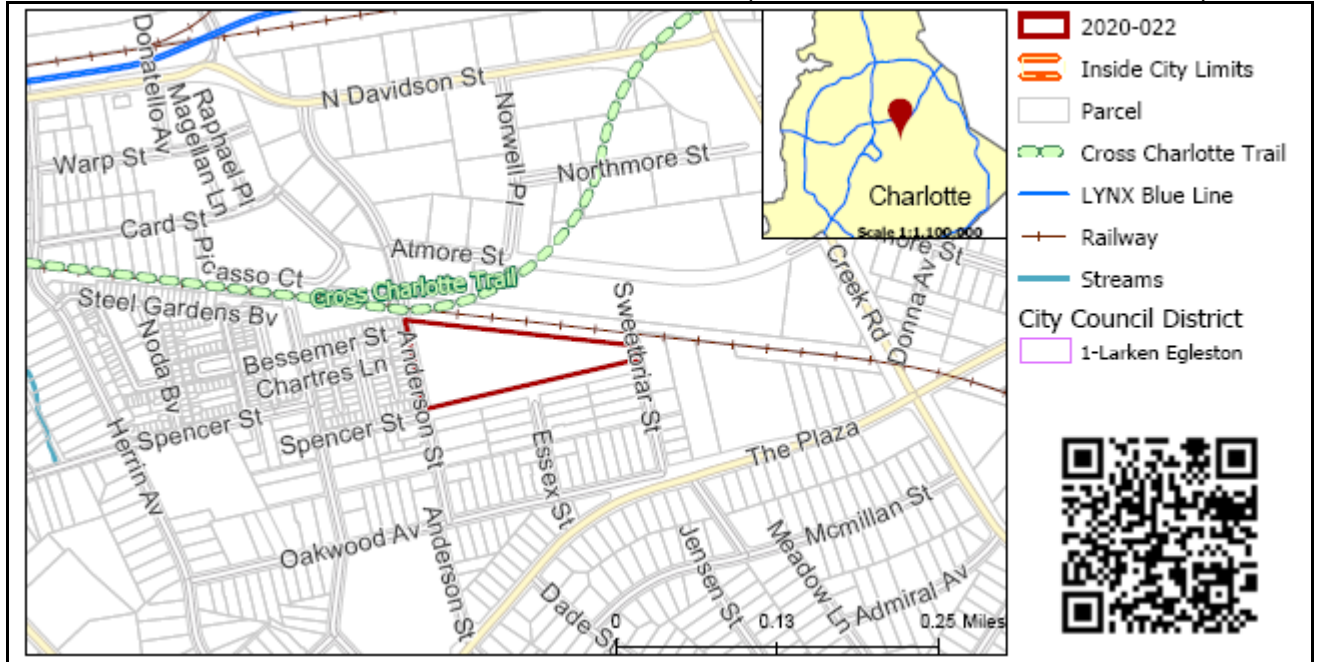


REQUEST

Current Zoning: I-2 (heavy industrial)
Proposed Zoning: TOD-TR (transit transition)

LOCATION

Approximately 4.24 acres located at the northeast intersection of Anderson Street and Spencer Street in the NODA community.



SUMMARY OF PETITION

The petition proposes to redevelop a former industrial parcel in order to allow all uses permitted by-right and under prescribed conditions within the TOD-TR district.

PROPERTY OWNER

Starnes Commercial Properties LLC

PETITIONER

Boulevard Real Estate Advisors

AGENT/REPRESENTATIVE

Ty Shaffer, Robinson Bradshaw

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with *Central District Plan's* (1993) recommendation of industrial land uses at the site.

Rationale for Recommendation

- While inconsistent with the plan's recommendation for industrial uses at the site, the plan acknowledges the likelihood of light rail development and resulting land use changes. The plan states "when a light rail system is built, adjacent land uses will be affected".
- The TOD-TR district is an appropriate transition from higher intensity TOD Districts to adjacent existing neighborhoods. As there is existing TOD-TR to the north and existing single family zoning to the south, TOD-TR is an appropriate district for this site.

- The request for TOD-TR at this site is appropriate as the site is greater than one-half mile but less than one mile walking distance to a transit stop.

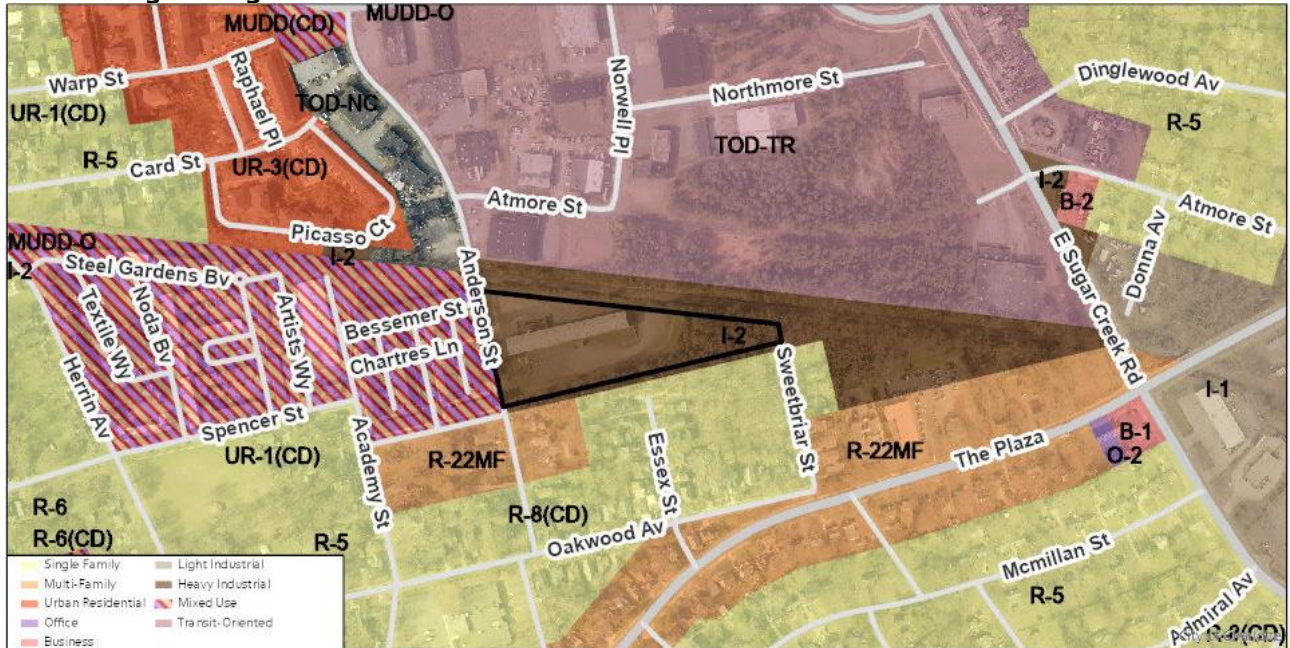
The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial uses to transit-oriented development-mixed for the site.

PLANNING STAFF REVIEW

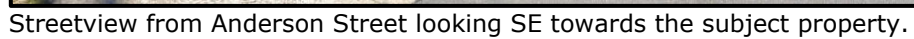
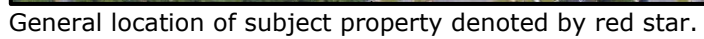
• Proposed Request Details

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

• Existing Zoning and Land Use



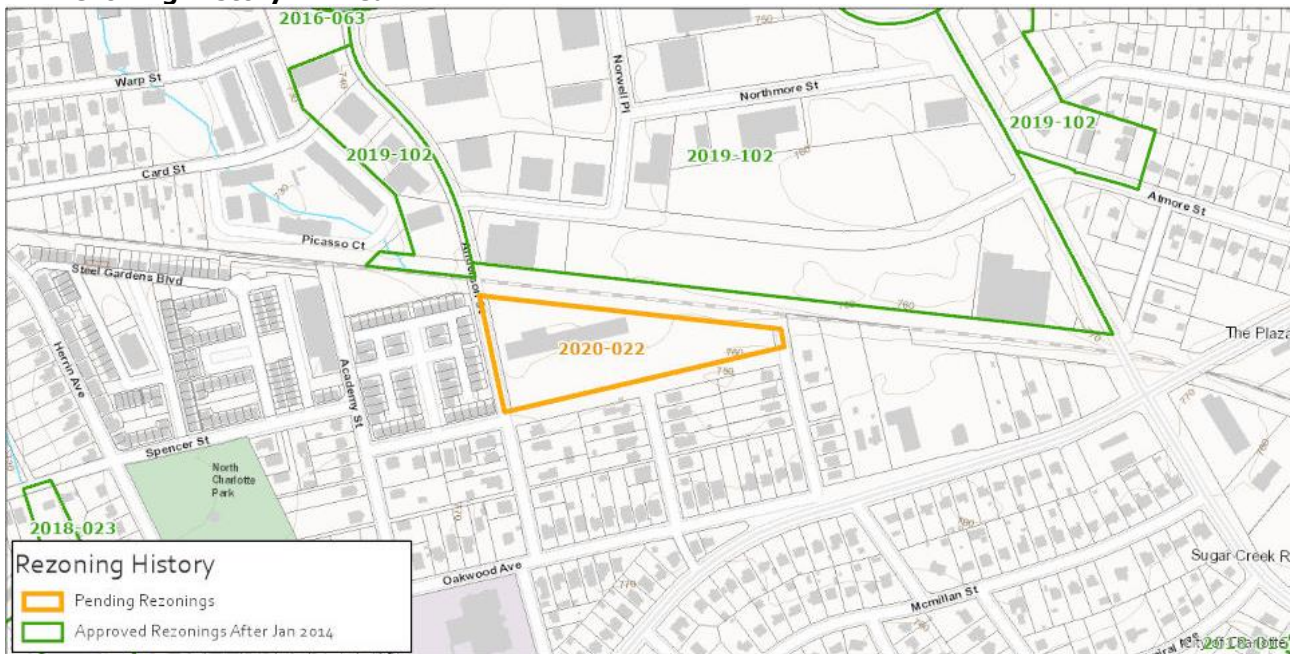
There have been no historic rezonings at the site. The site is generally surrounded by residential land uses of varying density with TOD-zoned parcels to the NE that are still operating with industrial-type land uses.





Streetview from Anderson Street looking SW across from subject property toward recent townhome development.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	City-sponsored petition to rezone parcels proximal to Blue Line transit stations.	Approved
2018-023	Petition to redevelop site to allow all uses permitted in the R-6 district.	Approved
2016-063	Petition to allow for adaptive reuse of existing buildings that are within .5 mile of the Sugar Creek transit station.	Approved

- **Public Plans and Policies**



- The Central District Plan (1993) recommends industrial uses for the site.
- **TRANSPORTATION SUMMARY**
 - The site is located on Anderson Street and has additional frontage on unconstructed R/W. Anderson Street is lacking curb, gutter, and sidewalk along the site's frontage. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with city ordinance.
- **Active Projects:**
 - XCLT Bike Boulevard
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 80 trips per day (based on warehouse land use)

Entitlement: 150 trips per day (based on 63,600 SF of industrial uses).

Proposed Zoning: Too many uses to determine.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **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:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Anderson Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Anderson Street. 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:** See advisory comments at www.rezoning.org
 - **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.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090