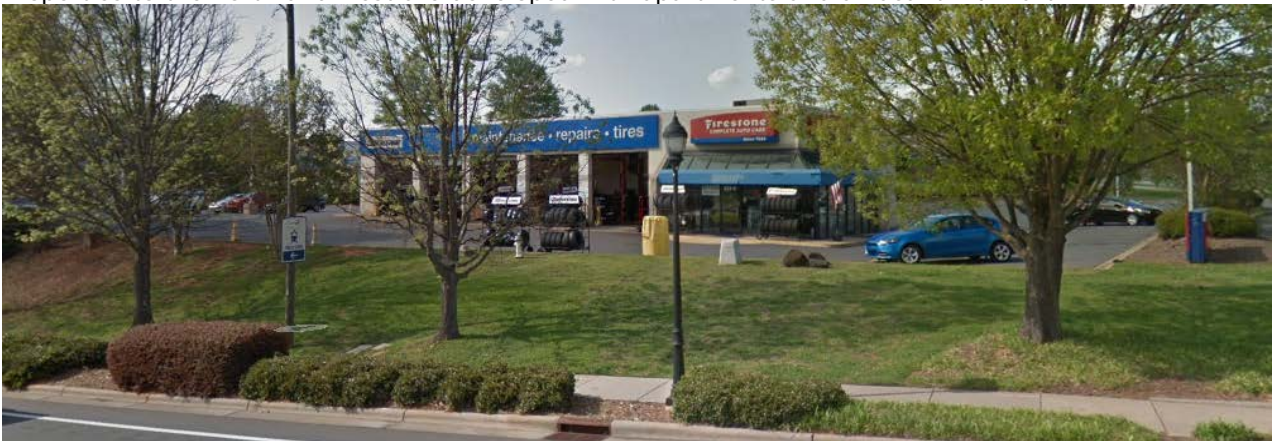




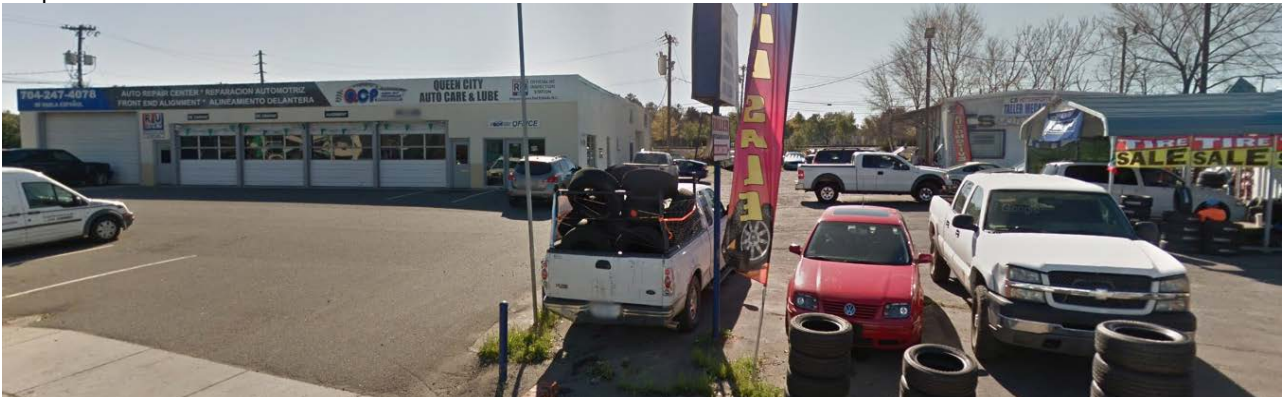
The property to the north is the Victory Christian Center complex.



Properties to the north and west are developed with apartments and a vacant Walmart.



Properties to the south are a mix of retail uses.



Properties to the east are a mix of retail uses.



### • Rezoning History in Area

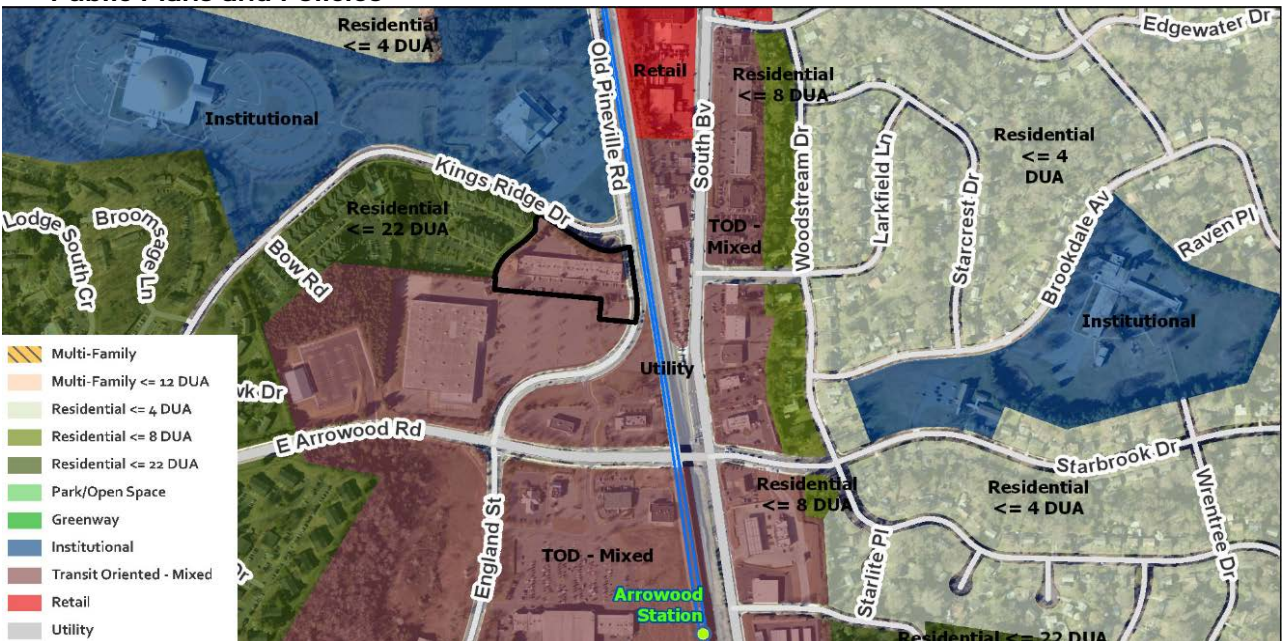
  Pending Rezoning

  Approved Rezoning After Jan 2013



Petition Number	Summary of Petition	Status
2018-017	The petition proposes to allow all transit supportive uses per TOD-M (transit oriented development – mixed use) zoning for a 2.09 acre site that is within a 1/4-mile walk of the Arrowood Transit Station on the LYNX Blue Line.	Pending

### • Public Plans and Policies



- The *Arrowood Transit Station Area Plan* (2009) recommends transit supportive development for the subject site and surrounding properties.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a minor thoroughfare in close proximity to a light rail transit station. During permitting, CDOT will seek to preserve and enhance the pedestrian and bicycle infrastructure currently on and adjacent to the site to support non-motorized trips in the station area.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 3,760 trips per day (based on 40,190 square feet of retail).

Entitlement: 4,960 trips per day (based on 61,660 square feet of retail).

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:** No outstanding issues.
- **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 12-inch water distribution main located along Kings Ridge Drive.

Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along the southwest corner of the rezoning boundary.

- **Engineering and Property Management:**

- **Arborist:** No trees can be removed from the right-of-way of any existing (Old Pineville Road or Kings Ridge Road) or newly created City maintained street without explicit permission of the City Arborist's office. The location of structures/driveways/streets/other items illustrated on the site plan are conceptual in nature and do not confirm or imply authorization by the City to remove any City trees located in street right-of-way; City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way.

No trees can be planted in the right-of-way of any existing (Old Pineville Road or Kings Ridge Road) or newly created City maintained street without explicit permission of the City Arborist's office. See Outstanding Issues, Note 1.

- **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:** Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**

Environment

- ~~1. The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. In addition, the survey shall include all trees eight inches (DBH) or larger in the setback. Tree survey may be completed by landscape architect, surveyor, or other land development professional.~~ Addressed

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

- Application
- Locator Map
- 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 Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

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