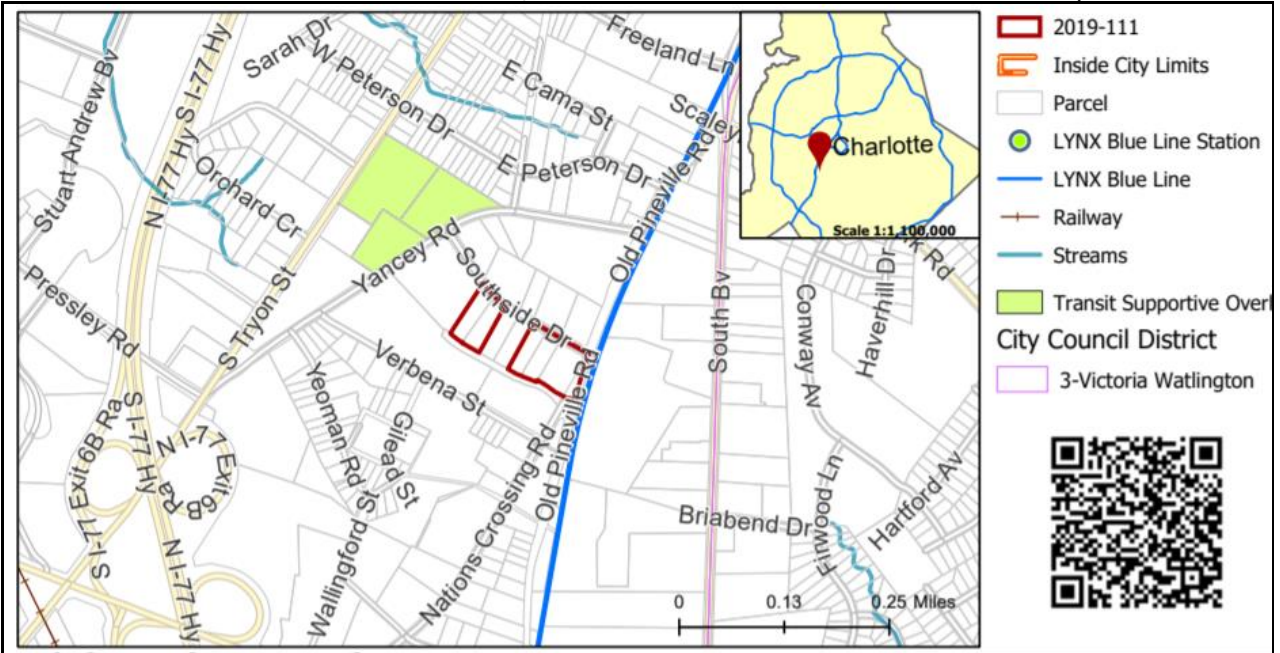


REQUEST

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

LOCATION

Approximately 4.1 acres located on the south side of Southside Drive, west of Old Pineville Road and east of Yancey Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-TR (transit transition) district in an existing warehouse building currently in use as a fitness/health club facility.

PROPERTY OWNER

DC Property LLC; Elizabeth Funck; Beacon Partners; Stewart Fastener Corp.

PETITIONER

Hive Fitness, LLC

AGENT/REPRESENTATIVE

Brian Smith/Urban Design Partners
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 **inconsistent** with the *Scaleybark Station Area Plan (2008)* recommendation for office/industrial warehouse-distribution.

Rationale for Recommendation

- The site is just under a ½ mile walk to Scaleybark Station on the LYNX Blue Line.
- The property directly across Old Pineville Road is zoned TOD-TR.
- Use of conventional TOD-TR (transit transition) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *Scaleybark Station Area Plan*, from office/industrial warehouse-distribution to transit oriented development - mixed for the site.

PLANNING STAFF REVIEW

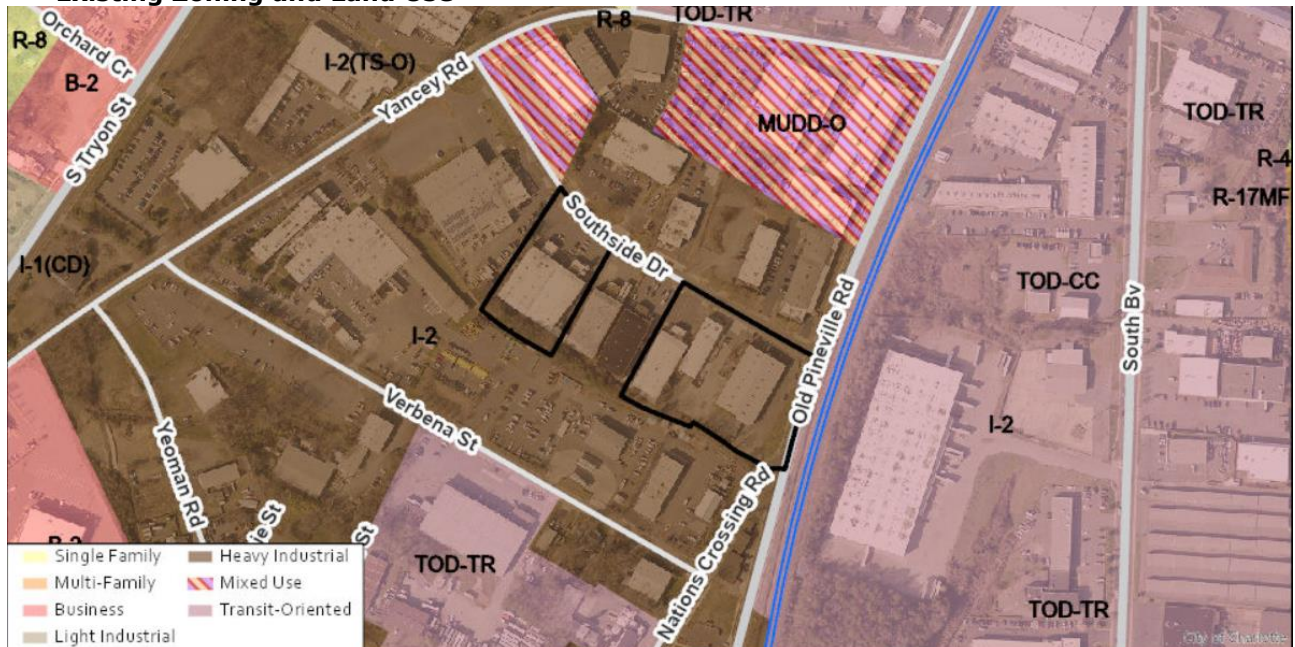
• Background

Rezoning petition 2019-111 was originally submitted with a request to rezone the site to MUDD-O (mixed use development, optional) in order to allow all uses in the MUDD (mixed use development) district in an existing warehouse building currently in use as a fitness/health club facility. A community meeting was held on October 1, 2019 with 4 attendees. The petition was in deferral status for several months. The petition has since been changed to a conventional request to TOD-TR with additional acreage.

• Proposed Request Details

This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-TR (transit transitional) zoning district. Uses allowed in the TOD-TR district include residential, commercial, institutional, and government uses.

• Existing Zoning and Land Use



- The site is zoned I-2 and developed with warehouses used for office/distribution, health/fitness facility, and microbrewery purposes. The site is immediately surrounded by warehouses used for office, office/distribution, microbreweries, indoor recreation on properties zoned I-1(CD), I-2, I-2(TS-O), MUDD-O, TOD-TR, and TOD-CC districts.



The site (including pic above) is developed with warehouses used for office/distribution, fitness facility, and microbrewery. The site is surrounded by a mix of office/distribution warehouses, retail, and entertainment uses.

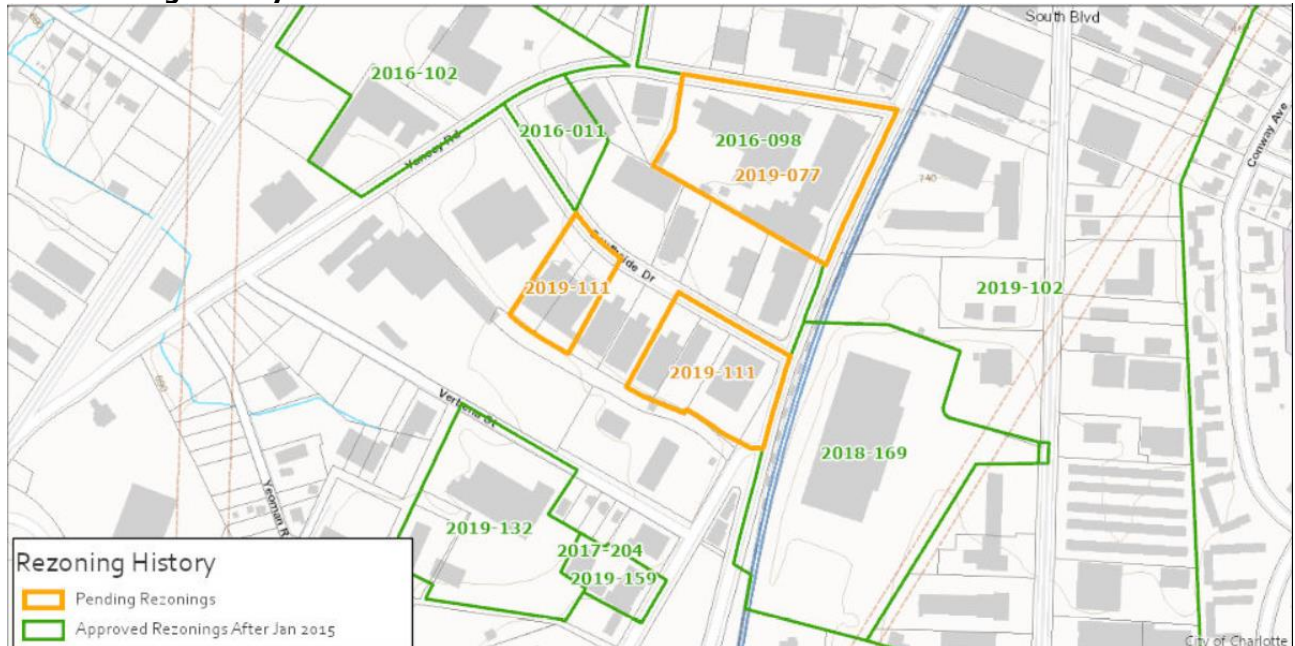


West, along Southside Drive, are microbreweries, indoor entertainment uses, and office/warehouse uses.



Along Old Pineville Road are office/distribution warehouse uses.

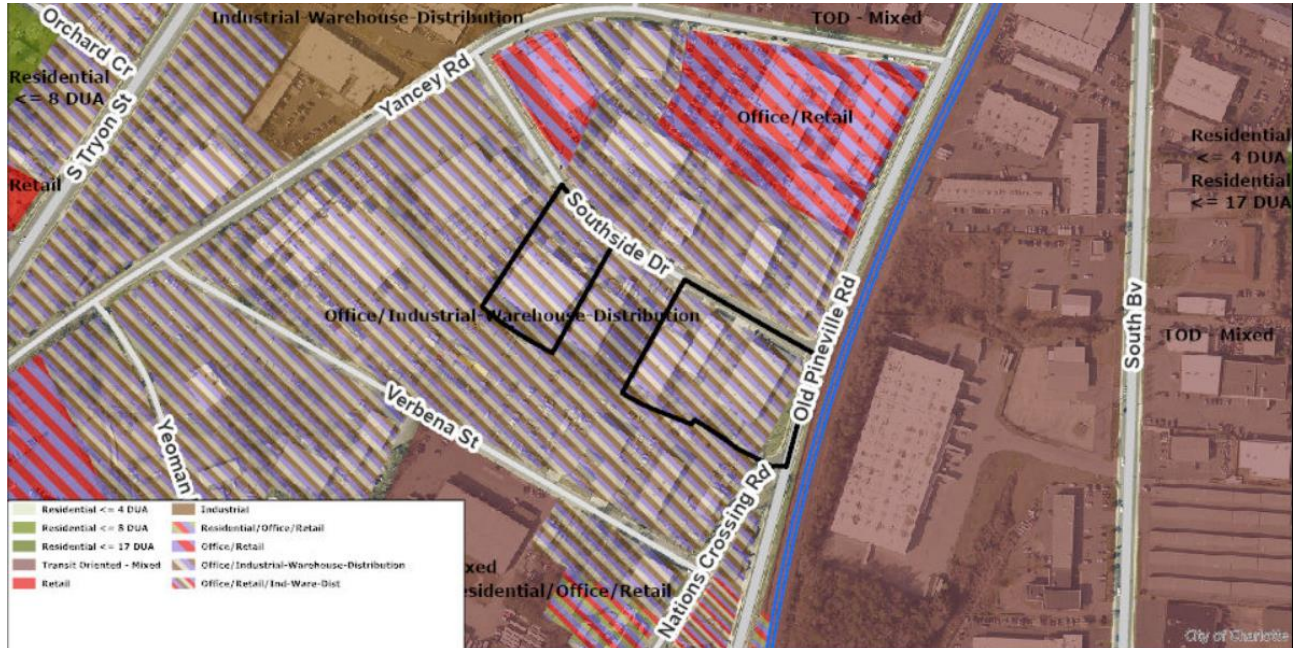
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-159	Rezoned 0.95 acres from MUDD(CD) to TOD-TR to allow all uses in the TOD-TR.	Approved
2019-132	Rezoned 5.90 acres from I-2 to TOD-TR to allow all uses in the TOD-TR.	Approved
2019-077	MUDD-O SPA to allow up to 334,000 square feet of permitted uses.	Pending
2018-169	Amendment to the Zoning Ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. These 4 new districts are the first phase of the City's Unified Development Ordinance.	Approved
2017-204	Rezoned 0.95 acres from I-2 to MUDD(CD) to reuse an existing building and allow the development of a new 3	Approved

	story building with an overall total of 29,390 square feet to allow a mix of residential and non-residential uses.	
2016-102	Rezoned 9.52 acres from I-2 to I-2 TS-O to allow the expansion of the existing uses associated with the Olde Mecklenburg Brewery.	Approved
2016-098	Rezoned 5.1 acres from I-2 to MUDD-O to allow reuse of 3 existing industrial warehouse buildings for all uses in the MUDD.	Approved
2016-011	Rezoned 1.18 acres from I-2 to MUDD-O to allow the reuse of an existing 17,455 square foot industrial warehouse building for all uses allowed in the MUDD.	Approved

- **Public Plans and Policies**



- The *Scaleybark Station Area Plan* recommends Office/Industrial-Warehouse-Distribution for this site.

TRANSPORTATION CONSIDERATIONS

- The site is located on a local road east of a minor thoroughfare and is located approximately ½ of a mile from the Scaleybark 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:
 - There are no active projects near the vicinity of the site.
 - No outstanding issues.
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 300 trips per day (based on 14,830 square foot health/fitness club).
Entitlement: 300 trips per day (based on 14,830 square foot health/fitness club).
Proposed Zoning: Too many uses to determine (based on proposed TOD-TR).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org regarding need for affordable housing in the City of Charlotte.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Southside Drive. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer

system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water’s Little Fieldcrest Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. There is an anticipated completion date of early-2020. See advisory comments at www.rezoning.org

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

OUTSTANDING ISSUES

- None.
-

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

Planner: Claire Lyte-Graham (704) 336-3782