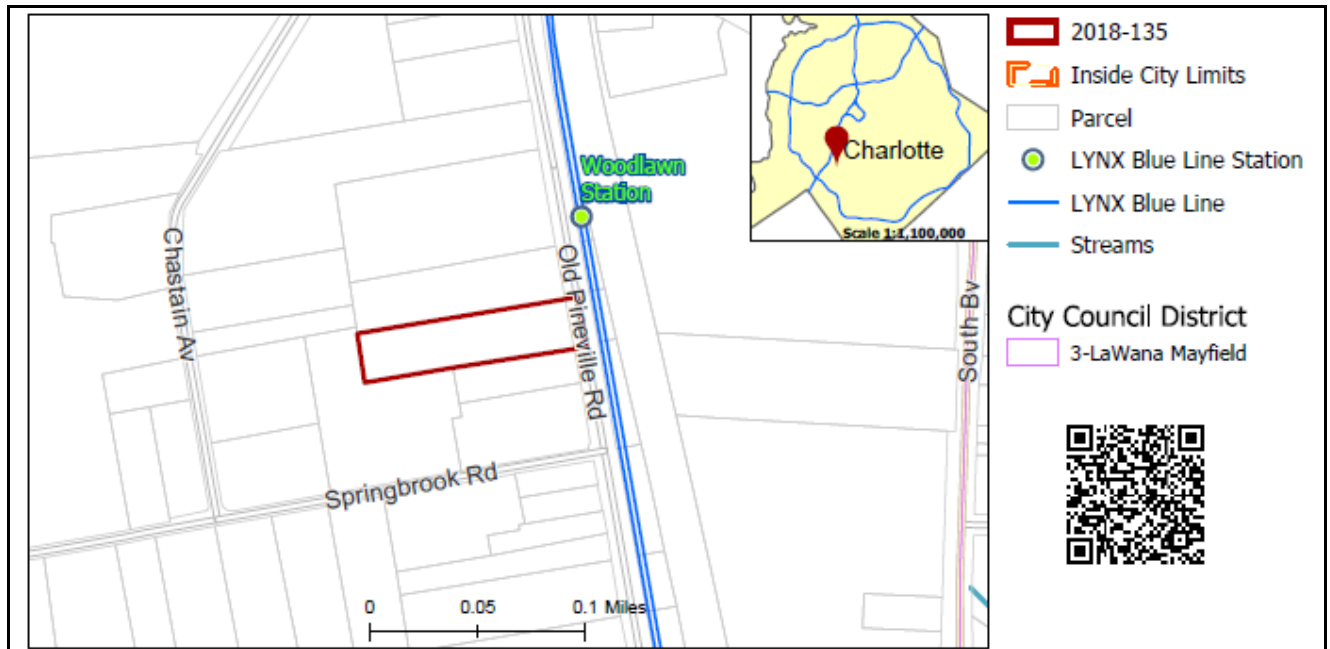


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-RO (transit oriented development - residential, optional)

LOCATION

Approximately 1.49 acres located on the west side of Old Pineville Road, north of Springbrook Road and south of Woodlawn Road (Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes redevelopment of the parcel south of the Woodlawn Transit Station park and ride lot for a residential community with option for limited retail and/or office use on Old Pineville Road.

PROPERTY OWNER

Woodlawn Station Holdings LLC

PETITIONER

Woodlawn Station Holdings LLC

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw & Hinson, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with overall vision of the *Woodlawn Transit Station Area Plan* recommendation for transit oriented development, but inconsistent with the recommended employment focus.

Rationale for Recommendation

- The proposal is generally consistent with the long-term vision for the transit station area plan to provide a high intensity mix of transit supportive uses within walking distance of the transit station.

- The subject site is directly adjacent to the Woodlawn Station Park and Ride lot, and within a ¼ mile walk of the station on the LYNX Blue Line.
- The proposal allows a site previously used for industrial/office purposes to be redeveloped with a transit supportive project.
- The site plan supports future increased connectivity by reserving right-of-way for future streets recommended in the transit station area plan and by installing planting strips and sidewalks along the reserved right-of-way along the northern and western edges of the site.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from transit oriented development – employment to transit oriented development – residential.

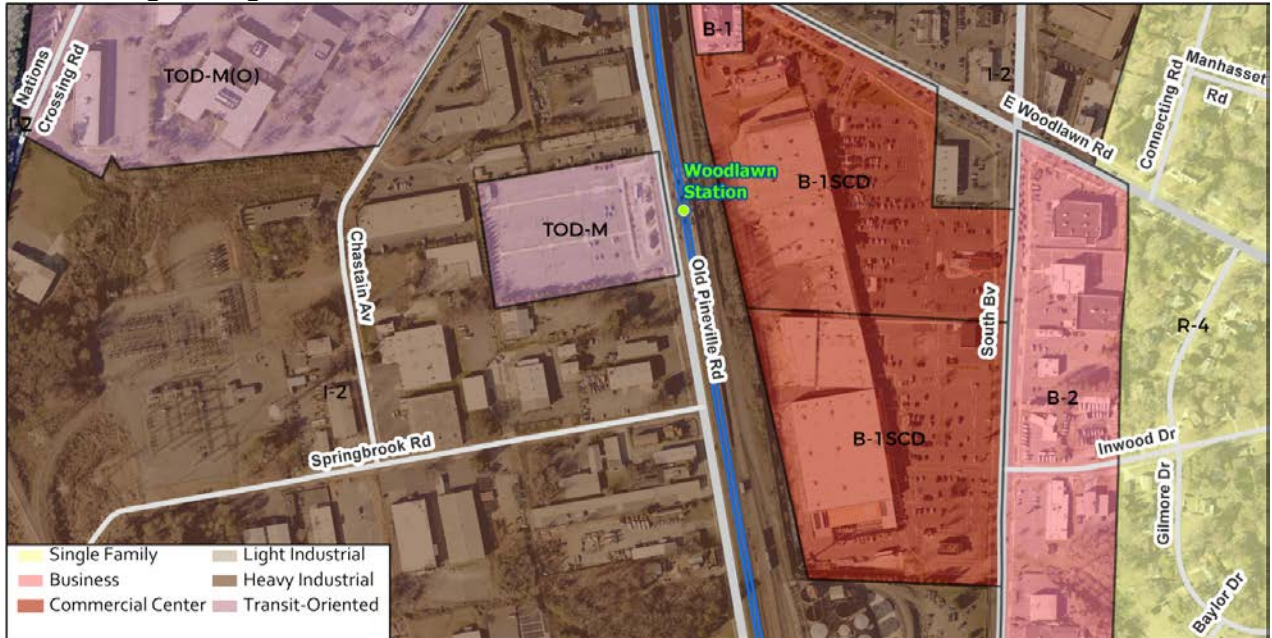
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows a minimum of 39 dwelling units and up to 10,000 square feet of commercial space (retail/office) fronting on Old Pineville Road.
- Indicates two building envelopes separated by a minimum 15-foot wide open space containing walkways, landscaping and seating.
- Provides an eight-foot wide yard with a six-foot sidewalk along the southern edge of the site.
- Provides architectural standards related to roof terraces, allowed building materials, maximum building length, roof pitch, and end/corner unit architectural treatment.
- Provides the following transportation and streetscape commitments:
 - Vehicular access via internal private drive from Old Pineville Road with temporary hammerhead at western end of the site. The hammerhead would be removed in the event of construction of the future street.
 - Reservation of right-of-way along the western and northern property boundaries to accommodate future street connectivity built by others.
 - Provides a 22-foot setback from future back of curb with eight-foot planting strip and eight-foot sidewalk along eastern edge of the future right-of-way provided on the west end of the site.
 - Provides a 16-foot setback from future back-of-curb with eight-foot planting strip and eight-foot sidewalk along the northern edge of the site.
 - Provides a 24-foot setback, excluding requested encroachments described below, from the existing/future back of curb, and maintains the existing eight-foot planting strip and eight-foot sidewalk along Old Pineville Road.
- Requests the following optional provisions:
 - Allow heated floor area above the ground floor to encroach up to two feet into the 24-foot setback along Old Pineville Road. The Ordinance does not allow encroachment of heated square space above ground floor into the setback.
 - Allow architectural features such as eaves and roof overhangs to encroach up to four feet into the 24-foot setback along Old Pineville Road. The Ordinance only allows encroachment of such features up to three feet into the setback.

- Existing Zoning and Land Use



The site is developed with an office/warehouse use. North of the site is the Woodlawn Station Park and Ride lot and to the east is the station platform. Property to the south and west are developed with industrial uses.



The subject property is developed with an office/warehouse use.



The property to the north along Old Pineville Road is the Woodlawn CATS park and ride lot.



The property to the south along Old Pineville Road is developed with industrial/warehouse/office uses.

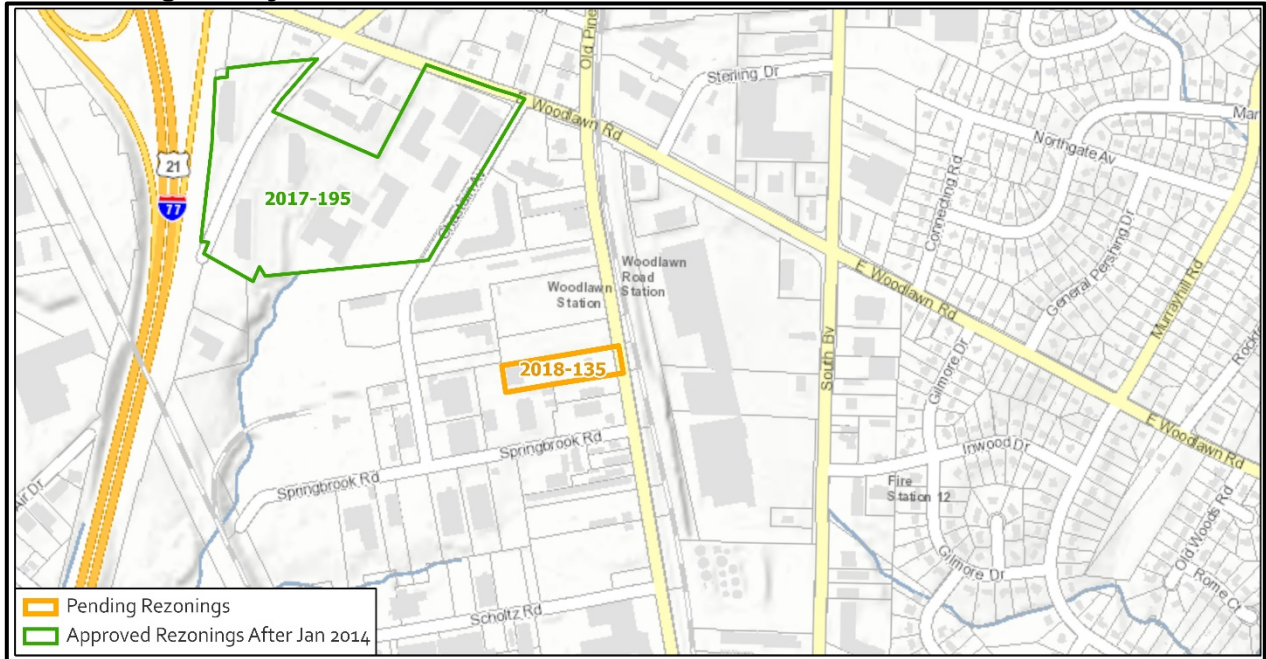


The property to the east across Old Pineville Road is the Blue Line transit station.



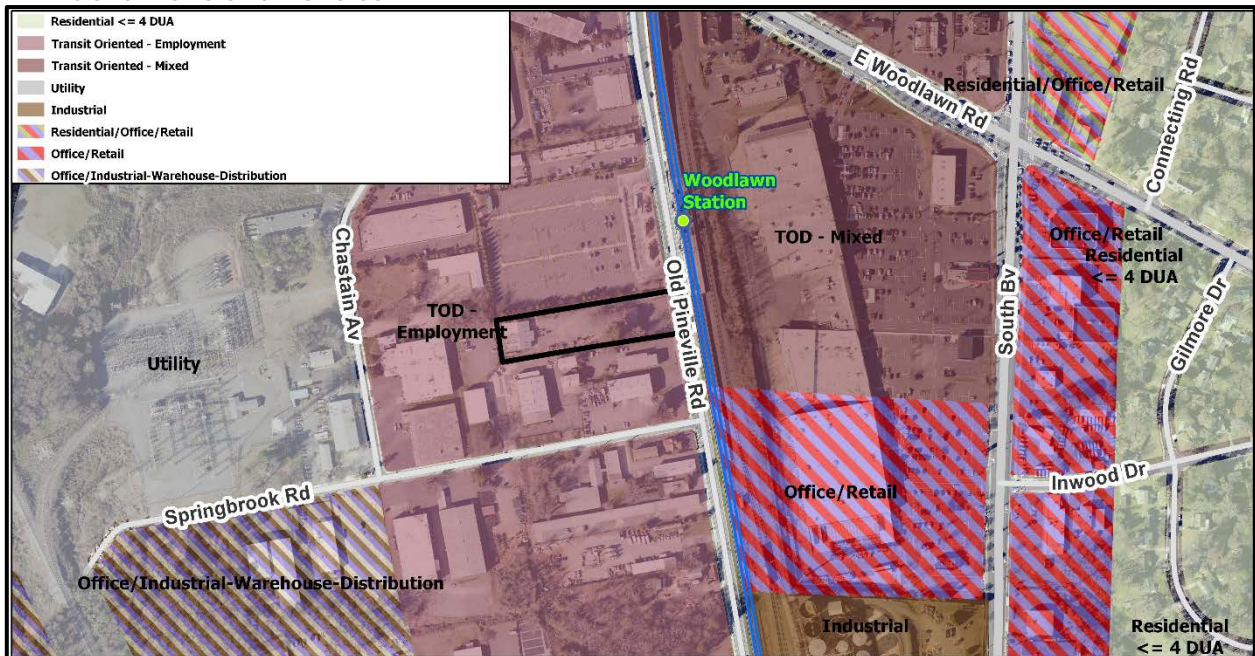
The property to the west along Chastain Avenue is developed with an industrial/warehouse use.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-195	Rezoned 19.78 acres from I-2 (general industrial) to TOD-MO (transit oriented development – mixed-use, optional) to allow a transit supportive development with the possibility of adaptive reuse of several buildings.	Approved

- Public Plans and Policies**



- The *Woodlawn Transit Station Area Plan* (2008) recommends employment-focused transit supportive development, for the subject property and surrounding area west of the rail line.
- TRANSPORTATION CONSIDERATIONS**
 - The site is located on a minor thoroughfare. The petitioner commits to building a planting strip and sidewalk on the northern boundary of the site, to be consistent with the proposed rezoning to TOD-R(O).

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 30 trips per day (based on 8,270 square feet of warehouse).

Entitlement: 80 trips per day (based on 22,350 square feet of warehouse).

Proposed Zoning: 1800 trips per day (based on 39 townhomes and 10,000 square feet of retail).

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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce four students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is four students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Pinewood Elementary at 96%
 - Sedgefield Middle¹ at 87%
 - Alexander Graham Middle¹ at 114%
 - Harding High at 134%.

¹ Beginning with the 2019-2020 school year, the home school assignment for the subject property will change from Sedgefield Middle School to Alexander Graham Middle School.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 6-inch and 12-inch water distribution mains located along Old Pineville Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Old Pineville Road.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **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.

REQUESTED TECHNICAL REVISIONS

Land Use

1. ~~Reduce the minimum number of residential units to accommodate the proposed possible development of commercial space. The Ordinance would require a minimum of 30 residential units on the site to meet the minimum density requirement with only residential development. Proposed commercial space can be credited to density at a rate of 1 dwelling unit to 2000 square feet of commercial development.~~ **Addressed.**

Site and Building Design

2. ~~Amend Note 4.H. under Transportation to read, "The hammerhead turnaround located on the western boundary line of the Site is a temporary improvement, and the hammerhead turnaround will be removed by others with the construction of the public street referenced above in paragraph D."~~ **Addressed.**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Pre-hearing staff analysis
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review

- Charlotte Department of Solid Waste Services Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: John Kinley (704) 336-8311