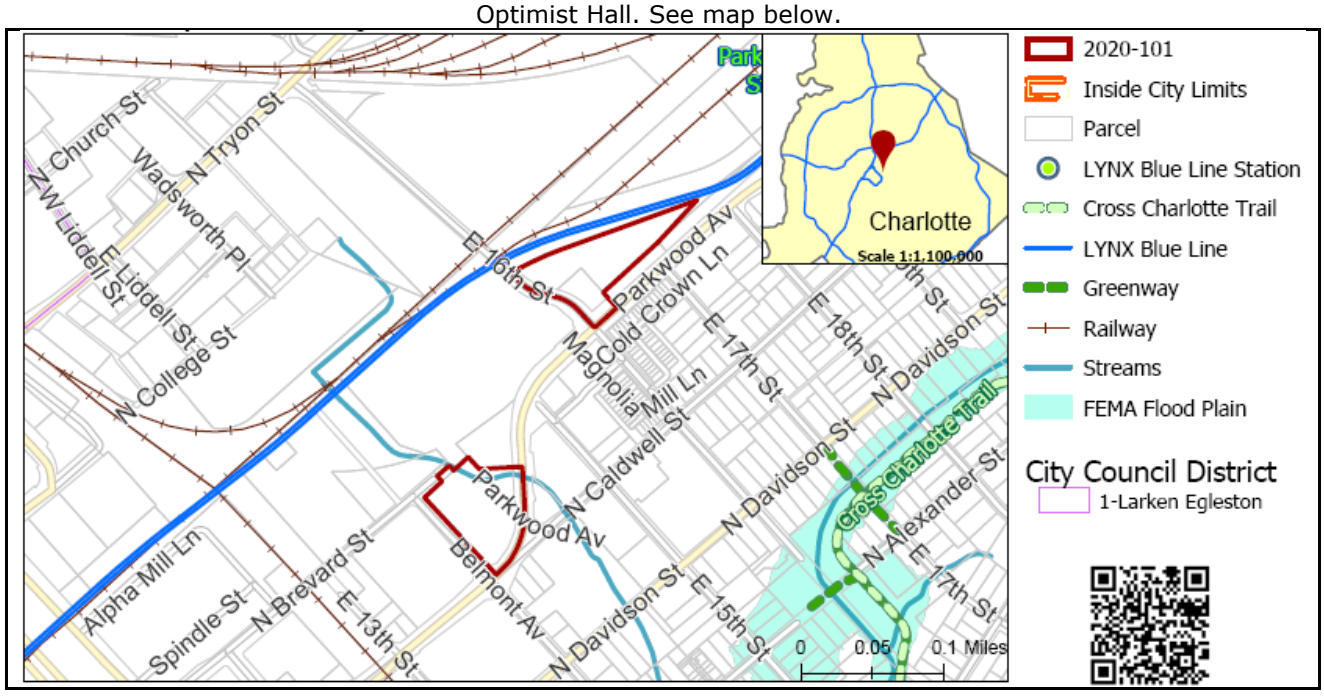
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-101
Final Staff Analysis
November 16, 2020

REQUEST	Current Zoning: TOD-M(O) & I-2 (transit oriented development, mixed, optional; industrial) Proposed Zoning: TOD-UC (transit-oriented development, urban center)
LOCATION	Approximately 4.005 non-contiguous acres between three (3) parcels, all located in the Optimist Park community in the vicinity of Optimist Hall. See map below.



SUMMARY OF PETITION	The petition proposes to rezone three (3) jointly owned parcels from heavy industrial and transit-supportive districts to a conventional, transit-supportive zoning district that would permit the site to be developed with any singular use or mixture of transit-supported uses permitted either by-right or under prescribed conditions.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	White Point Paces Partners, LLC; WPP Block Owner II, LLC White Point Paces Partners, LLC John Carmichael, Robinson Bradshaw
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **consistent** with the *Parkwood Station Area Plan's* (2016) recommendation for transit-oriented uses but **inconsistent** with recommended office/retail/industrial-warehouse-distribution uses for one of the three parcels. Rationale for Recommendation • This petition's request for transit-oriented development zoning achieves the Plan's land use policy of promoting a mix of transit-supportive land uses through new development and redevelopment.

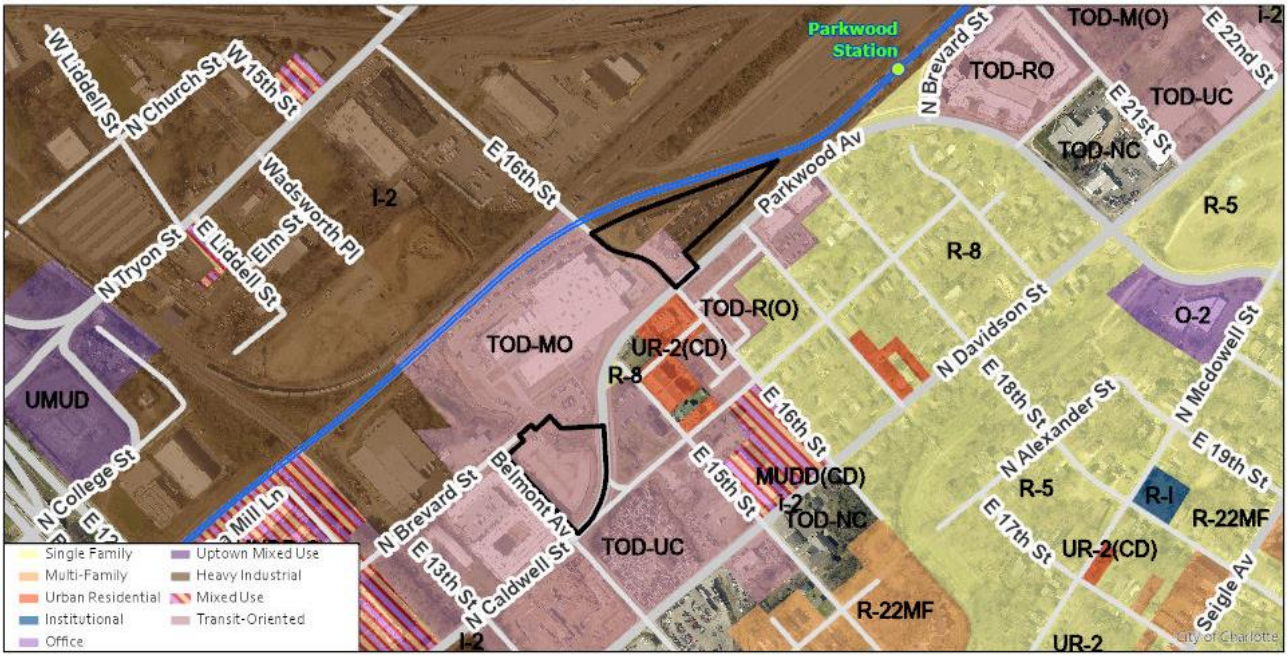
- The request is consistent with adjacent zoning and land uses around the southwestern portion of the intersection of Parkwood Avenue and E. 16th Street.
- The TOD-UC district may be used in any transit station area or near a streetcar stop where high intensity transit-oriented development is appropriate.
- The TOD-UC district is not appropriate for sites adjacent to single-family zoning districts or uses. These parcels are not adjacent to any single family uses.
- The area plan recommends employment-based land uses, such as industrial, office and retail uses on the parcels north of North Brevard Street and adjacent to the rail yard between East 13th and East 24th streets. A proposed TOD-UC district would likely generate office and retail uses on the parcel that falls within this area.

The approval of this petition will revise the adopted future land use for one parcel as specified by the *Parkwood Transit Station Area Plan* from office/retail/industrial-warehouse-distribution to TOD 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 majority of Area 2, outlined in the map below, was part of the Optimist Hall rezoning (2016-029) while a small portion of the parcel was rezoned to TOD-M(O) with petition 2016-130. A portion of Area 1 closest to the intersection of E. 16th Street and Parkwood Avenue was also included in 2016-130. Above the Blue Line are mostly industrially zoned with uses complimentary or supporting the rail yard to the northeast of this petition. Below the Blue Line is a more diverse mixture of uses including transit supportive uses around Optimist Hall, single family residential, and multi-family.



General location of site(s) illustrated above. Area 1 (top) contains two of the three parcels related to this petition.

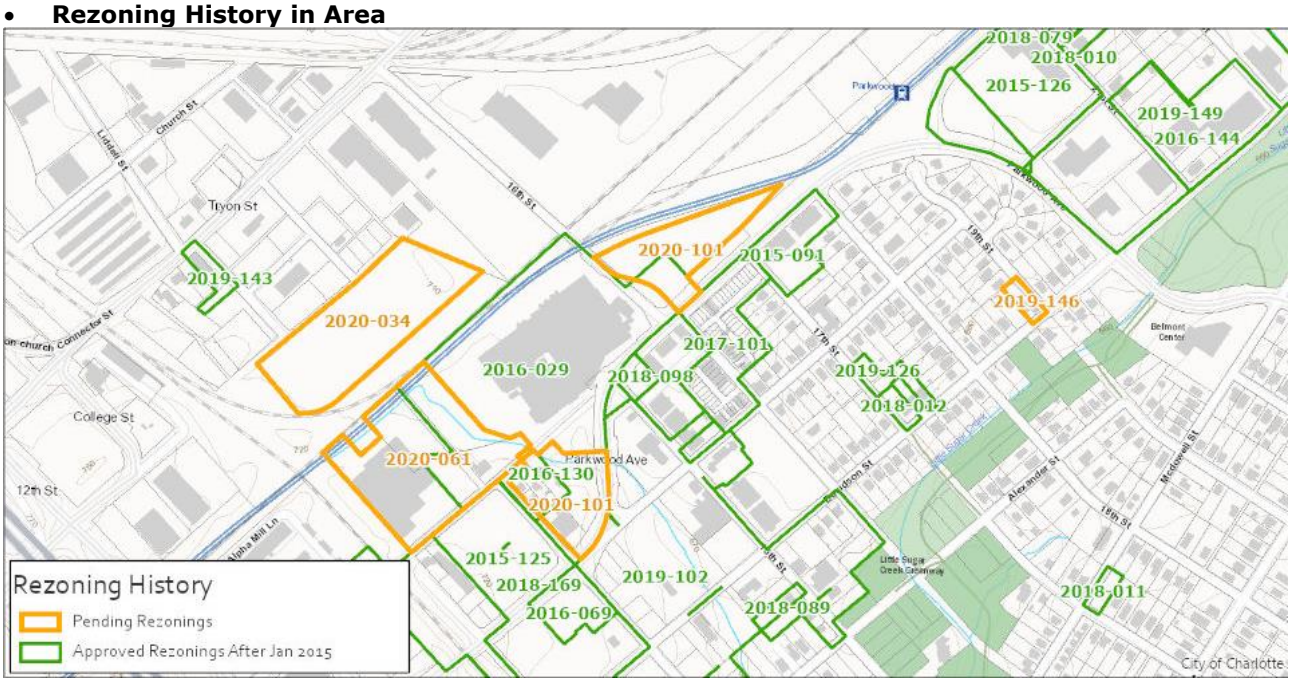


Area 1 (which contains two (2) of three (3) parcels) as seen from E. 16th Street looking north toward the Parkwood Station. This area is currently operating as a surface parking lot for Optimist Hall.



Area 2 as seen from N. Brevard Street looking east. This photo does not reflect existing conditions, as the site is currently operating as surface parking for Optimist Hall.

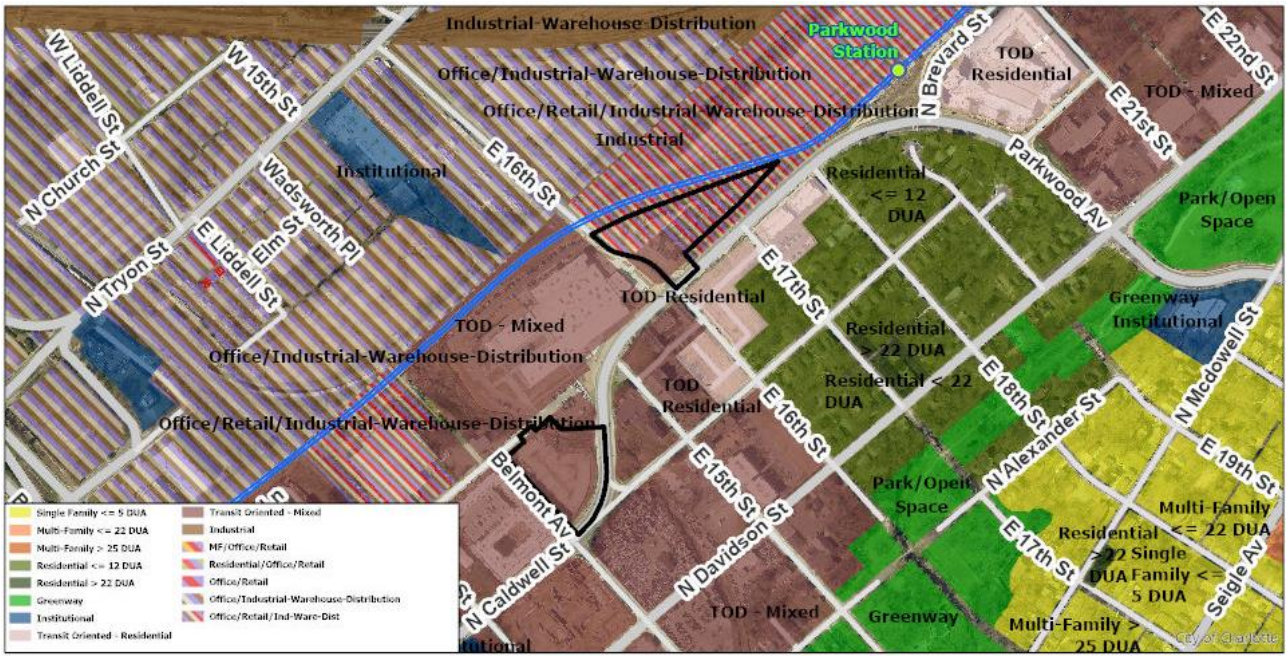
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-061	Request to rezone from industrial to transit-oriented districts.	Pending
2020-034	Request to rezone parcel to MUDD to entitle multi-family project.	Pending
2019-146	Request to rezone parcel into two urban residential districts and to adaptively reuse historic corner store.	Approved
2019-143	Request to rezone in order to adaptively reuse a historic structure for office and retail uses.	Approved

2019-126	Request for urban residential district to provide multi-family units with an affordability component.	Approved
2019-102	City-sponsored TOD rezoning for parcels along Blue Line.	Approved
2019-149, 2018-169, 2018-098 ,2018-079, 2018-010, 2017-101, 2016-069, 2016-029, 2016-130, 2016-144, 2016-144, 2015-125, 2015-126, 2015-091	Petitions all requesting transit-oriented development zoning districts	Approved
2018-089	Request from single-family residential to UR-C district.	Approved
2018-011	Request from single-family zoning district to urban residential.	Approved
2015-024	Request to light industrial transit-supportive overlay.	Approved

- **Public Plans and Policies**



  - The *Parkwood Transit Station Area Plan* (2016) recommends TOD-mixed and office/retail/industrial-warehouse-distribution uses for the site.

- **TRANSPORTATION SUMMARY**
  - The petition is located on E 16th Street (Minor collector) and Parkwood Avenue (major thoroughfare) and inside Route 4. East 16th Street and Parkwood Avenue are maintained by the City of Charlotte. The site is located within the Northeast Corridor Wedge in the Optimist Park Neighborhood Plan Study area. The project is also within the Transit Oriented Development Districts and the Streets Map
  - **Active Projects:**
    - Parkwood Avenue Streetscape
      - Project page: https://charlottenc.gov/Projects/Pages/ParkwoodStreetscape.aspx
      - General Services PM: Sharon Buchanan – sdbuchanan@charlottenc.gov
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant land use).
    Entitlement: Too many uses to determine.
    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:** See advisory comments at www.rezoning.org
- **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 6-inch water distribution main located along Parkwood Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Parkwood Avenue. 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: Will Linville (704) 336-4090