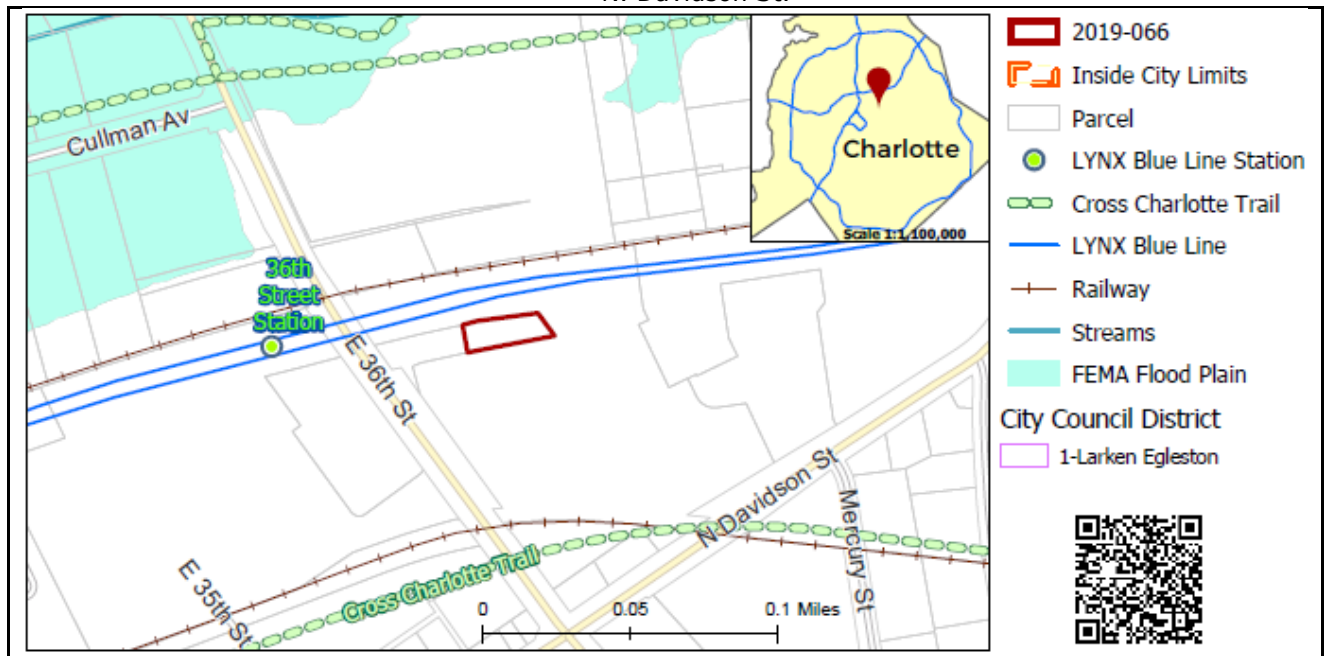


**REQUEST**

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

**LOCATION**

Approximately 0.18 acres east of E. 36th St and north of N. Davidson St.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the TOD-CC district.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

City of Charlotte  
FCP (Attn: Ross Magnette)  
Bridget Grant, Dujuana Keys & Jeff Brown, Moore & Van Allen

**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 subject site is across 36<sup>th</sup> Street from, and within a ¼-mile walk of, the 36<sup>th</sup> Street transit station.
- The site is a remnant of property reserved during the construction of the light rail station that ultimately was not needed for the station platform access.
- 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.

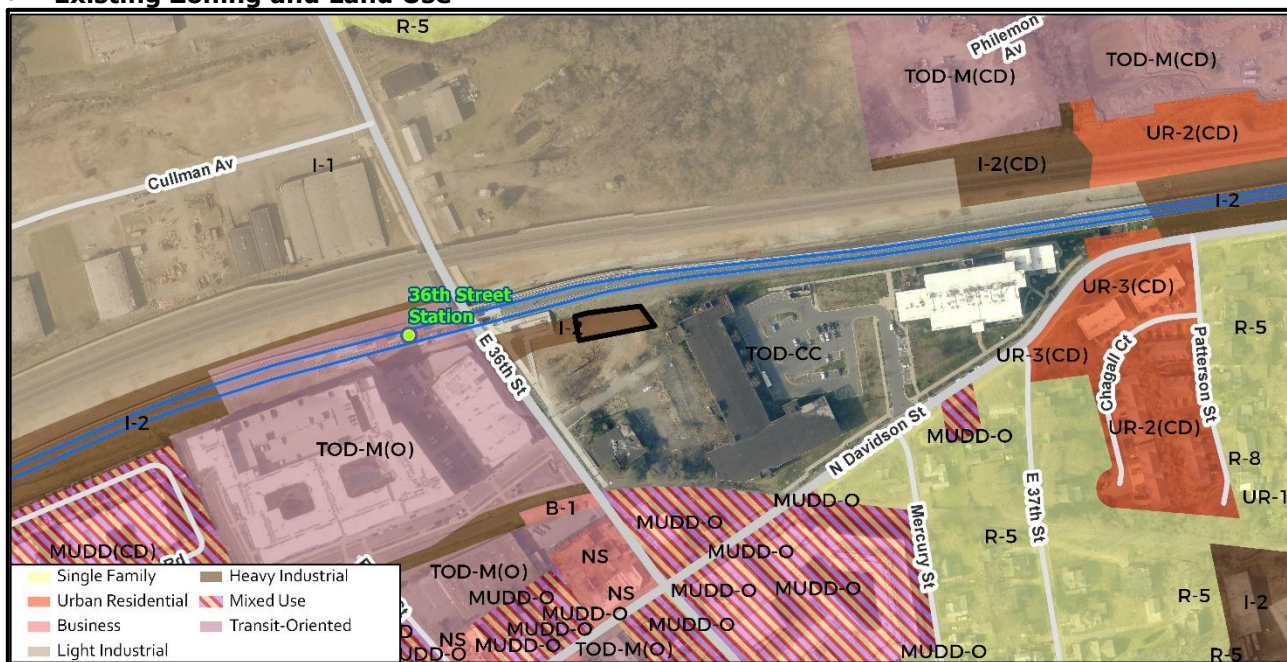
## PLANNING STAFF REVIEW

### Proposed Request Details

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

- Petition seeks to allow all uses in the TOD-CC zoning district.

### Existing Zoning and Land Use



The surrounding area is developed with transit supportive uses and commercial uses near the center of NODA. Across the light rail corridor are properties developed with light industrial uses.







East and south of the site is property developed with the vacant Johnston mills buildings.



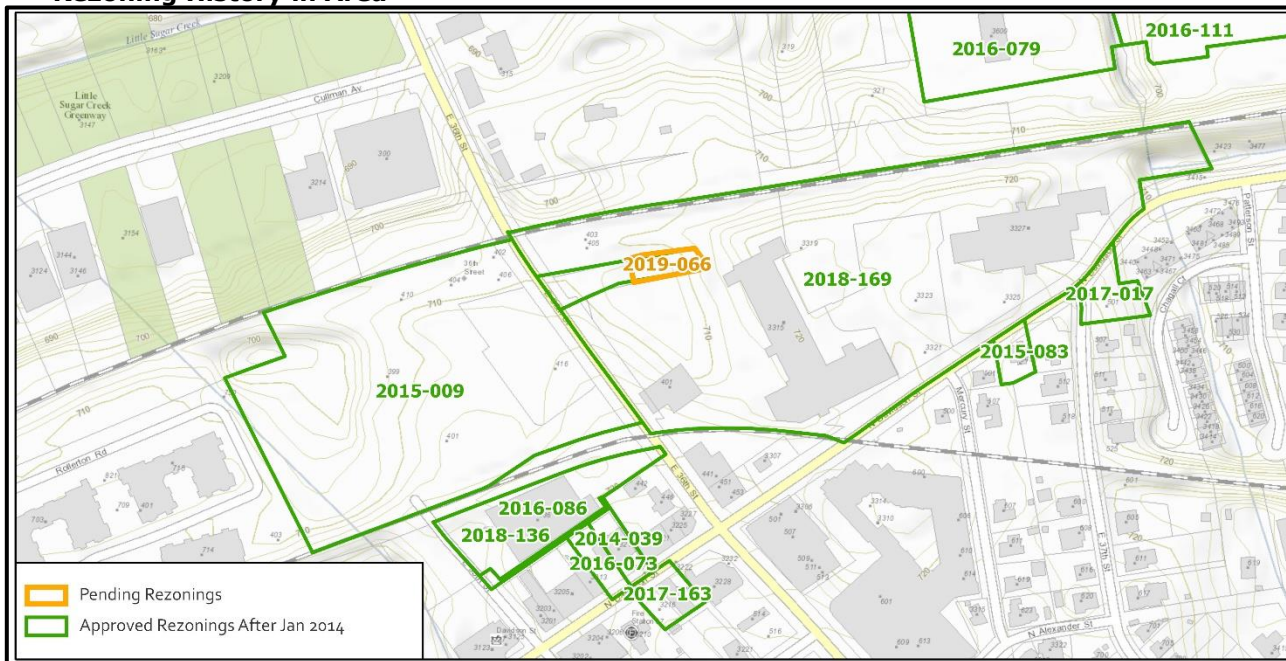
West of the site is the 36<sup>th</sup> Street pedestrian access to the station platform. Further west, across 36<sup>th</sup> Street is new transit oriented development.



North of the site is the light rail corridor, across the rail line is property developed with light industrial uses.



• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
Numerous	There have been a number of rezonings in the area to allow adaptive reuse and transit supportive development, including 2018-169 which rezoned property north, south, and east of the subject to TOD-CC (transit oriented development – community center).	Approved

• **Public Plans and Policies**



- The *Blue Line Extension Transit Station Area Plan* (2013) recommends transit supportive uses for the subject property.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is adjacent to the 36<sup>th</sup> Street Transit Station. The site does not have direct access to a public street. CDOT will work with the petitioner during permitting to determine access options through the adjacent parcels.
  - No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant use).

Entitlement: 50 trips per day (based on 2,700 square feet of warehouse use).

Proposed Zoning: Too many uses to determine.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
  - **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
  - **Charlotte Fire 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:** No comments submitted.
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** No comments submitted.
    - **Urban Forestry:** No outstanding issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** John Kinley (704) 336-8311