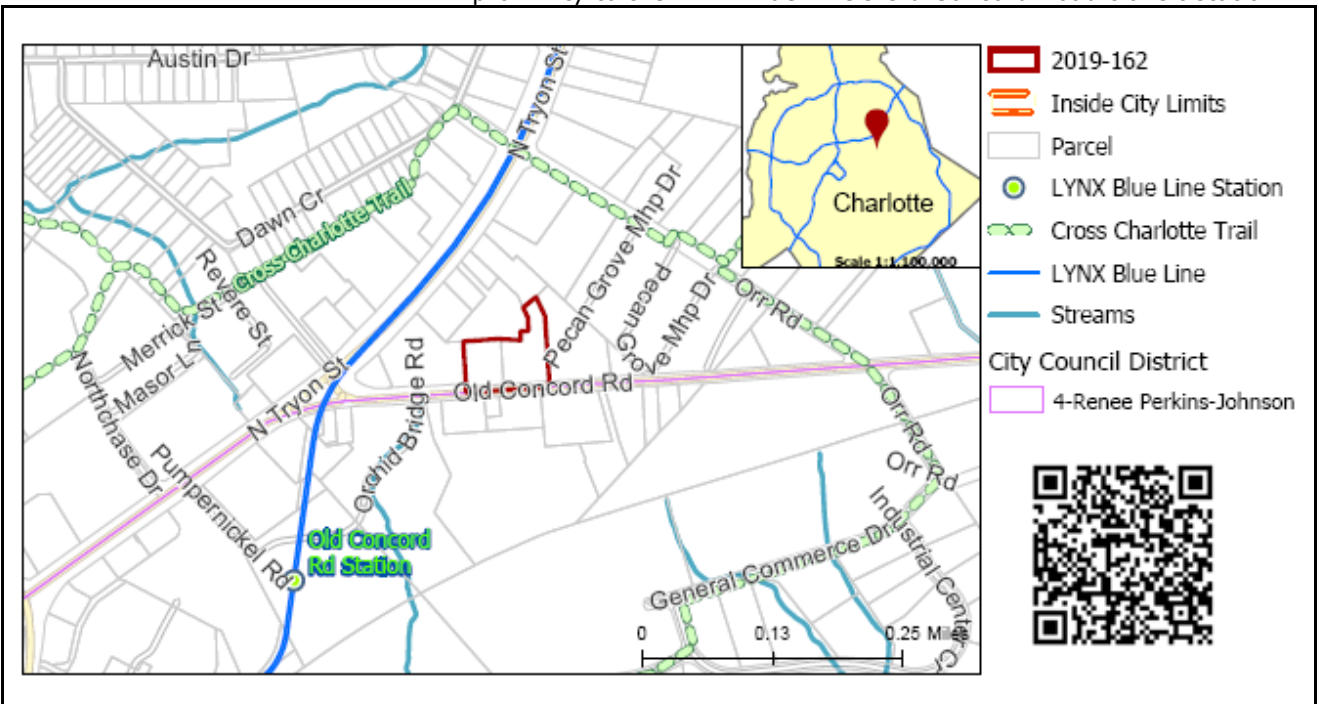


REQUEST

Current Zoning: I-2 (industrial)
Proposed Zoning: TOD-TR (transit-oriented development, transitional)

LOCATION

Approximately 2.88 acres located along the northern side of Old Concord Road near its intersection with N. Tryon Street and in close proximity to the LYNX Blue Line's Old Concord Road transit station.



SUMMARY OF PETITION

The petition proposes to rezone a contiguous two-parcel assemblage from an industrial zoning district to a conventional, transit-oriented development district (TOD-TR).

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Harbor Baptist Church
Harbor Baptist Church
Kenneth Simmons
Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the Old Concord Transit Station Plan's recommendation for office/retail uses for the site.

Rationale for Recommendation

- The request for a transit-oriented zoning district at this site is supported by the policies of the *Blue Line Extension Plan* (2013) as it is within a ½ mile walking distance to the Old Concord Road station.
- The area plan states that existing employment based, non-residential areas between Orr and Old Concord roads are expected to remain. Approval of this petition would allow for this existing non-residential use to remain.

- TOD-TR is intended to accommodate and encourage transit oriented and transit supportive development in transit station areas where there is not a current market demand for more intense development.
- Use of conventional TOD zoning districts apply standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

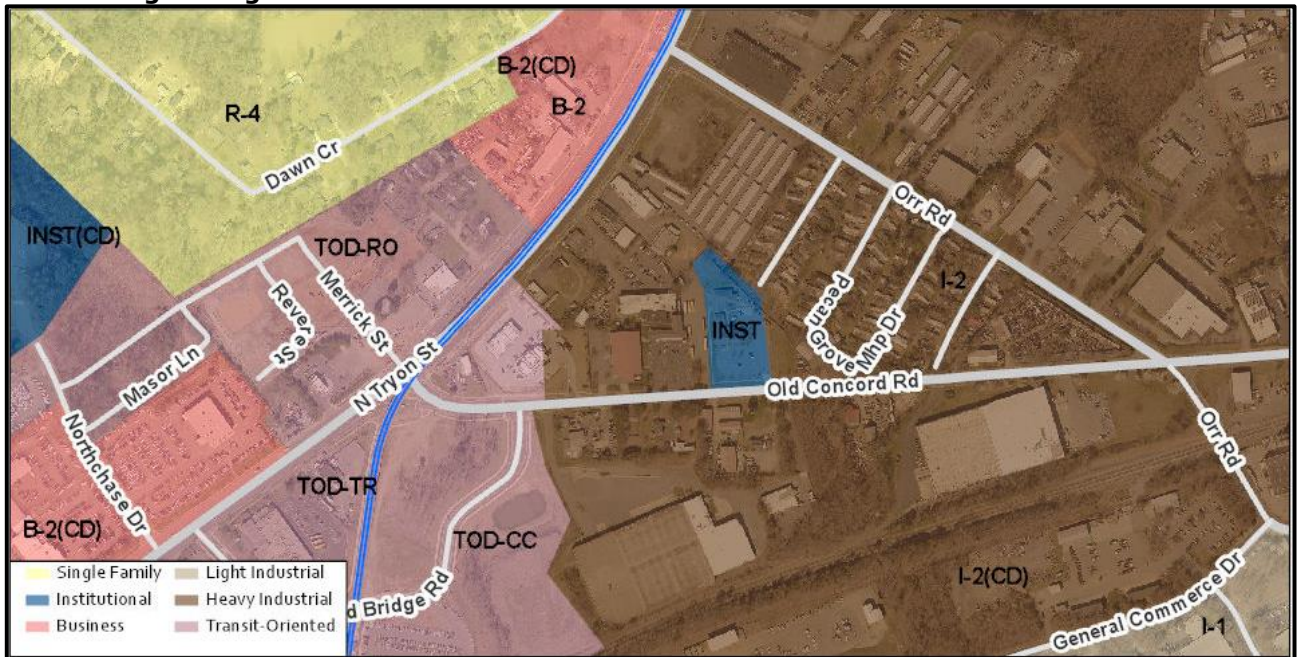
The approval of this petition will revise the adopted future land use as specified by the *Old Concord Transit Station Area Plan*, from office/retail to transit-oriented development for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



The subject property is an institutional use in a largely industrial enclave along Old Concord Road and its intersection with N. Tryon Street. Closer to the intersection with N. Tryon Street, zoning has transitioned to transit-oriented development districts due to the area's proximity to a Blue Line Station. There have been no previous rezonings at this site.



General location of subject property denoted by red star.

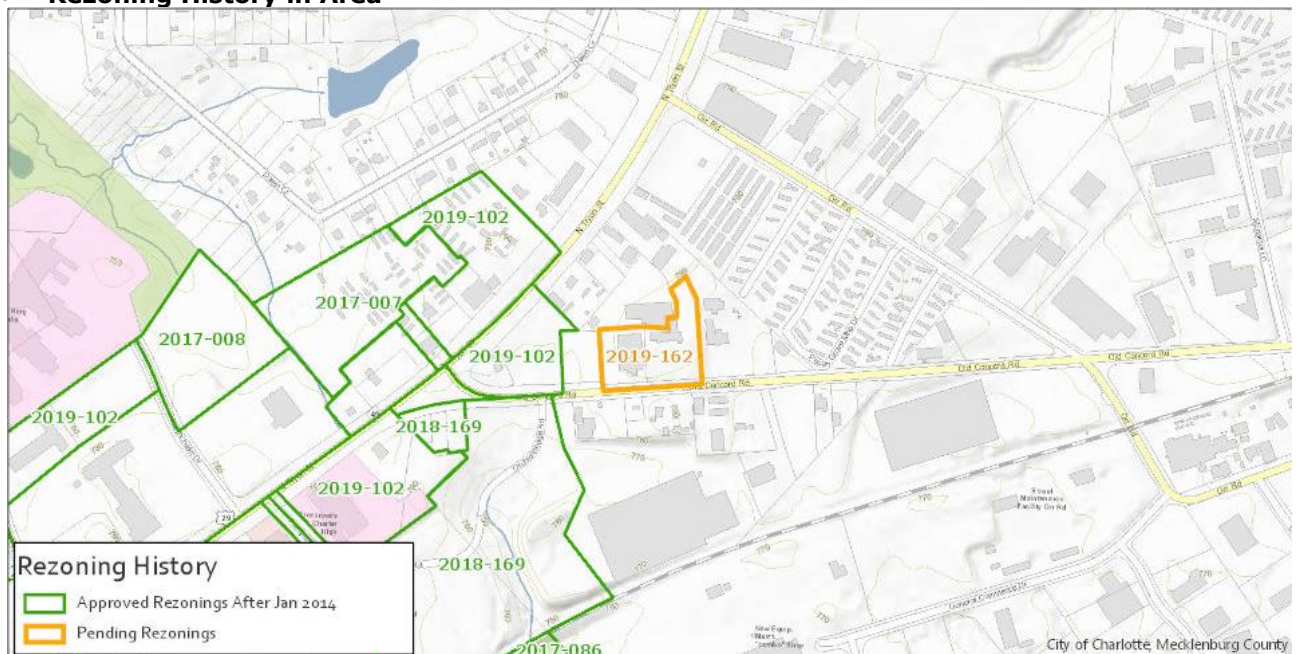


Streetview looking north at subject property from Old Concord Road.



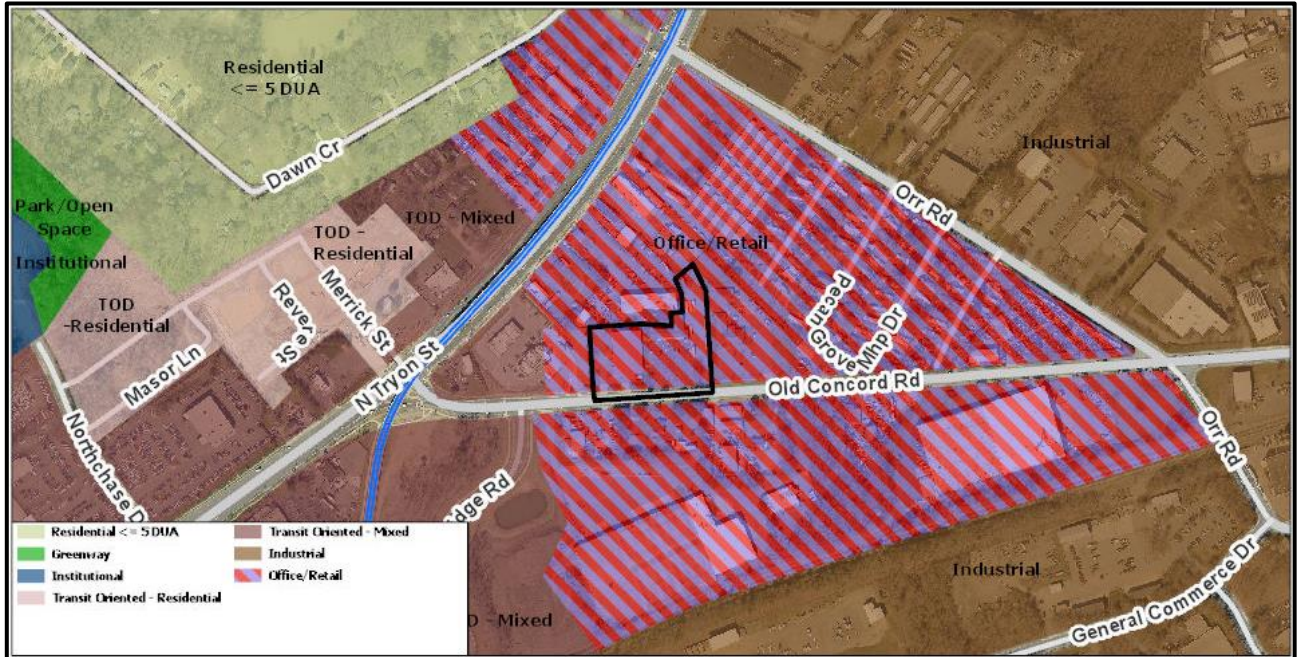
Streetview image of representative land uses immediately surrounding subject property.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Citywide rezoning of multiple parcels in proximity to light rail stations to TOD districts	Approved
2018-169	City-sponsored rezoning petition to translate existing TOD districts to updated TOD districts.	Approved
2017-007	Petition to redevelop site in Hidden Valley neighborhood with affordable multi-family units.	Approved
2018-008	Petition to develop vacant site in Hidden Valley neighborhood with affordable multi-family units.	Approved

- **Public Plans and Policies**



- The *Old Concord Transit Station Area Plan* (2013) recommends the site for office/retail uses.
- The plan is also supportive of transit supportive uses within .5 miles of a transit station.
- **TRANSPORTATION SUMMARY**
 - The site is on a minor thoroughfare and is within ¼ mile of the Old Concord Road LYNX Blue Line Station. CDOT will work with the petitioner during permitting to implement the streetscape in accordance with city ordinance to support the transit-oriented district requested by the petitioner.
- **ACTIVE PROJECTS NEAR THE SITE:**
 - XCLT Orr -Rocky River
 - Cross Charlotte Trail from Orr Road to Rocky River Road plus connectors.
 - Orr Road Extension
 - This project originated from the North East Corridor Infrastructure Program (NECI) planning effort. The project is proposed to provide a new street connection by extending Orr Road from N. Tryon Street to Dawn Circle and to Austin Drive.
 - XCLT Tryon-Orr (Hidden Valley)
 - Cross Charlotte Trail main alignment from Wellingford Street to Orr Road at Tryon Street plus appropriate connectors. Alignment subject to change based on planning phase.
- **TRANSPORTATION CONSIDERATIONS**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 180 trips per day (based on 26,010 SF church).
 - Entitlement: 180 trips per day (based on 26,010 SF church).
 - Proposed Zoning: Too many uses to determine.

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:** See advisory comments at 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 12-inch water distribution main located along Old Concord Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing

8-inch gravity sewer main located along Old Concord Road. See advisory comments at www.rezoning.org

- **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:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
-

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

Planner: William Linville (704) 336-4090