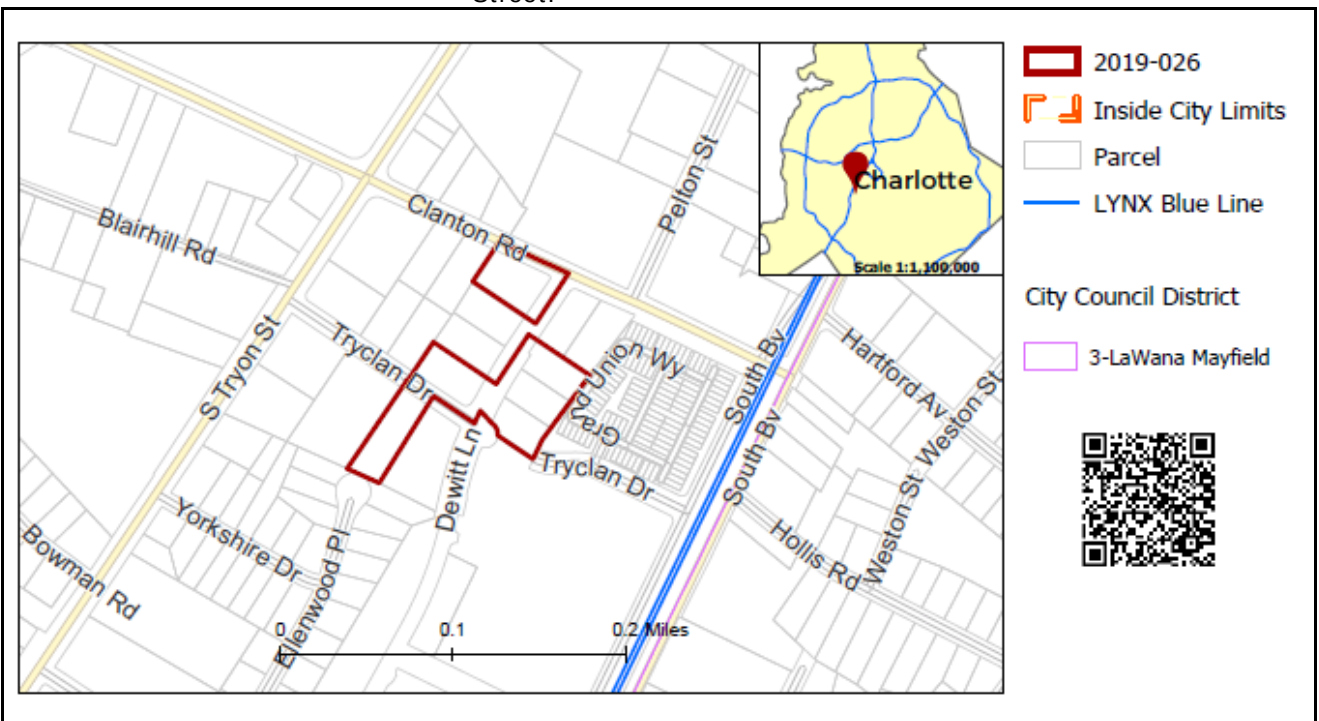


REQUEST

Current Zoning: I-1 (light industrial) and I-2 (general industrial)
Proposed Zoning: TOD-CC (transit oriented development – community center), and TOD-TR (transit oriented development – transition)

LOCATION

Approximately 3.0 acres located on the south side of Clanton Road, both sides of Dewitt Lane and Tryclan Drive, east of South Tryon Street.



SUMMARY OF PETITION

The petition proposes to allow all transit supportive uses per TOD-CC (transit oriented development – community center) and TOD-TR (transit oriented development – transition) zoning for a 3.0-acre site that is within a 1/2 mile walk of the Scaleybark Transit Station on the LYNX Blue Line.

PROPERTY OWNER

BIN-Scaleybark, LLC

PETITIONER

Beacon Partners

AGENT/REPRESENTATIVE

Collin Brown & Bailey Patrick, Jr. / K&L Gates

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Scaleybark Transit Station Area Plan* land use recommendations for transit supportive development.

Rationale for Recommendation

- The subject site is within ½-mile walk of the Scaleybark Station on the LYNX Blue Line.
- The proposal permits a site previously used for office, industrial, and warehouse to convert to transit supportive land uses.

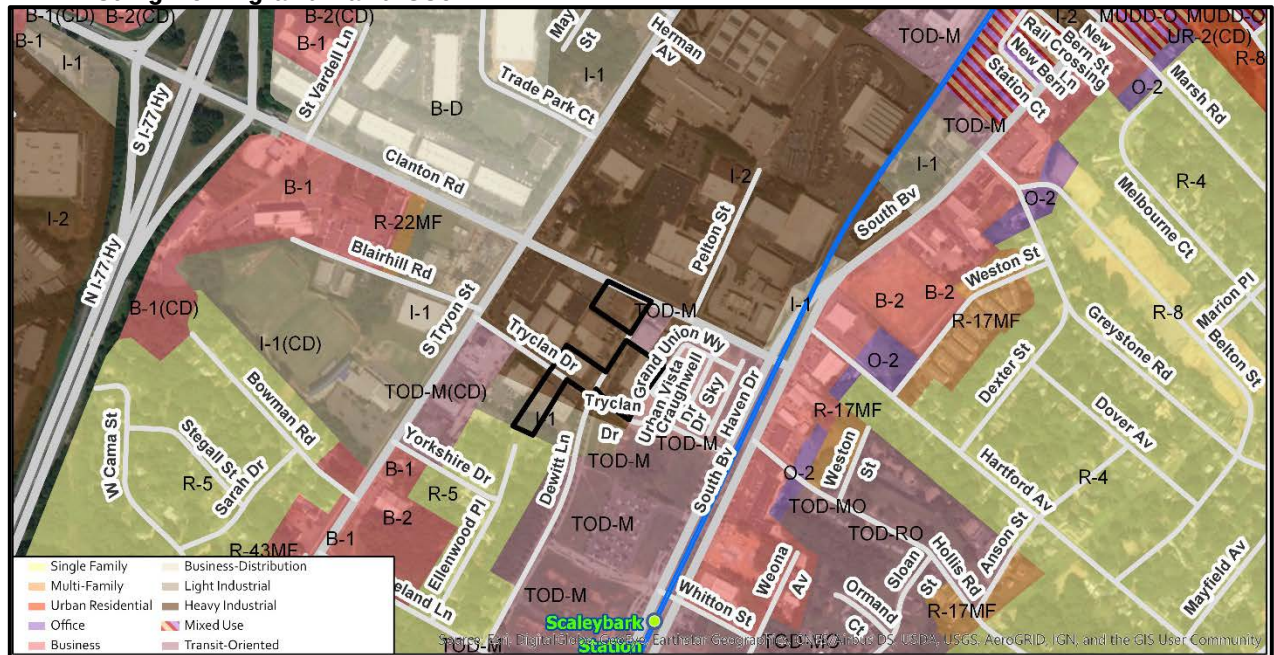
- Use of conventional TOD-CC (transit oriented development – community center) and TOD-TR (transit oriented development – transition) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (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, which applies all the standards, regulations and uses in the TOD-CC (transit oriented development – community center) and TOD-TR (transit oriented development – transition) zoning district. Uses allowed in the districts include residential, retail, and civic uses.

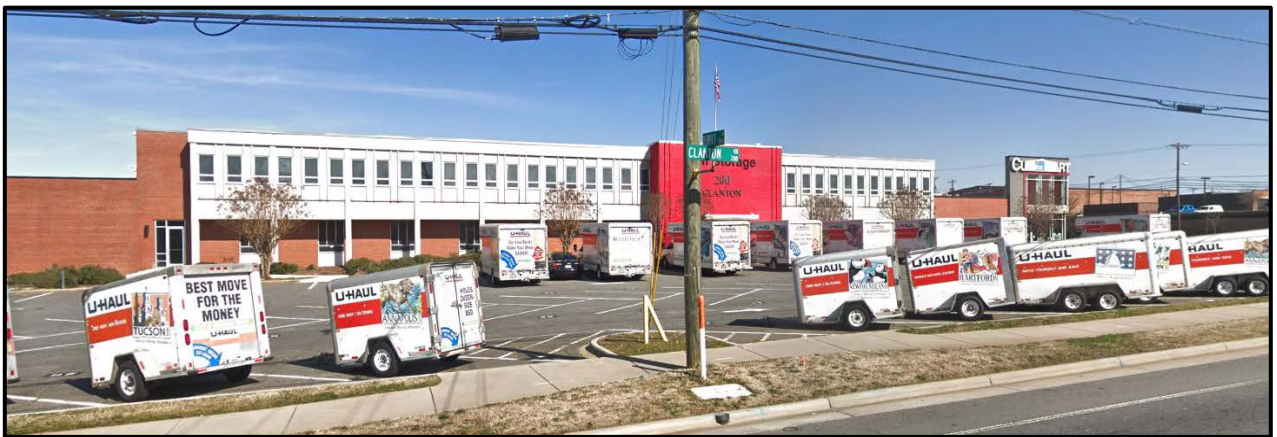
• Existing Zoning and Land Use



The property is currently zoned I-1 and surrounded by other I-1 zoning, TOD zoning, and residential zoning and uses.



The subject rezoning is comprised of several parcels developed with warehouse uses. Red star denotes properties in the rezoning petition.



The property to the north along Clanton Road is developed with a storage facility.



The property to the south along Ellenwood Place is developed with single family homes.

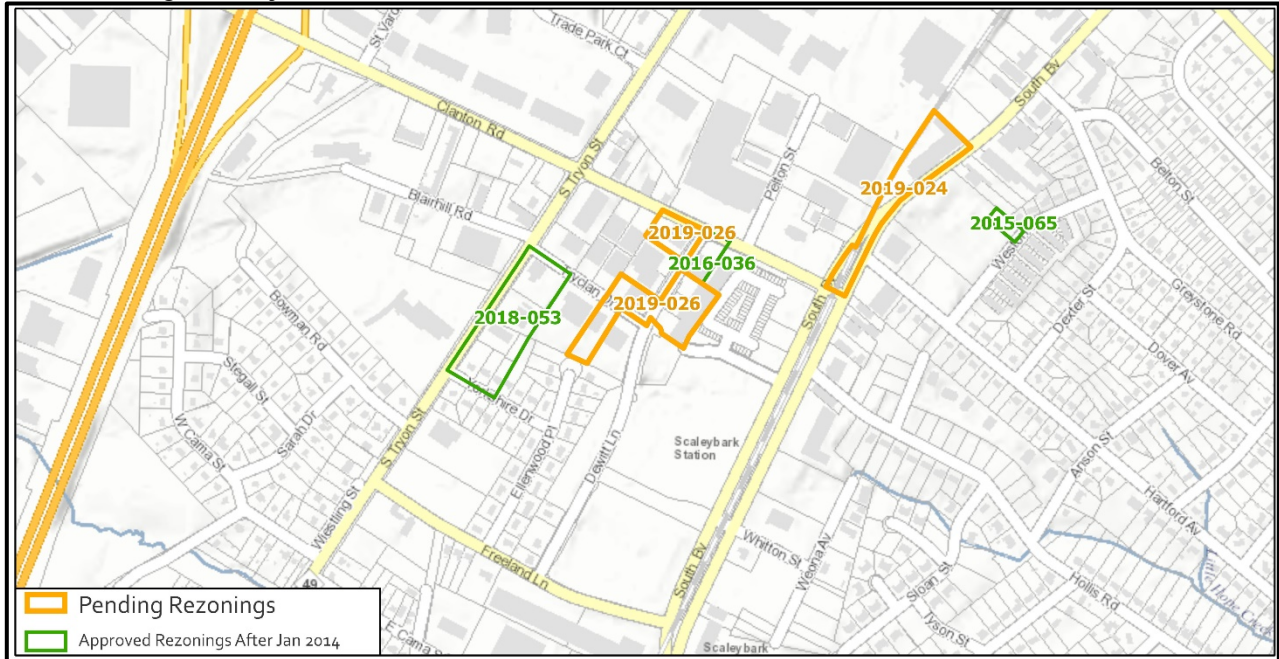


The property to the east along South Boulevard is developed with apartments.



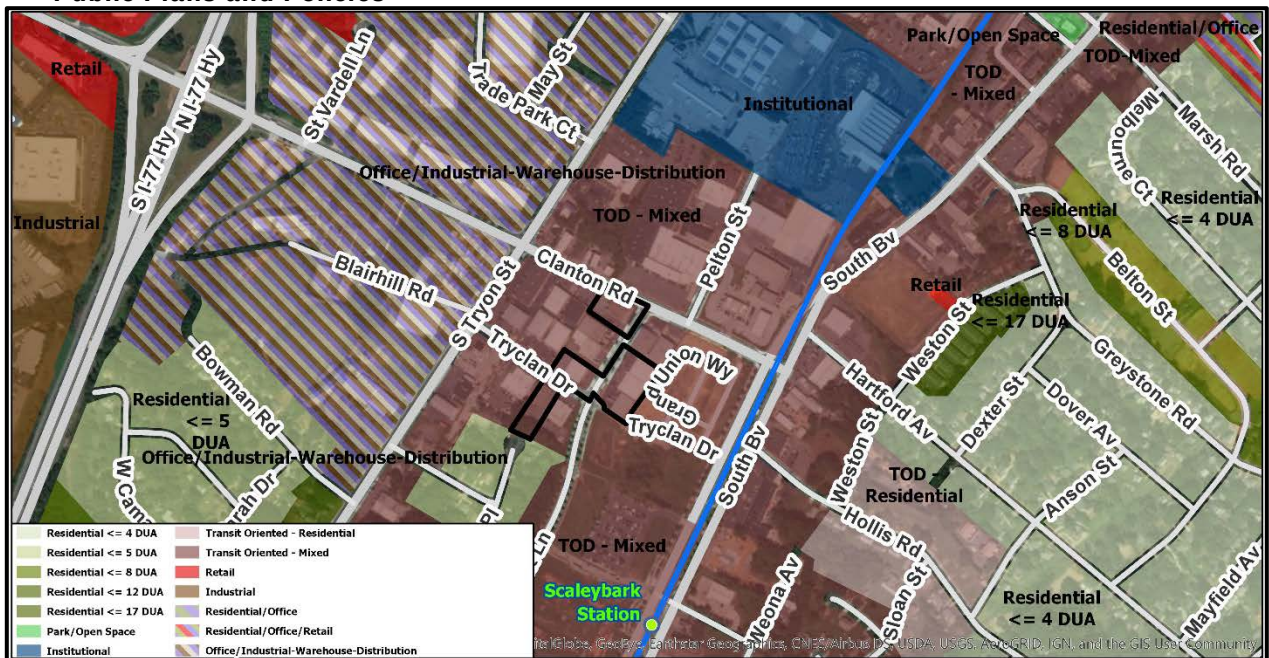
The property to the west along Tryclan Drive is developed with industrial/warehouse uses.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-024	Proposes to rezone 1.74 acres to TOD-CC (transit oriented development – commercial center) for all uses allowed in the district.	Pending
2018-053	Rezoned 3.17 acres to TOD-M(CD) (transit oriented development – mixed-use, conditional) to allow all uses in the district.	Approved
2016-036	Rezoned 0.45 acres to TOD-M (transit oriented development – mixed-use) for all uses allowed in the district.	Approved
2015-065	Rezoned 0.28 acres to B-2 (general business) for all uses in the district.	Approved

- **Public Plans and Policies**



- The *Scaleybark Transit Station Area Plan* (2008) recommends mixed use transit supportive development for the subject site and surrounding properties.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on either side of a local street within ¼ mile of the Scaleybark Blue Line Station. There is existing curb and gutter on all street frontage included in this rezoning: DeWitt Lane, Clanton Road, and Tryclan Drive. Planting strip and sidewalk width varies along the frontage. CDOT will work with the petitioner during permitting to review driveway locations and types as well as to implement streetscape improvements in accordance with the area plan and current city standards.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 130 trips per day (based on 53,320 square feet of warehouse uses).
 - Entitlement: 130 trips per day (based on 53,320 square feet of warehouse uses).
 - Proposed Zoning: Too many uses to determine with TOD-CC and TOD-TR zoning.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** CATS and CDOT staff have been working with the petitioner on temporary and permanent accommodations for bus vehicles. The developer may move the bus bays to an appropriate location or keep the bus bays where they currently are.
- **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 conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** The site has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Dewitt Lane and via an existing six-inch water distribution main located along Tryclan Drive.

The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project— Irwin Creek Tributaries to Dewitt Lane and Yeoman Road Sanitary Sewer Replacement. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. There is an anticipated completion date of early-2021. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity.
- **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.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Solomon Fortune (704) 336-8326