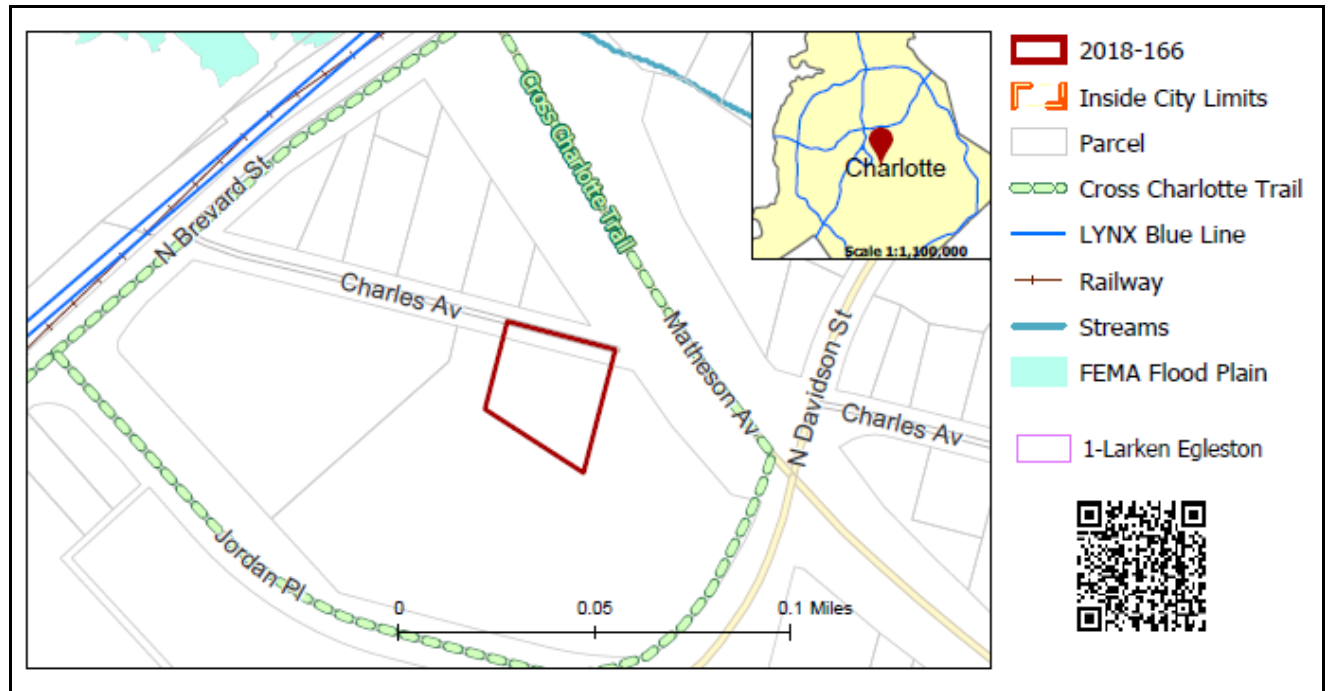


**REQUEST**

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

**LOCATION**

Approximately 0.43 acres located on the south side of Charles Avenue, west of Matheson Avenue.  
(Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes redevelopment of the site to allow all uses permitted in the TOD-M (transit oriented development - mixed-use) district.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Theron M. Ross and Christina Welsh  
Camden Development, Inc.  
Collin Brown and Bailey Patrick, Jr., K&L Gates  
Meeting is not required.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The subject site is within 1/4-mile walk of the 25<sup>th</sup> Street transit station.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current general industrial 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.

- If approved, the requested TOD-M zoning will translate to the new TOD-CC zoning district after the new districts are approved by City Council. The TOD-CC zoning district includes enhanced standards for the desired transit oriented development.

## PLANNING STAFF REVIEW

### • Proposed Request Details

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

### • Existing Zoning and Land Use



- Petition 1992-066 rezoned the subject property from I-1 (light industrial) to I-2 (general industrial), which allows all uses permitted in the district.
- The subject property is developed with two warehouse buildings, and one single family detached dwelling. Properties to the north are developed with mixture of Southern Railroad and rail yard, the Blue Line Extension, industrial, and multi-family and single family residential uses in a variety of zoning districts. The properties to the east across N. Davidson Street are developed with multi-family, single family, industrial, office and retail uses. Properties to the south are developed with industrial uses rezoned and intended for redevelopment in TOD uses.



The subject property is developed with two warehouse buildings and a single family home.





The property to the south and west is developed with an industrial use.



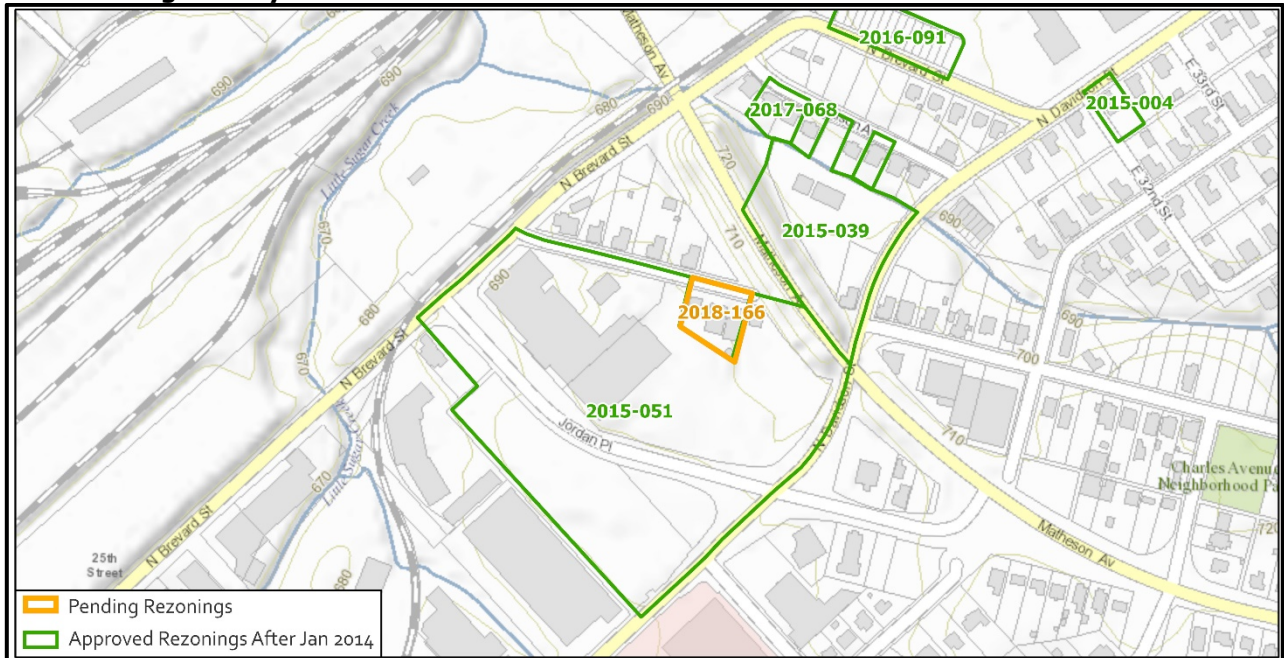
The property to the north along Charles Avenue is developed with a single family home.





The property to the east along North Davidson is developed with an industrial use.

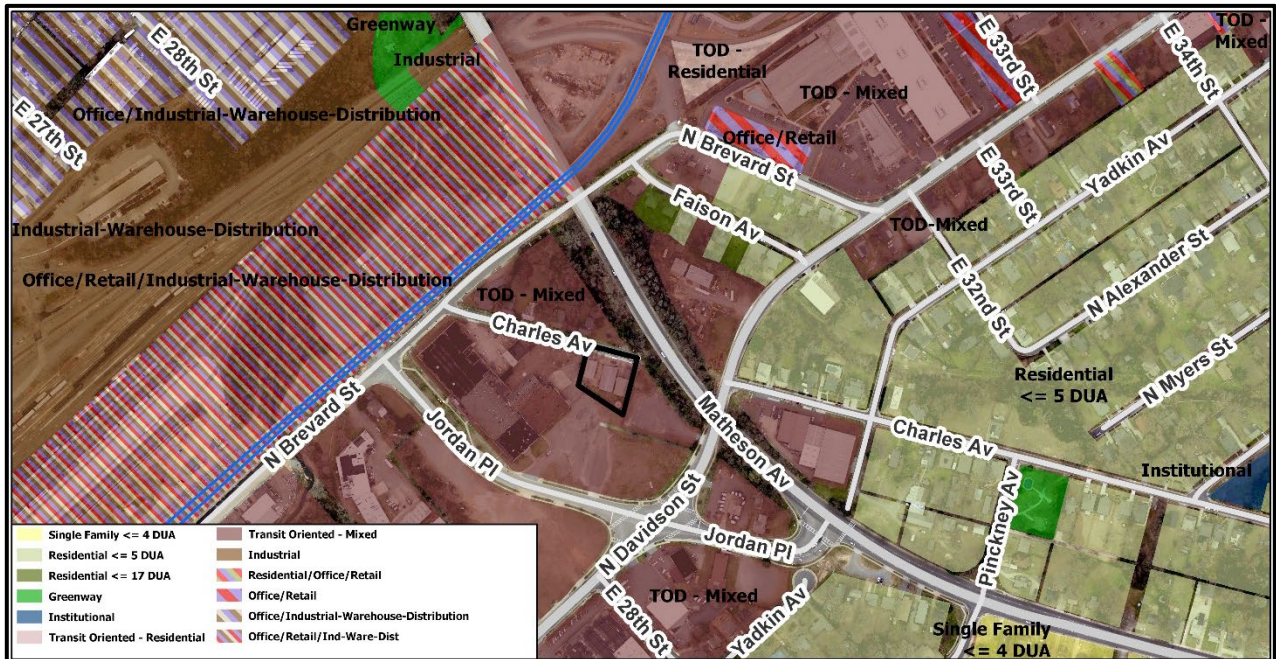
- Rezoning History in Area**





Petition Number	Summary of Petition	Status
2017-068	Rezoned 0.41 acres to UR-2(CD) to allow up to 12 single family attached dwelling units, at a density of 29.2 units per acre.	Approved
2016-091	Rezoned 1.4 acres for a MUDD-O site plan amendment to construct up to 35 single family attached units on two areas currently used as surface parking on the site of the existing Highland Mill No. 3 in the North Davidson neighborhood.	Approved
2015-051	Rezoned 9.09 acres to TOD-M(CD) to allow all uses in the TOD-M district.	Approved
2015-039	Rezoned 1.52 acres to TOD-MO to allow up to 147 multi-family dwelling units and a maximum 1,500 square feet of non-residential uses.	Approved
2015-004	Rezoned 0.177 acres to TOD-MO to allow all uses in the TOD district except eating, drinking and entertainment establishments, with the existing structure to remain.	Approved

• **Public Plans and Policies**



- The *Blue Line Transit Station Area Plan* (2013) recommends transit oriented uses. The site is within the 25<sup>th</sup> Street Station Area, and is within ¼ mile of the transit station.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located at the end of a local street and is approximately 1/3 mile from the 25<sup>th</sup> Street Blue Line Station. The Cross-Charlotte Trail and Matheson Bridge Streetscape projects are in close proximity to the site. Charles Avenue currently lacks curb, gutter, 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: 20 trips per day (based on one single family dwelling and 5,400 square feet of warehouse uses).  
Entitlement: 10 trips per day (based on 6,450 square feet of warehouse uses).  
Proposed Zoning: Too many uses to determine (based on 0.43 acres of TOD-M 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 Department of Solid Waste Services:** No outstanding issues.
  - **Charlotte Fire Department:** No outstanding issues.
  - **Charlotte-Mecklenburg Schools:** The petition 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 six-inch water distribution main located along Charles Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Charles Avenue.
  - **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 outstanding issues.
  - **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
    - 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:** Sonja Strayhorn Sanders (704) 336-8327