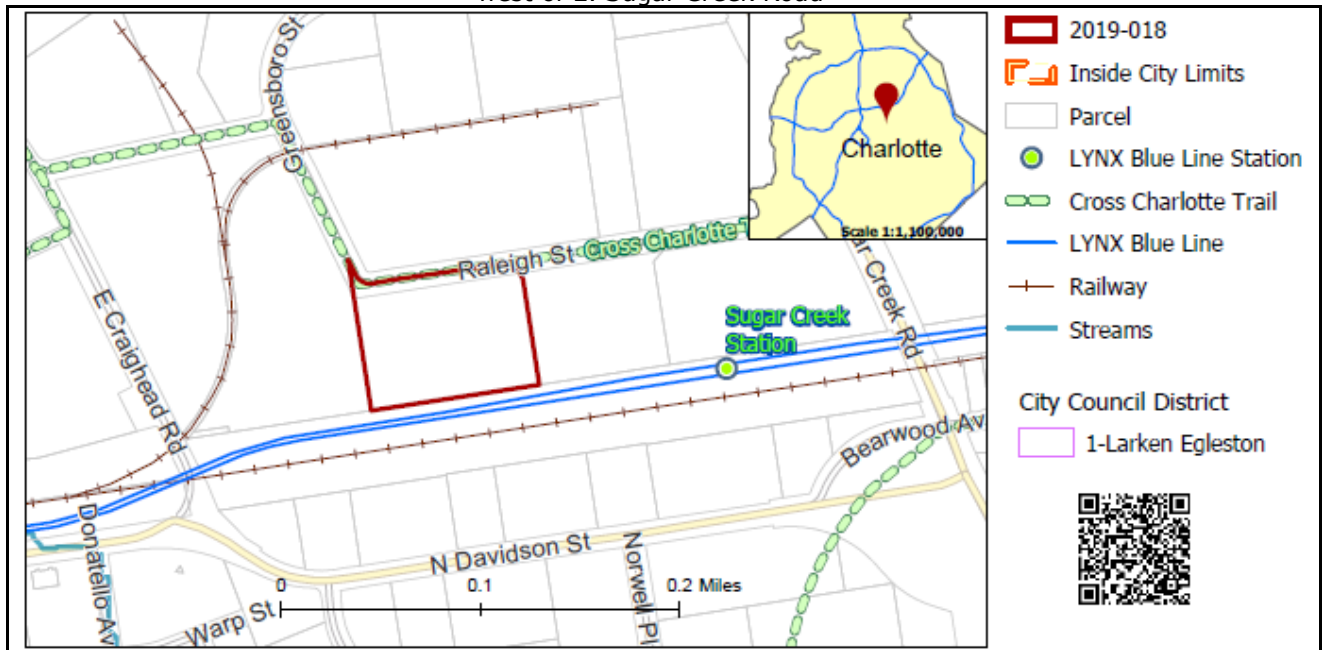


REQUEST

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

LOCATION

Approximately 3.1 acres located on the south side of Raleigh Street, west of E. Sugar Creek Road



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
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Imprint Properties LLC
Panchali Sau, Canopy CLT
Emily Blackwell, Stewart
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 site is within ¼ mile walk distance of the Sugar Creek Transit Station.
- The proposed transit oriented development zoning is more consistent with the area plan recommendation than the current industrial zoning.
- The structure map does not recommend any additional height limitations than what the ordinance allows.
- 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 warehouse. The adjacent land uses include other industrial uses, commercial uses, and uses associated with the Sugar Creek transit station.



- The subject property is developed with a warehouse.



The property to the north is developed with industrial use.



The property to the west is developed with industrial use.

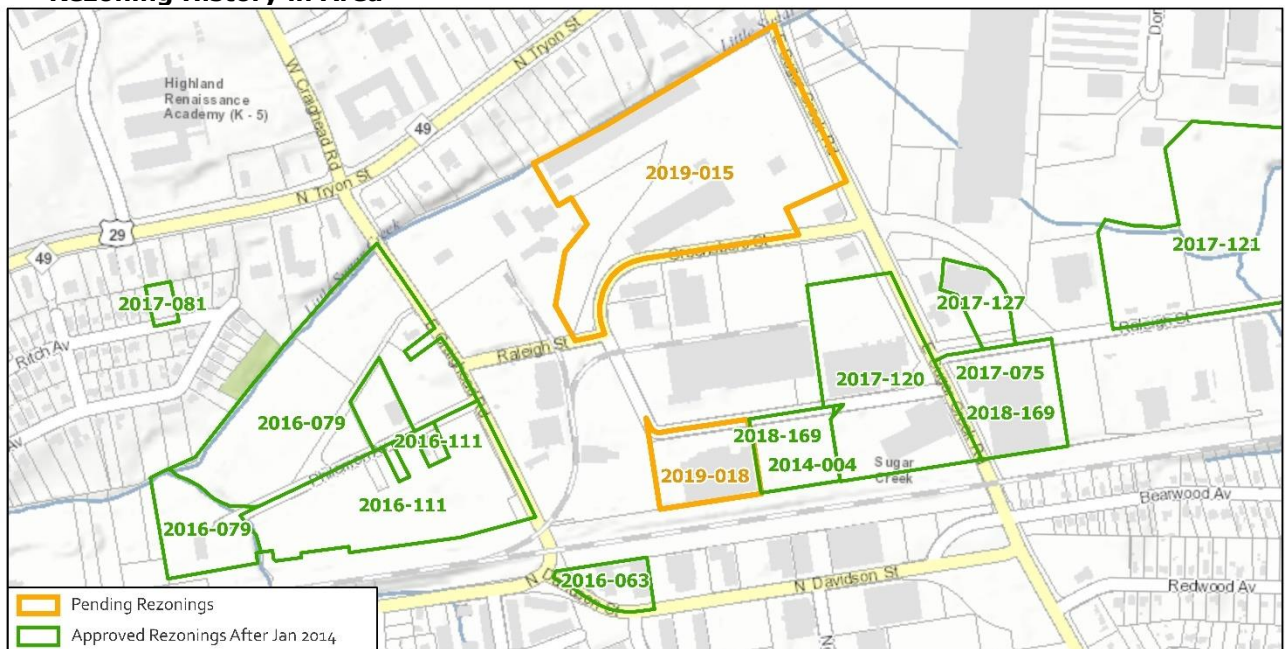


The property to the east is developed with a parking garage for the transit station.



The property to the south is developed with the blue line rail line. The subject site is marked with a red star.

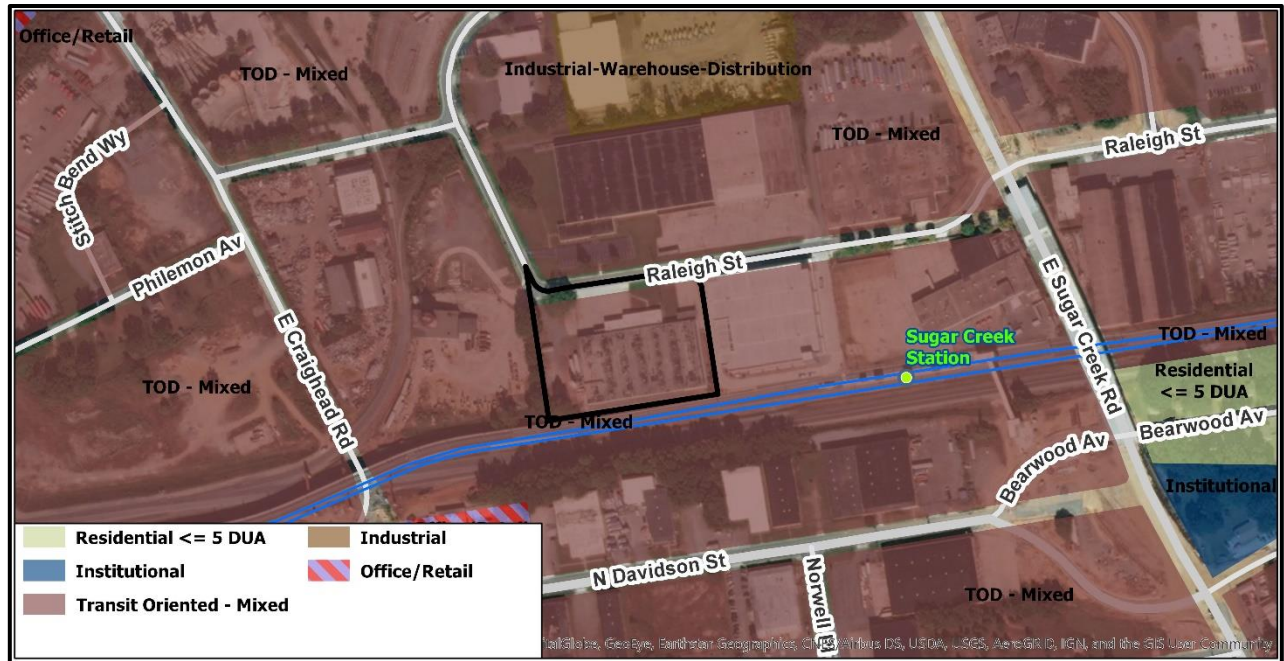
• **Rezoning History in Area**



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
2017-081	The petition rezoned site to B-2(CD) (general business, conditional) to allow a proposed parking lot for the adjacent business.	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

2019-015	The petition proposes to rezone the site to allow all uses permitted in the TOD-CC district.	Pending
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• **Public Plans and Policies**



- The *Blue Line Extension Transit Station Area Plan* (2013) recommends Transit Supportive Uses for the subject property.
- The structure map does not recommend any additional height limitations than what the ordinance allows.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street less than ¼ mile from the Sugar Creek Blue Line Station. Raleigh Street has curb and gutter but no sidewalk and there is 140 wide driveway providing access to the site. The Cross-Charlotte Trail is planned to be along the Raleigh Street frontage of the site. CDOT will work with the petitioner during permitting to implement the Cross-Charlotte Trail and other streetscape improvements in accordance with city ordinance.
- No outstanding issues.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 150 trips per day (based on 65,360 SF of warehouse space).
Entitlement: 150 trips per day (based on 65,360 SF of warehouse space).
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 comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district 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 12-inch water distribution main located along Raleigh Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 12-inch gravity sewer main located along Raleigh Street. No outstanding issues.

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **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.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967