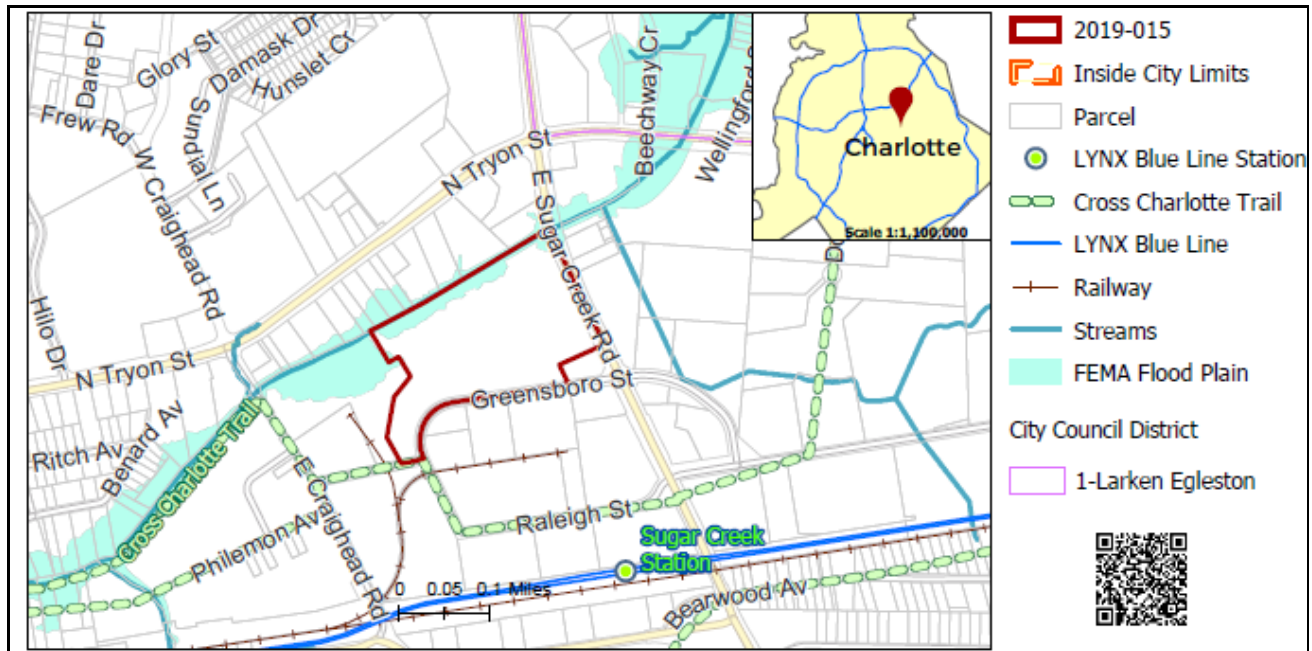


**REQUEST**

Current Zoning: I-2 (industrial)  
Proposed Zoning: TOD-CC (transit oriented development - community center)

**LOCATION**

Approximately 18.5 acres located on the west side of E. Sugar Creek Road, south of N. Tryon Street  
(Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-CC (transit oriented development - community center) district for the redevelopment of the parcel located in northeast Charlotte.

**PROPERTY OWNER**

Sugar Creek Ventures, LLC

**PETITIONER**

Greg Godley, Sugar Creek Ventures

**AGENT/REPRESENTATIVE**

Daniel Wendover, CapRock

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Blue Line Extension Station Area Plan* recommendation for Transit Supportive Land Uses.

Rationale for Recommendation

- The area plan recommends a 50-foot height limit for the site. The site is not adjacent to any single family uses or commercial buildings of historic significance that would be impacted by greater height.
- The subject site is within a ½-mile walk of the Sugar Creek transit station.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current industrial zoning.

- 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 with no associated site plan, which applies all the standards, regulations and uses in the TOD-CC zoning district.

### • Existing Zoning and Land Use



- The subject property is developed with a concrete plant. The adjacent land uses include other industrial uses, commercial uses, and vacant commercial buildings.

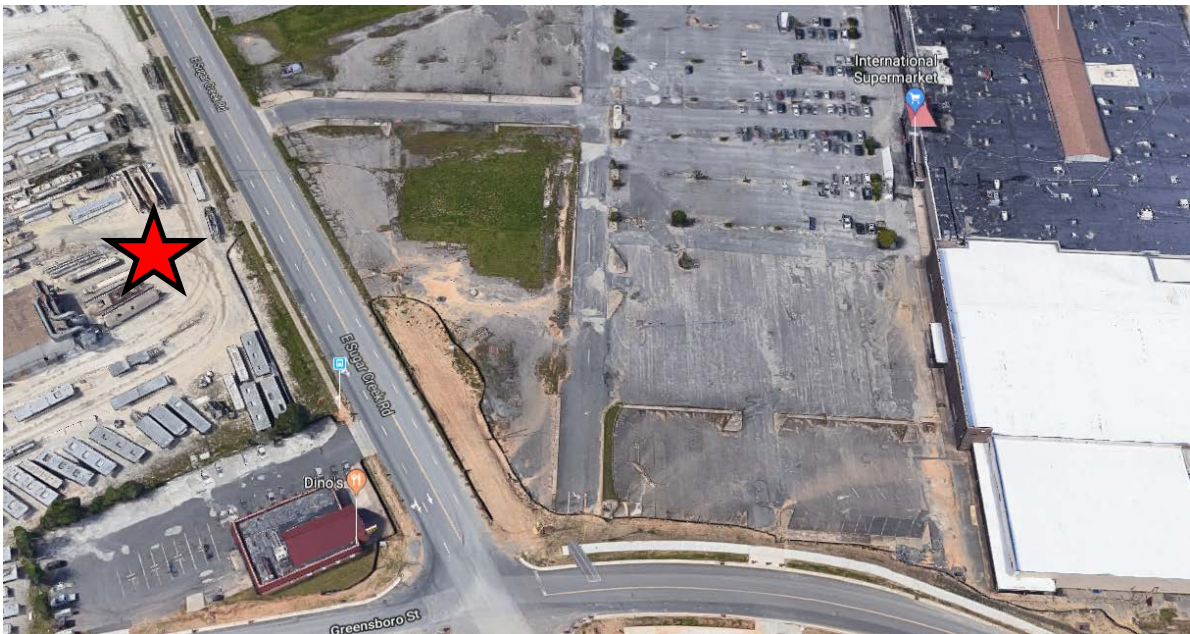


- The subject property is developed with a concrete plant.





- The properties to the south and west are developed with industrial use.



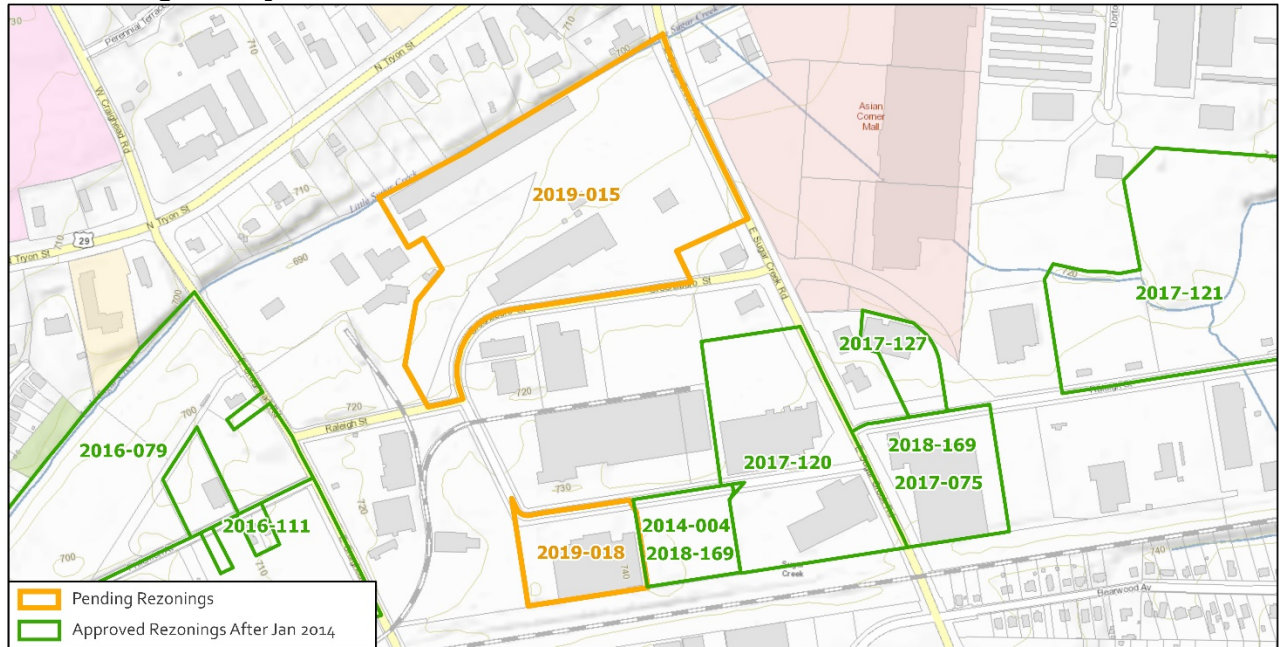
- The property to the southeast of the site is developed with a restaurant and east is developed with vacant parcels and a shopping center. The subject site is marked with a red star.



- The properties to the north along N. Tryon St. are developed with commercial uses.

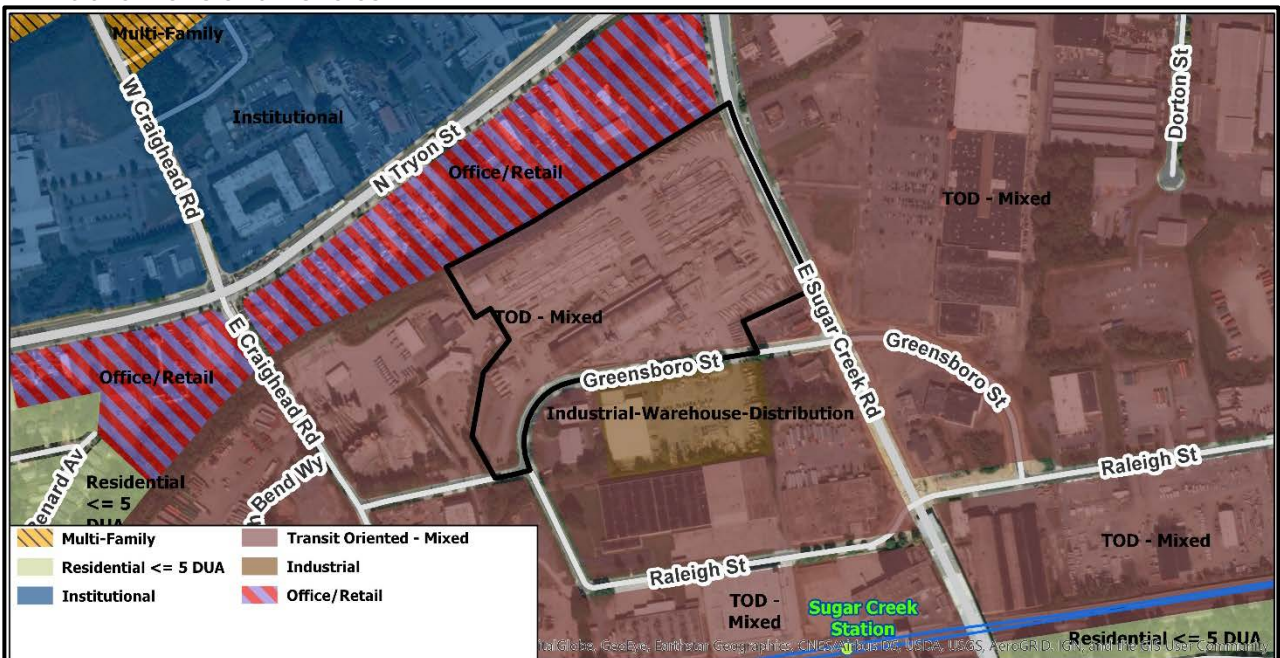


### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2014-004, 2016-079, 2016-111, 2017-075, 2017-120, 2017-121, 2017-127	The petitions rezoned sites to TOD-M (transit oriented development-mixed), TOD-M (CD), and TOD-M(O) district to allow all uses permitted in the TOD district.	Approved
2018-169	TOD text amendment - translated zoning of properties conventionally zoned TOD (transit oriented development) (TOD-M, TOD-R, TOD-E) to TOD-CC.	Approved
2019-018	The petition proposes to rezone the site to allow all uses permitted in the TOD-CC district.	Pending

### • Public Plans and Policies



- The *Blue Line Extension Transit Station Area Plan* (2013) recommends Transit Supportive Uses for the subject property.
- The Area Plan's Structure Plan calls for a 50-foot height limit and for industrial, manufacturing, warehouse, and office uses, anticipating that the existing businesses would remain for a longer duration than they have.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on East Sugar Creek Road approximately ¼ mile from the Sugar Creek Blue Line Station. CDOT will work with the petitioner during permitting to determine the location of driveways and streets as well as to implement streetscape improvements in accordance with city ordinance and the *Sugar Creek Transit Station Area Plan*.
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 670 trips per day (based on 18.5 acres of manufacturing).
      - Entitlement: 670 trips per day (based on 18.5 acres manufacturing).
    - Proposed Zoning: Conventional petition, unable to determine trip generation with amount 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 Department of Solid Waste Services:** No outstanding issues.
  - **Charlotte Fire Department:** No outstanding issues.
  - **Charlotte-Mecklenburg Schools:** Not applicable
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 8-inch water distribution mains located along Greensboro Street and East Sugar Creek Road and via an existing 12-inch water distribution main located along Raleigh Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Greensboro Street, via an existing 12-inch gravity sewer main located along East Sugar Creek Road and via existing 8-inch and 12-inch gravity sewer mains located within the rezoning boundary. No outstanding issues.
  - **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.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- 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:** Sonja Sanders (704) 336-8327