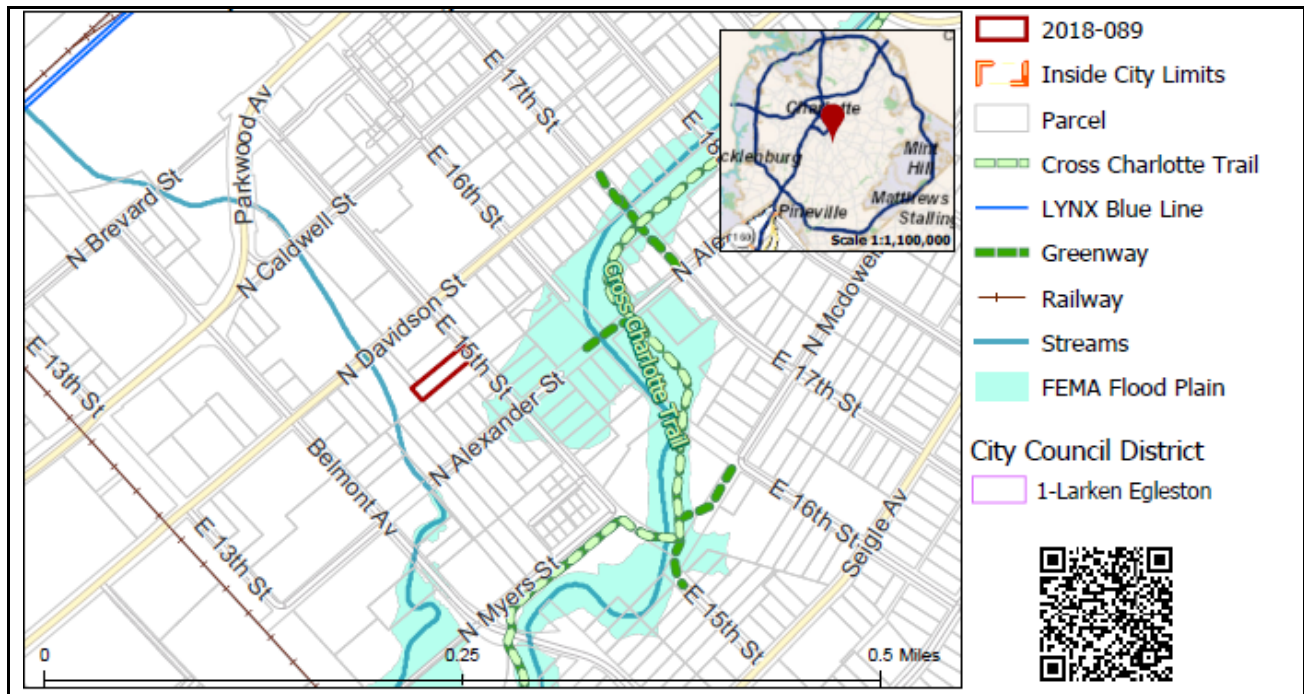


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: UR-C (urban residential, commercial)

**LOCATION**

Approximately 0.23 acres located on E. 15th Street between N. Davidson Street and N. Alexander Street  
(Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes to redevelop the site with all uses permitted in the UR-C (urban residential, commercial) district.

**PROPERTY OWNER**

Andres Mera-Borja

**PETITIONER**

Andres Mera-Borja

**AGENT/REPRESENTATIVE**

Andres Mera-Borja

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this conventional petition.

Plan Consistency

The petition is consistent with the *BLE Transit Station Area Plan's* recommendation for transit oriented uses.

Rationale for Recommendation

- The site is within between ¼ and ½ mile walk distance from the Parkwood Transit Station on the LYNX Blue Line Extension, which supports a change from industrial to mixed use zoning.
- The site is developed with a single family residential dwelling, and is adjacent to industrial uses bounded by N. Davidson Street, Belmont Avenue, and E. 15th Street, which are expected to transition to transit supportive development over time.
- The petition redevelops an infill site, thereby minimizing further environmental impacts while accommodating growth.
- The residential, office and business uses permitted in the UR-C

(urban residential, commercial) district are consistent with the uses allowed in the TOD (transit oriented development) district.

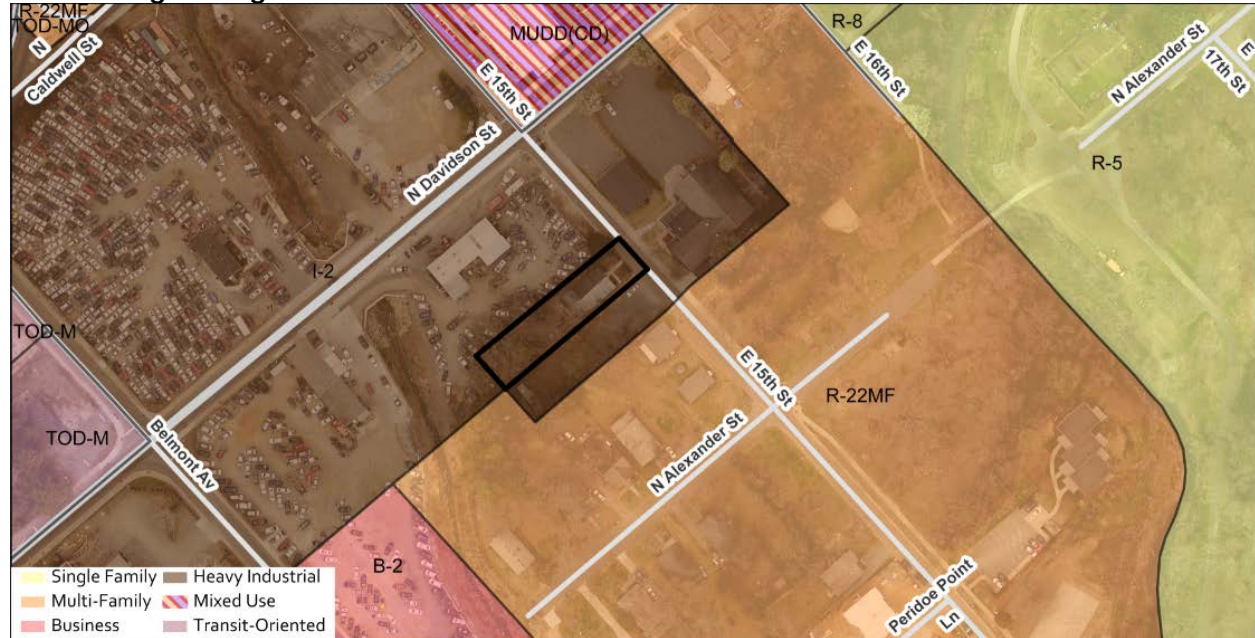
## PLANNING STAFF REVIEW

### • Proposed Request Details

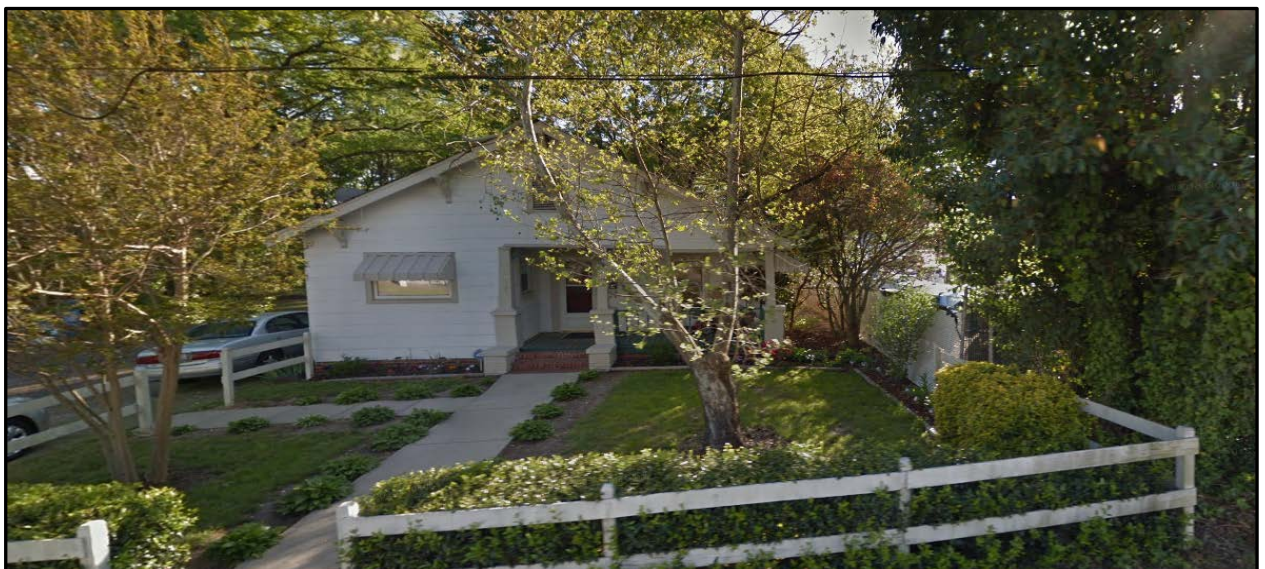
This is a conventional rezoning petition with no associated site plan.

- The petition seeks to allow all uses permitted in the UR-C (urban residential-commercial) district. Permitted uses include residential uses, and office and business uses permitted in the B-1 (neighborhood business) district excluding drive-in windows, and automotive sales, service or repair.

### • Existing Zoning and Land Use



- The subject property is developed with a nonconforming single family residential dwelling.
- Surrounding properties include industrial/warehouse, institutional, single family and multi-family residential uses.



The subject property is developed with a single family home on East 15<sup>th</sup> Street.

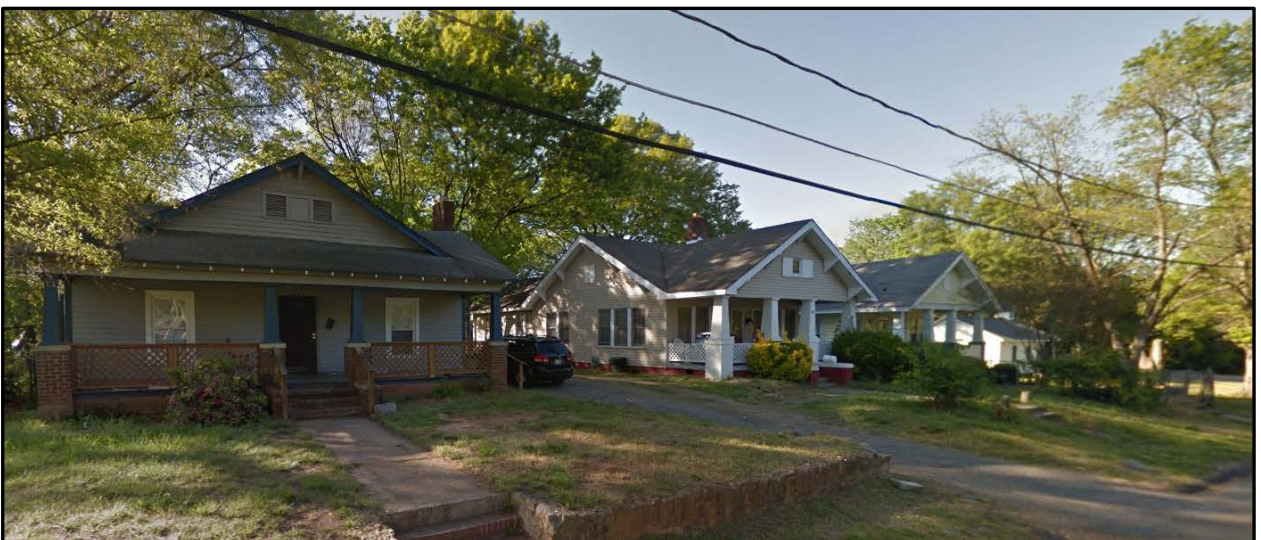




The properties to the north and east are a mix of apartments, a religious institution, and industrial uses along East 15<sup>th</sup> street.



The abutting property to the north along North Davidson Street is developed with a warehouse/industrial use.



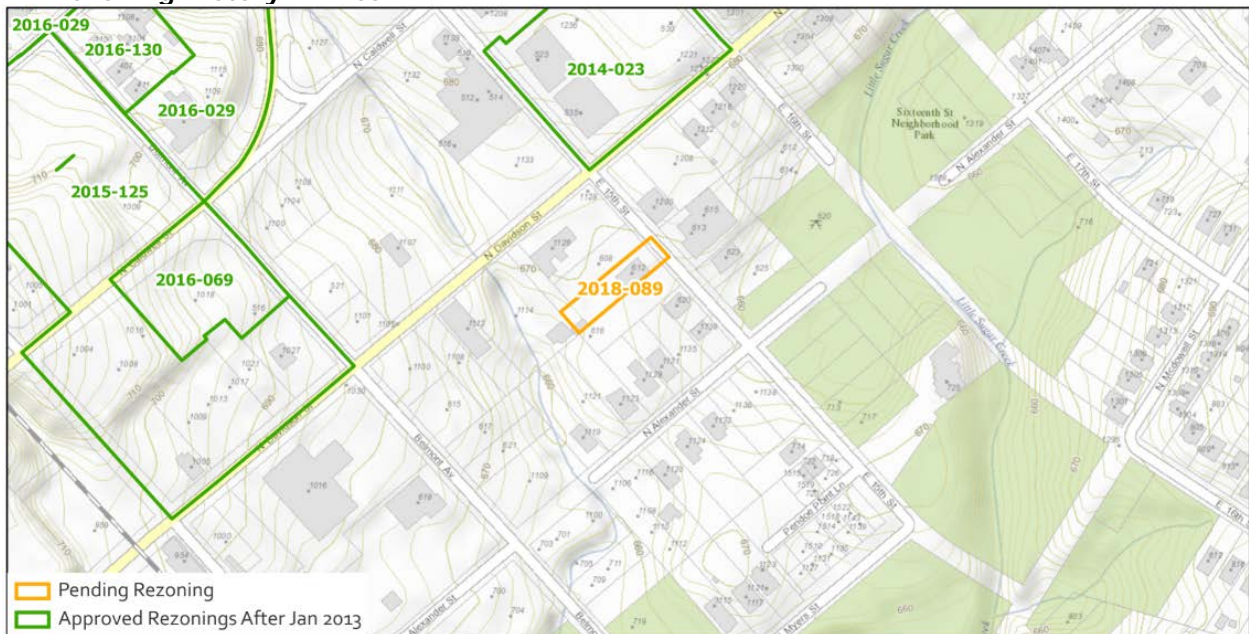
Properties to the south along North Alexander Street are single family homes.





Hunter Auto & Wrecker Service along North Davidson Street is to the west of the site.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-130	Rezoned 0.64 acres to TOD-MO (transit oriented development - mixed-use optional) to allow all uses permitted in the TOD-M (transit oriented development – mixed-use) district.	Approved
2016-069	Rezoned 0.83 acres to TOD-M (transit oriented development – mixed-use) to allow all transit supportive uses per conventional TOD-M (transit oriented development - mixed-use)	Approved
2016-029	Rezoned 11.85 acres to TOD-MO (transit oriented development - mixed-use optional) to allow all uses permitted in the TOD-M (transit oriented development – mixed-use) district	Approved
2015-125	Rezoned 4.78 acres to TOD-M (transit oriented development - mixed-use) to allow all uses permitted in the TOD-M (transit oriented development – mixed-use) district.	Approved
2014-023	Rezoned 2.15 acres to MUDD(CD) SPA (mixed use development, conditional, site plan amendment) to reduce the total number of units from 150 to 120 and to allow a “for rent” option.	Approved

- **Public Plans and Policies**



- The *BLE Transit Station Area Plan* (2013) recommends transit oriented development for the site. The site is located between  $\frac{1}{4}$  and  $\frac{1}{2}$  mile walk distance from the Parkwood Transit Station.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street approximately  $\frac{1}{2}$  mile from the Parkwood Blue Line station. The site currently lacks curb, gutter, planting strip, and sidewalk. During permitting CDOT will work with the petitioner to upgrade the streetscape to current city standards.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 10 trips per day (based on one single family detached dwelling).  
Entitlement: 12 trips per day (based on 3,500 square feet of I-2 general industrial uses).  
Proposed Zoning: Too many uses to determine trips per day (based on 0.227 acres of UR-C 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 on-street parking.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main located along 15<sup>TH</sup> Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along 15<sup>th</sup> Street.
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** Site must comply with Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**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 Parks and Recreation Review
  - Transportation Review

**Planner:** Sonja Strayhorn Sanders (704)336-8327