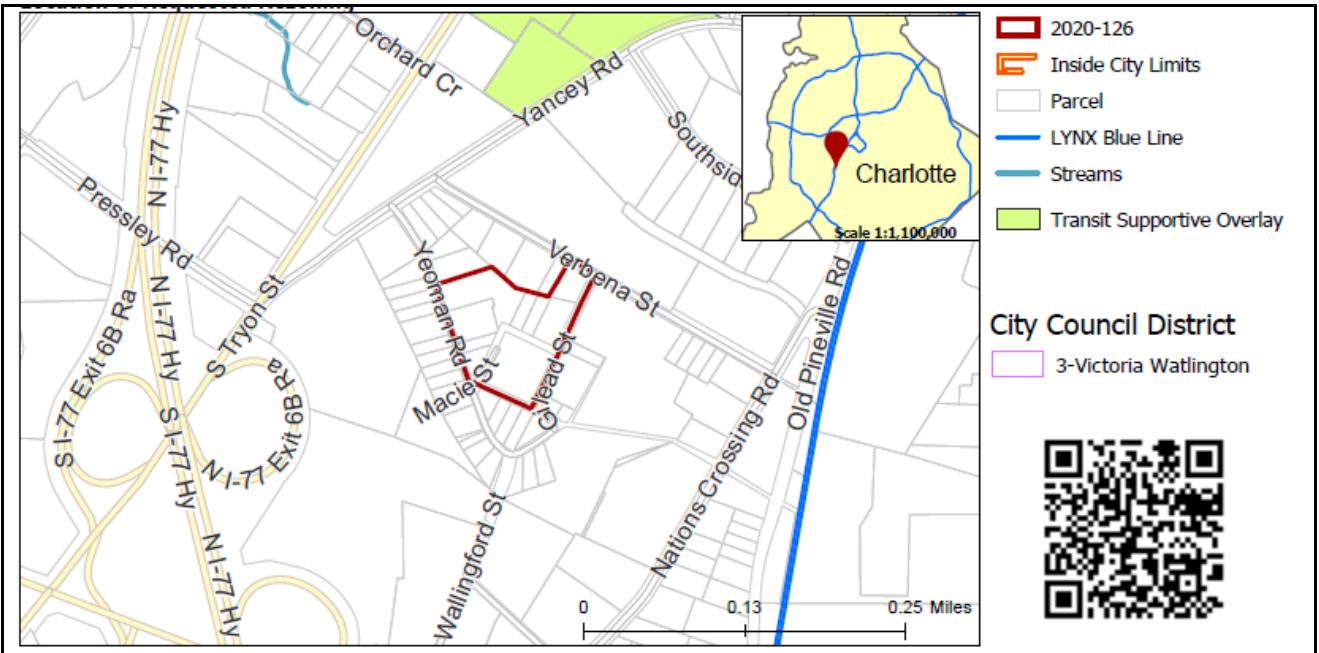


REQUEST

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

LOCATION

Approximately 4.25 acres located along the east side of Yeoman Road, southwest of Verbena Street and west of Old Pineville Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-TR (transit oriented development-transition) on a parcel developed with warehouse buildings located between Old Pineville Road and South Tryon Street.

PROPERTY OWNER

W. Harry Page & Paula R. Page; Nanapop LLC; John R. Williams

PETITIONER

Carolina Capital Real Estate 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 **inconsistent** with the *Woodlawn Station Area Plan (2008)* recommendation for office/industrial warehouse distribution.

Rationale for Recommendation

- The site is just under one mile from Woodlawn Station on the LYNX Blue Line.
- Since the adoption of the plan, TOD and mixed use development has advanced in the Lower South End area in the direction of this parcel significantly.
- The proposal allows a site previously used for industrial/office/warehouse to convert to transit supportive land uses.
- Use of conventional TOD-TR 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 TOD-TR district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

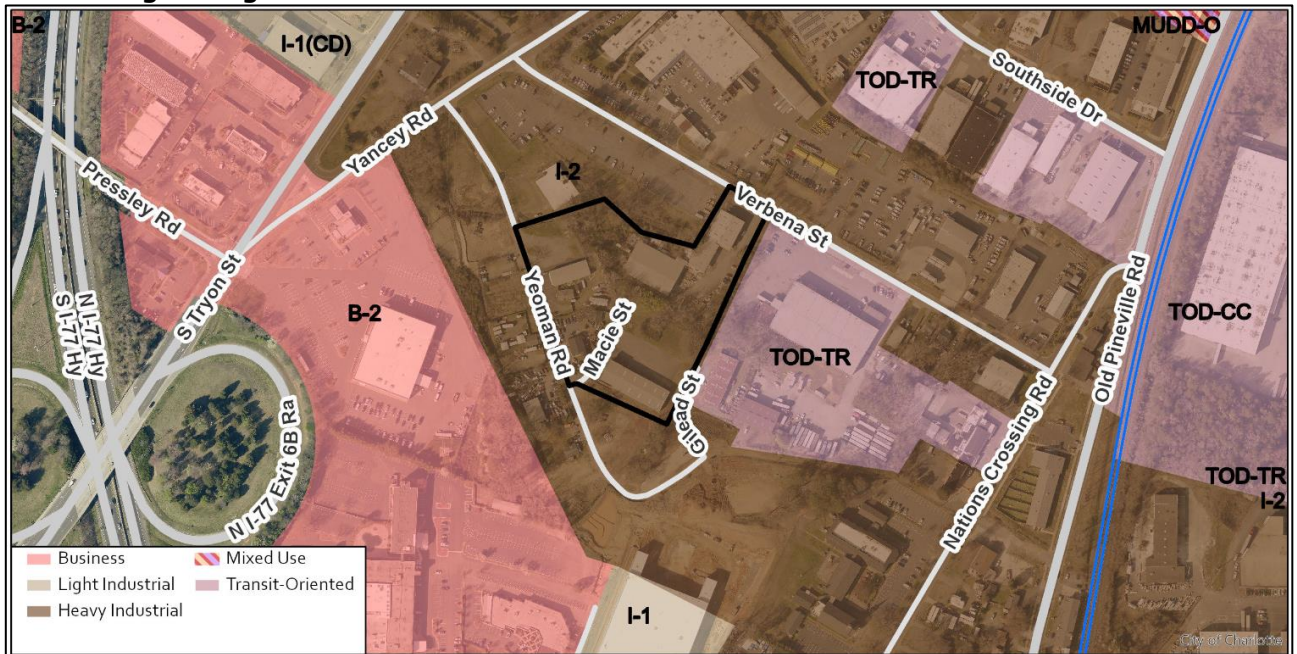
The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Station Area Plan*, from the current recommended office/industrial warehouse distribution uses to transit oriented development uses for the site.

PLANNING STAFF REVIEW

• Proposed Request Details

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

• Existing Zoning and Land Use



- The site is developed with industrial/warehouse buildings and immediately surrounded by industrial/office/warehouse and microbreweries in various zoning districts.



The subject site is developed with office/industrial/warehouse buildings (above and below)

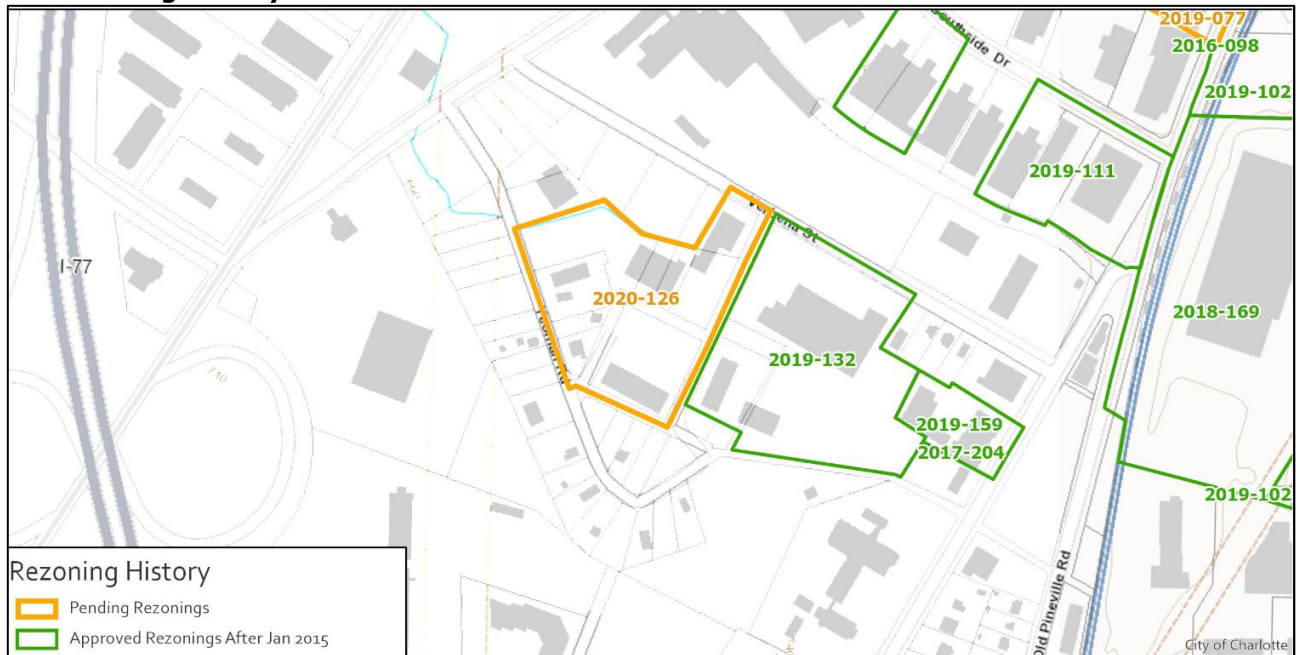


North are office/distribution/warehouse activities.



East are office/industrial/warehouse uses and single family homes.

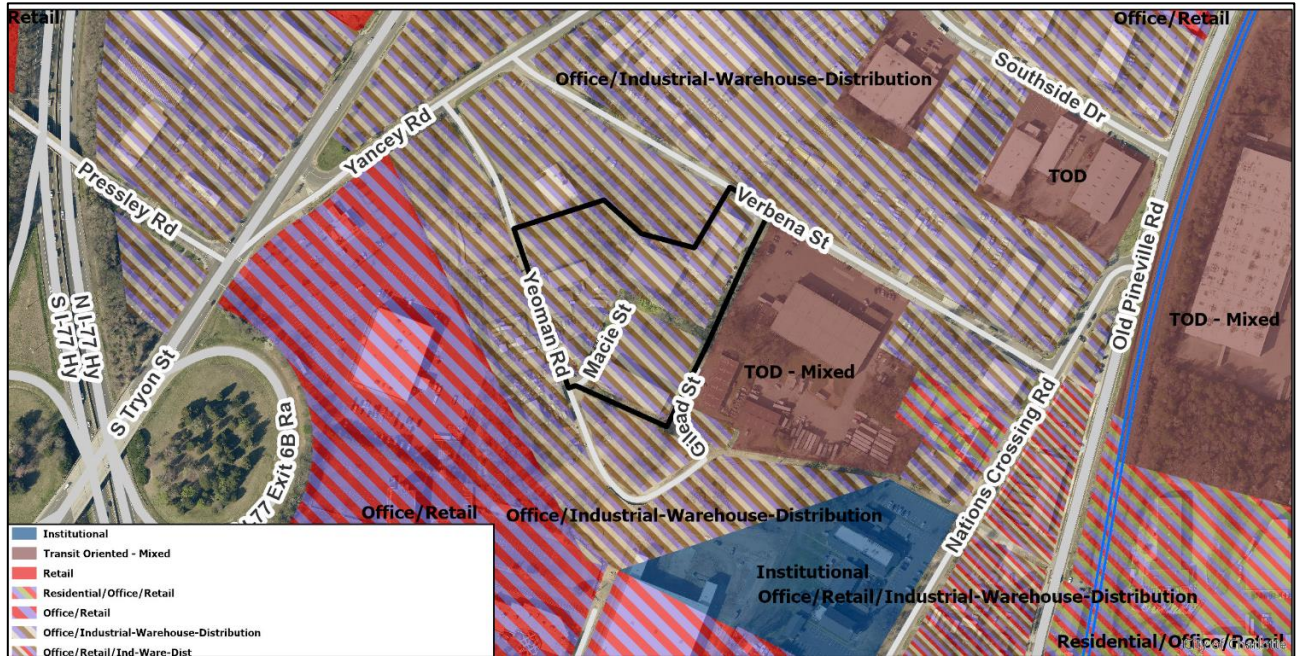
- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-132	Rezoned 5.90 acres from I-2 to TOD-TR.	Approved
2019-111	Rezone 4.1 acres from I-2 to TOD-TR.	Approved
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR.	Approved
2019-077	MUDD-O SPA to allow up to 334,000 square feet of permitted uses.	Pending
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations.	Approved

2017-204	Rezoned 0.95 acres from I-2 to MUDD(CD) to allow reuse of an existing building and allow the development of a new 3 story building with 29,390 square feet to allow a mix of residential and non-residential uses.	Approved
2016-098	Rezoned 5.1 acres from I-2 to MUDD-O to allow reuse of 3 existing industrial warehouse buildings with 74,877 square feet near the Scaleybark Station for all uses allowed in the MUDD.	Approved

• **Public Plans and Policies**



- The *Woodlawn Station Area Plan (2008)* recommends Office/Industrial Warehouse Distribution for the subject site. The plan also references these parcels in Note 6 stating, "Maintain locations for low to moderate intensity office and industrial/warehouse distribution uses. The properties just south of Verbena Street and west of Nations Crossing Road currently have a mixture of office and light industrial uses. The area west of Old Pineville Road and south of the Duke Energy facility has a similar mix of uses. The plan supports maintaining a mixture of office and industrial/warehouse uses at low densities, typically 0.25 floor area ratio (FAR) or less. "

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on two local city-maintained streets, Verbena Street and Yeoman Street. Additionally, Gilead Street, a local city-maintained road, will be extended and improved as a result of the Verbena Multifamily development adjacent to this site. Currently, paper right-of-way exists in, and surrounding, this site and CDOT suggests investigating opportunities for additional pedestrian and vehicular connections. These connections could include, but are not limited to, Gilead Street connection and improvements, improvements within the Macie/Yeoman/Chalmers Street, etc. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated in the TOD-zoned areas.
- A Traffic Impact Study is not necessary for the complete review of this petition. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.
- Active Projects Near the Site:
 - Verbena Multifamily - LDUTOD-2020-00038
 - 273-unit apartment complex.
 - This development has included improvements to adjacent Gilead Street as well as a 12-foot pedestrian connection in the Chalmers Street right-of-way. This development is still in the permitting phase.
- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 105 trips per day (based on 35,012 square feet warehouse/industrial).

Entitlement: 150 trips per day (based on 63,750 square foot warehouse).

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 regarding the need for affordable housing units in Charlotte.
 - **Charlotte Fire Department:** No outstanding issues.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **Charlotte Water:** Water service is accessible for this rezoning boundary. 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 Scaleybark 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. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Verbena Street. See advisory comments www.rezoning.org.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **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.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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