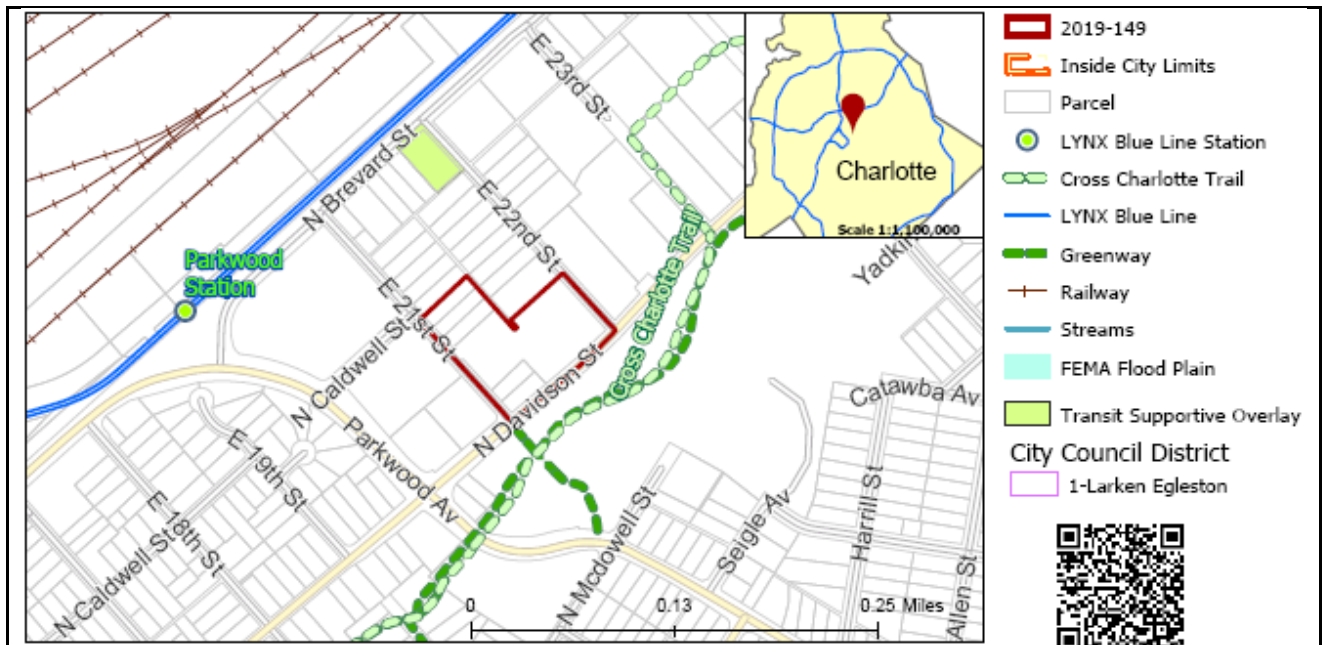


**REQUEST**

Current Zoning: TOD-M (O) (transit oriented development – mixed use, optional))  
Proposed Zoning: TOD-UC (transit oriented development – urban center)

**LOCATION**

Approximately 2.8 acres located at the northern intersection of N. Davidson Street and E. 21<sup>st</sup> Street.



**SUMMARY OF PETITION**

The petition proposes to rezone a six-parcel assemblage to a conventional, transit-oriented district (TOD-UC) that would permit the site to be developed with any use or mixture of uses permitted by-right or with prescribed conditions within the TOD-UC district.

**PROPERTY OWNER**

Ideal Investments, Inc.; Southeast Lighting, Inc.; North Mecklenburg Animal Rescue

**PETITIONER**

Wood Partners

**AGENT/REPRESENTATIVE**

Collin Brown and Brittany Lins, Alexander Ricks

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Parkwood Transit Station Area Plan* (2013), which recommends transit-oriented development uses for the site.

Rationale for Recommendation

- The requested district is complimentary in nature to surrounding zoning around the LYNX Blue Line and in-line with its existing zoning district. The rezoning from a legacy TOD district to a newly adopted district will further align the city's policies and regulations on this site without inhibiting the parcels located within the

rezoning boundary from creating transit-supportive development that they are currently entitled to under their current zoning district.

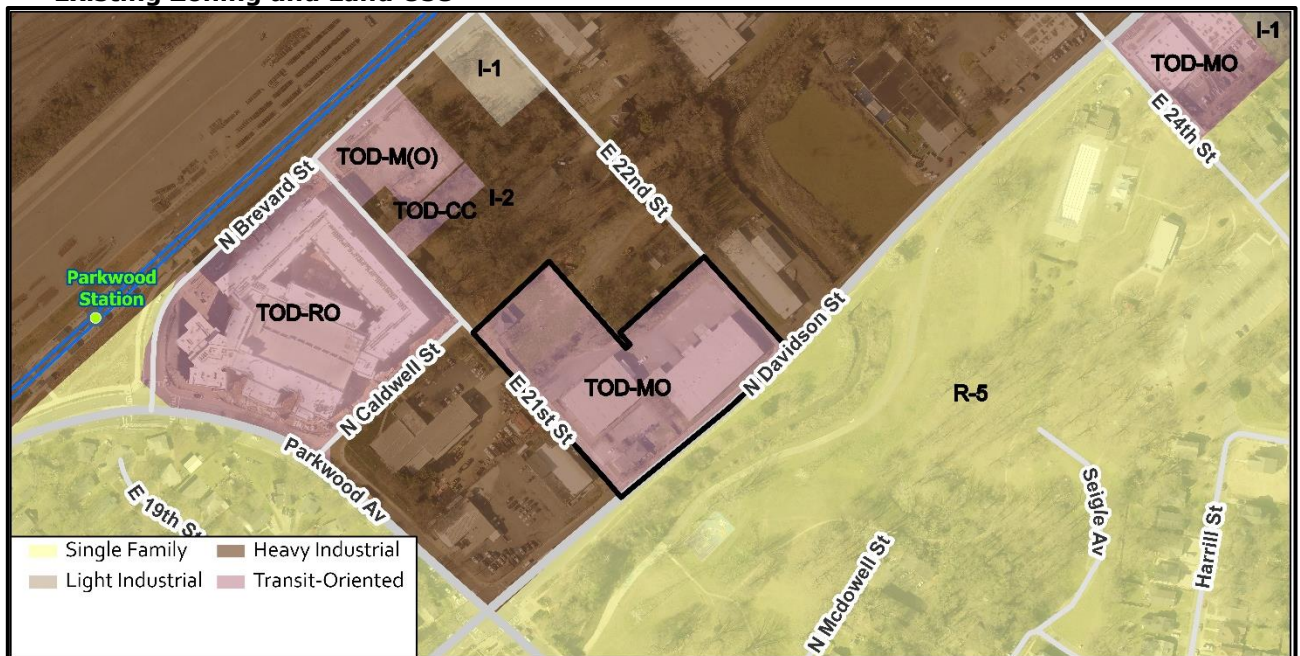
- The petition supports the general purpose of the TOD districts as described in Chapter 15 of the Code of Ordinances in that the approval of this petition would “encourage and enable the development of moderate to high-intensity compact, mixed-use urban neighborhoods near transit stations where people can live, work, shop, dine, and pursue cultural and recreational opportunities while enjoying a range of mobility choices.”
- Permitted uses and development standards within the TOD-UC district will help create a densely developed transit-supportive development within a quarter-mile of the Parkwood Station.
- As written, TOD-UC may be applied to parcels that are within a half-mile walk of a high capacity transit station and have compatible adopted future land uses. The site’s location within a quarter-mile walk of the adopted LYNX Blue Line Parkwood Transit Station and transit-oriented development land use recommendation make it an appropriate location for the TOD-UC district.
- The requested district is complimentary in nature to the surrounding mixed and transit-oriented uses in the area. The residential zoning to the south is Cordelia Park. All properties recommended for transit-oriented development “within 200 feet of single family zoning have been recommended for TOD-NC or TOD-TR unless the property with single family zoning is for a County owned park of three acres or greater...”. Cordelia Park is county owned and over 20 acres, keeping the site applicable for the TOD-UC district.

#### PLANNING STAFF REVIEW

- **Proposed Request Details**

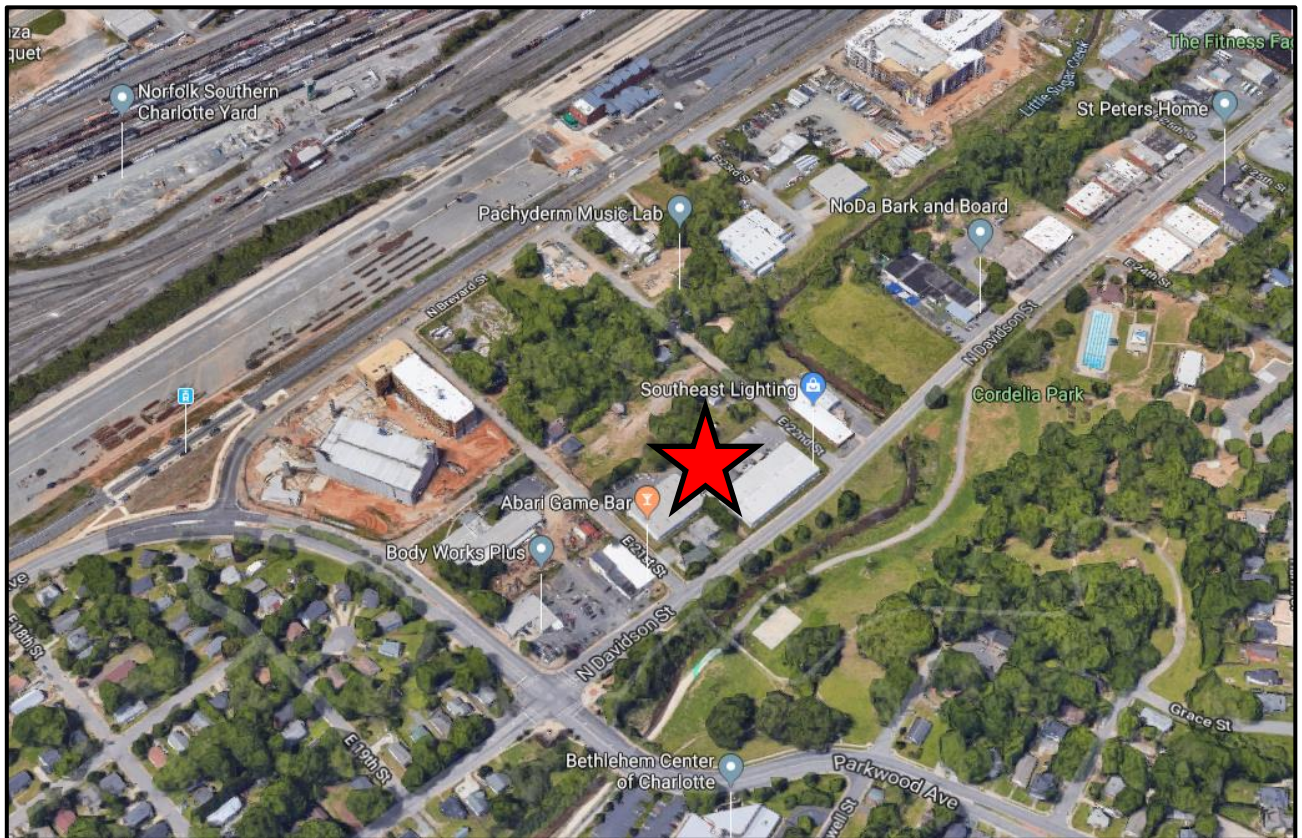
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**

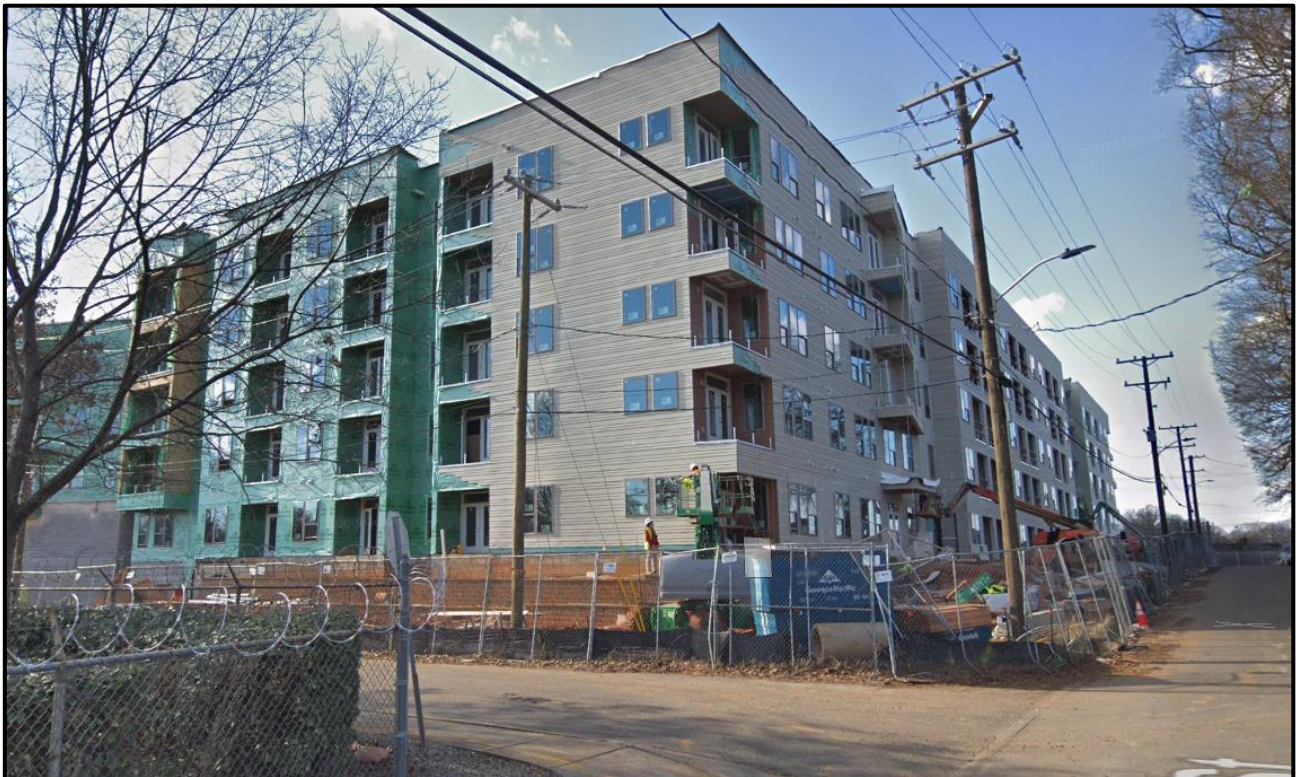


2016-144 previously rezoned this site to TOD-M(O). There are multiple TOD-zoned parcels within vicinity of the subject property that are entitled for a mixture of uses. Above N. Brevard Street is the Blue Line and Norfolk Southern rail yard, while west of Parkwood Drive and south of North Davidson Street is primarily single-family residential and park land (Cordelia Park).





Location of subject property denoted by red star. Site is near Parkwood Blue Line Station and NS railyard and Cordelia Park to the south.



New multifamily construction along E. 21<sup>st</sup> street, approximately a half-block from subject property.





View from N. Davidson Street looking north. This represents the approximate street frontage of the rezoning petition.



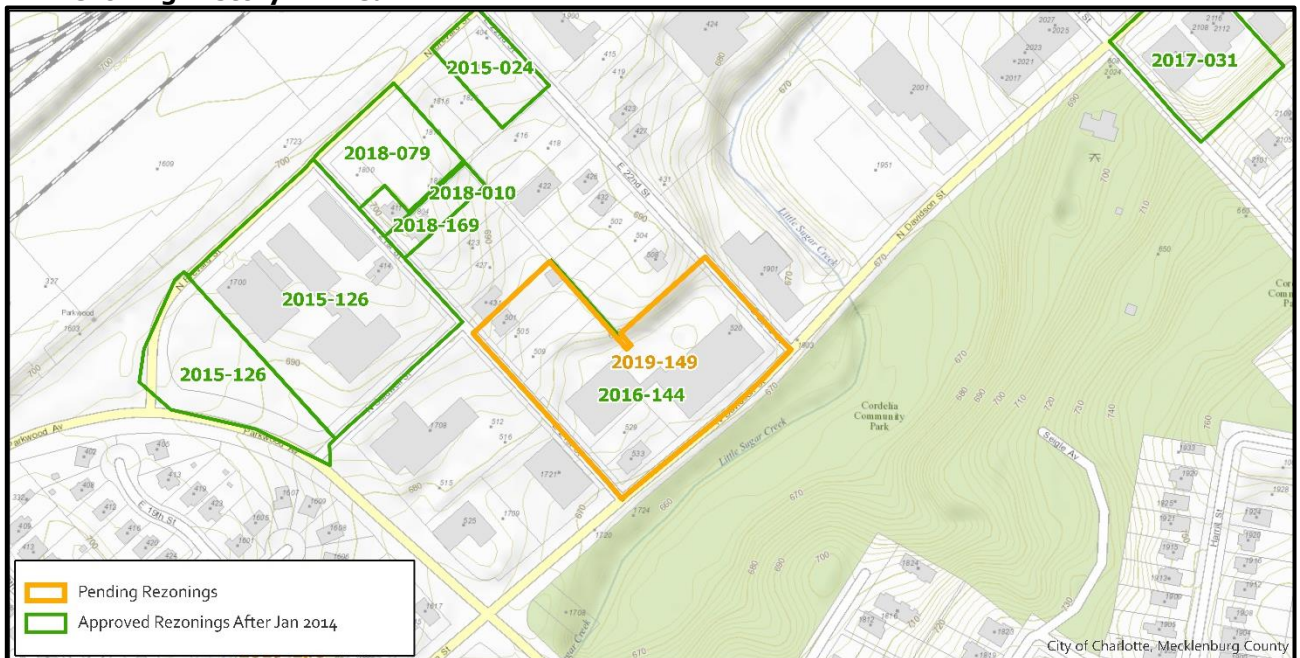
View from N. Davidson Street looking south toward Cordelia Park.





View across E. 21<sup>st</sup> Street looking SE from subject property. Industrial land use surrounds the property and still represents a sizeable portion of existing land uses in the area.

• **Rezoning History in Area**

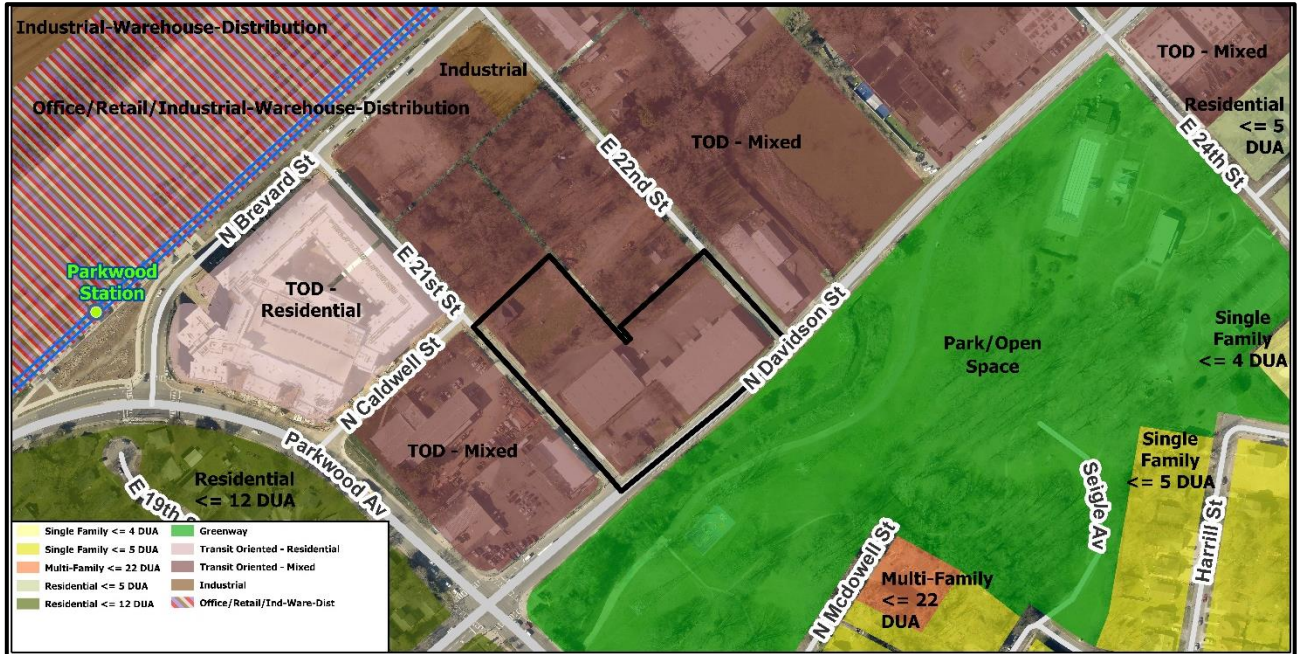


Petition Number	Summary of Petition	Status
2018-169	Parcel translated from old TOD to new transit-oriented districts upon approval of updated TOD ordinance (TOD-CC).	Approved
2018-079	Petition to rezone .70 acres from industrial to TOD-M(O) to allow any use permitting within the district.	Approved
2018-010	Petition to rezone to TOD-M to allow all transit supportive uses for a .25-acre site within a quarter-mile of the Parkwood Blue Line Station,	Approved



2016-144	Petition to rezone .9 acres from general business to TOD-M(O) to allow for a mixed-use hotel development.	Approved
2015-126	Petition to rezone 3.63 acres to TOD-R(O) to develop a multi-family community.	Approved
2015-024	Petition to allow all uses allowed within the I-1 transit-supportive overlay district.	Approved

### • Public Plans and Policies



- The *Parkwood Transit Station Area Plan* (2013) recommends transit-oriented development uses for the site.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is on a minor thoroughfare and also fronts on two local streets. The Parkwood LYNX Blue Line Station is less than ¼ mile from the site. Davidson Street currently has curb and gutter and 5-foot back-of-curb sidewalk. 21st Street has curb and gutter with a 1-foot planting strip and 5-foot sidewalk while 22nd Street has curb and gutter but no sidewalk. CDOT will work with the petitioner during permitting to implement an upgraded streetscape in accordance with the TOD ordinance. The streetscape improvements will support the urban zoning district requested and better connect the site with the transit station.
  - No outstanding issues.
  - **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 540 trips per day (based on single family, retail, and warehouse uses).  
Entitlement: 2,190 trips per day (based on apartments/retail).  
Proposed Zoning: Too many uses to determine trip generation.

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

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 8-inch water distribution main located along N. Davidson Street, via an existing 8-inch water distribution main along E. 21<sup>st</sup> Street, and via an existing 6-inch water distribution main located along E. 22<sup>nd</sup> Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along N. Davidson Street, via an existing 8-inch gravity sewer main located along E. 21<sup>st</sup> Street, and via an existing 8-inch gravity sewer main located along E. 22<sup>nd</sup> St. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** William Linville (704) 336-4090