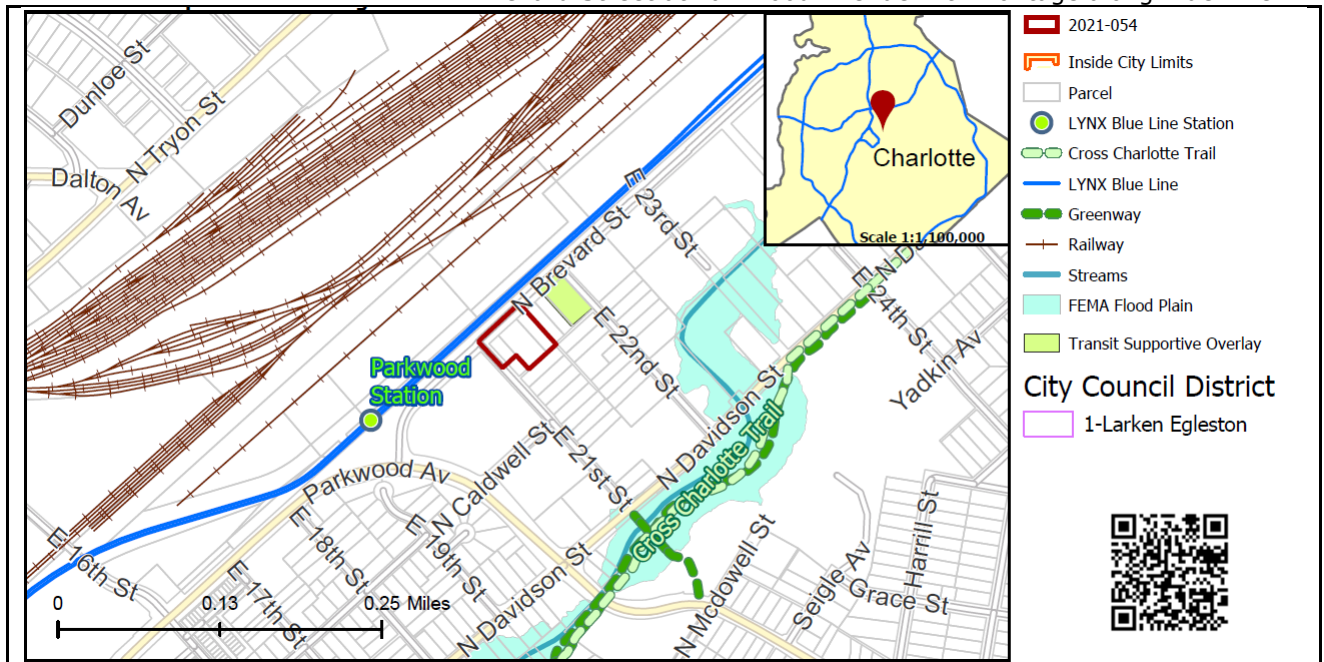


## REQUEST

Current Zoning: TOD-M(O) (transit-oriented development-mixed, optional)  
Proposed Zoning: TOD-UC (transit-oriented development, urban center)

## LOCATION

Approximately .75 acres located near the SW terminus of N. Brevard Street at Parkwood Avenue with frontage along Blue Line.



## SUMMARY OF PETITION

The petition proposes to rezone a three-parcel assemblage to a conventional transit-oriented development district to allow all uses both permitted by-right and under prescribed conditions in the TOD-UC district.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Space Craft, LLC  
Space Craft, LLC  
Stephanie Holland, Bloc Design  
Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *Parkwood Transit Station Plan's* (2013) recommendation for transit-oriented development – mixed uses at the site.

### Rationale for Recommendation

- The requested zoning designation (TOD-UC) is appropriate in that the site is less than a .25-mile walk to the Parkwood Transit Station.
- The requested district is contextually appropriate with existing zoning districts NE of Parkwood Avenue.
- The context and location of the site ensure that existing Belmont and Optimist Park neighborhoods remain protected.

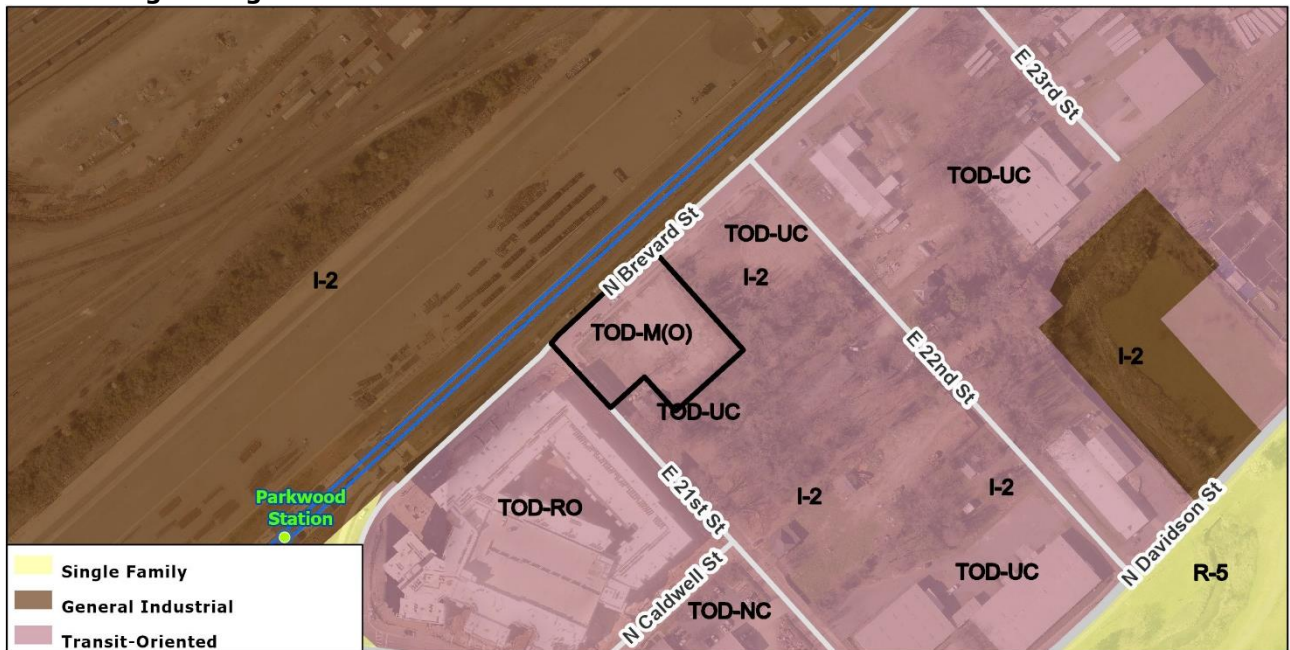
- The request is consistent with the Plan's land use recommendation promoting a mix of transit-supportive land uses (residential, retail, civic, and office) from Parkwood Avenue to East 24th Street.

## PLANNING STAFF REVIEW

- **Proposed Request Details**

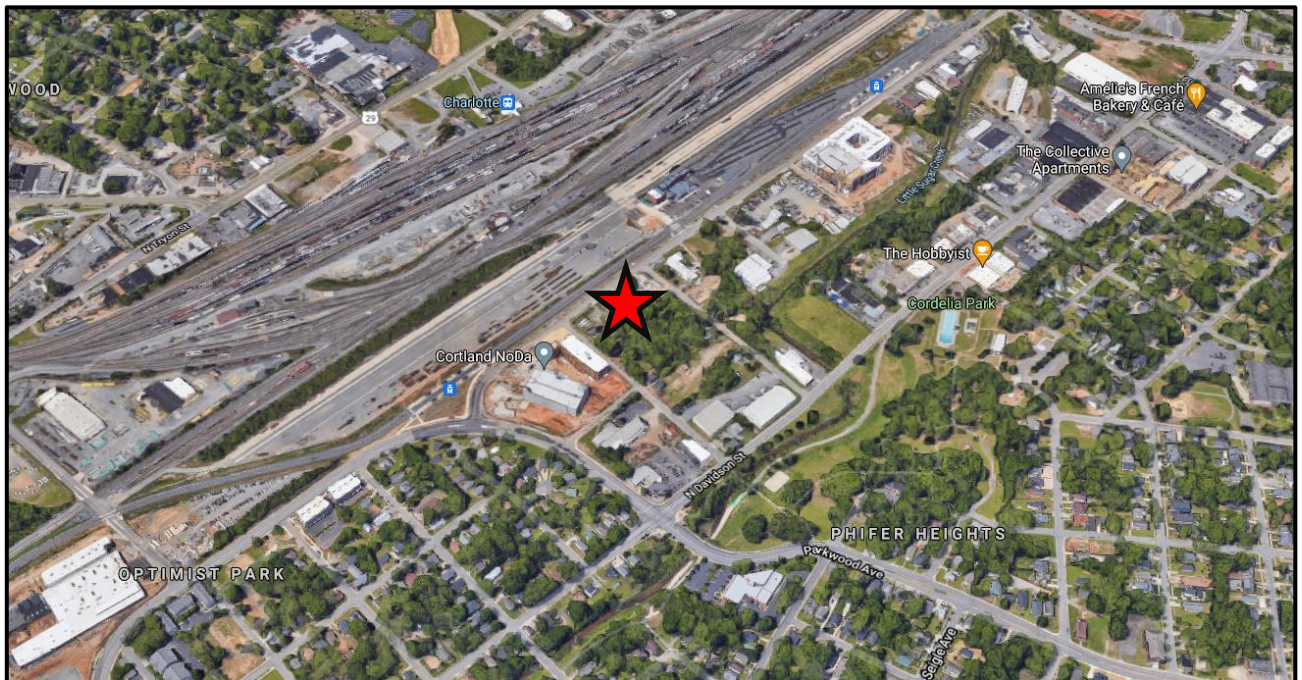
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**

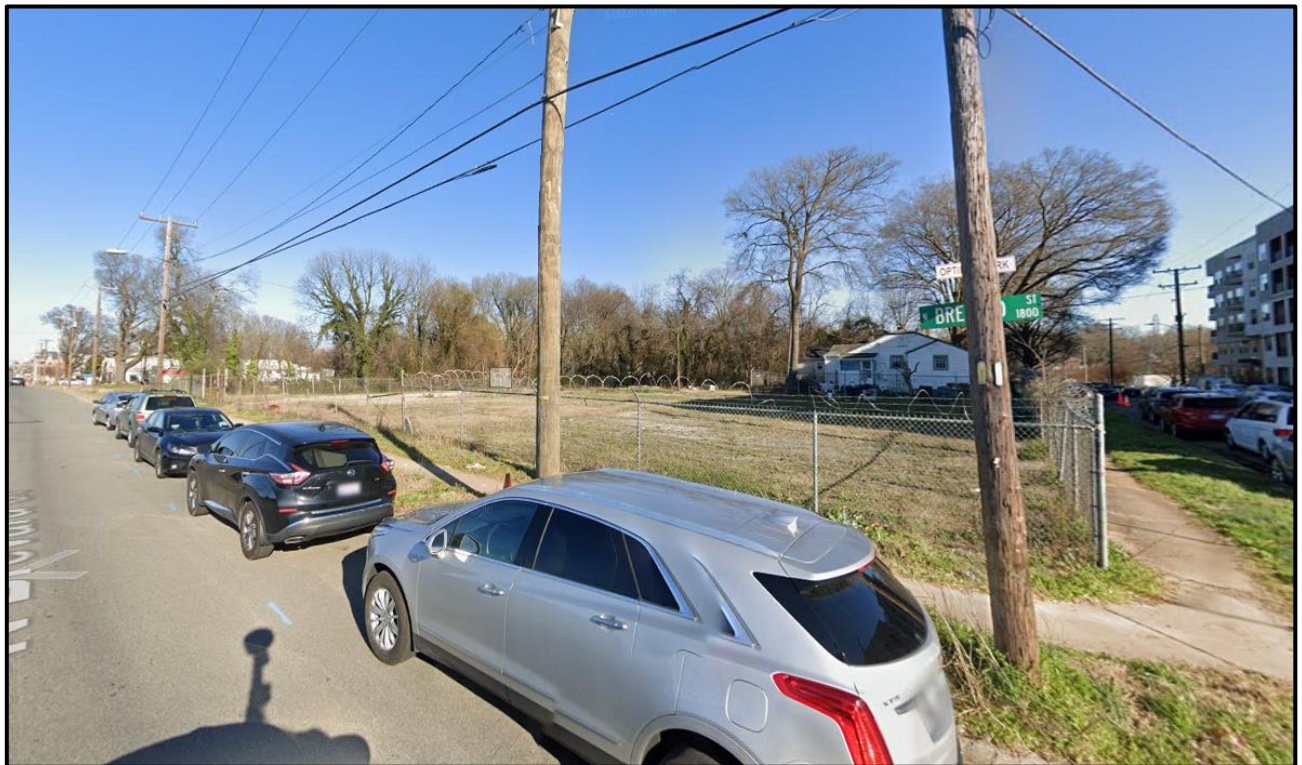


The site was most recently rezoned in 2018 (2018-079) to a mixed transit-oriented development district with options with three-year vesting that entitled the site to all non-residential uses permitted under the TOD-M district. The site is surrounded by TOD-zoned parcels as well as some remnant industrial parcels to the southwest, southeast, and northeast, and by the Blue Line and Norfolk Southern rail yard to the northwest.



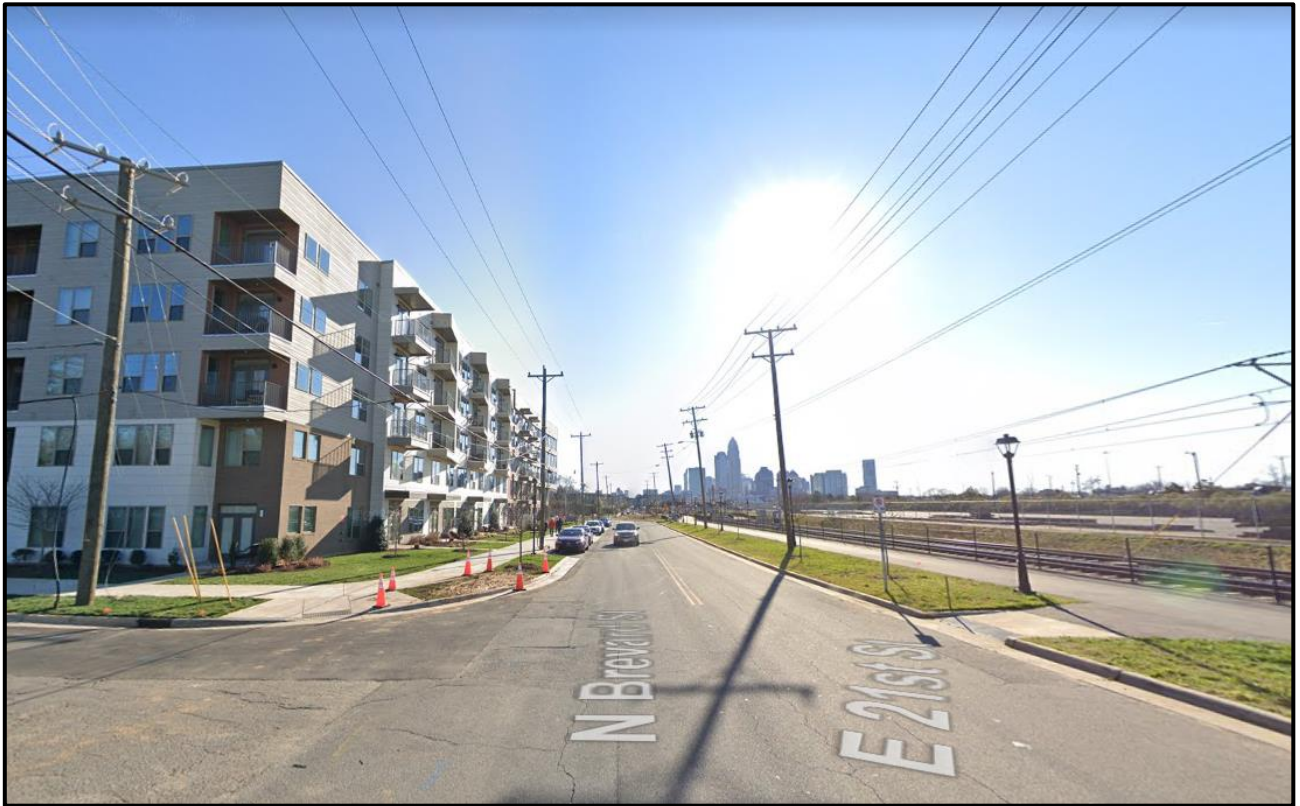


General location of subject property denoted by red star.



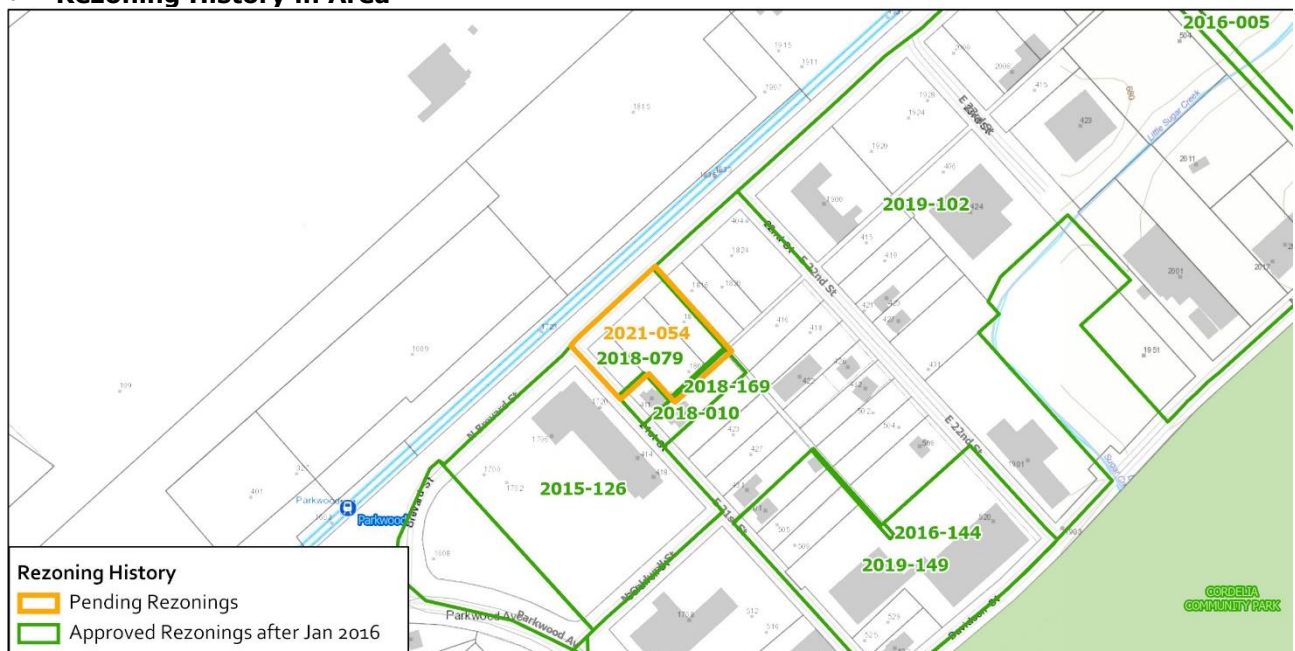
Streetview looking east down N. Brevard toward the subject property. The area that is fenced in is roughly the area petitioning for a rezoning.





Streetview looking west toward Uptown Charlotte. Cortland NoDa is in the foreground.

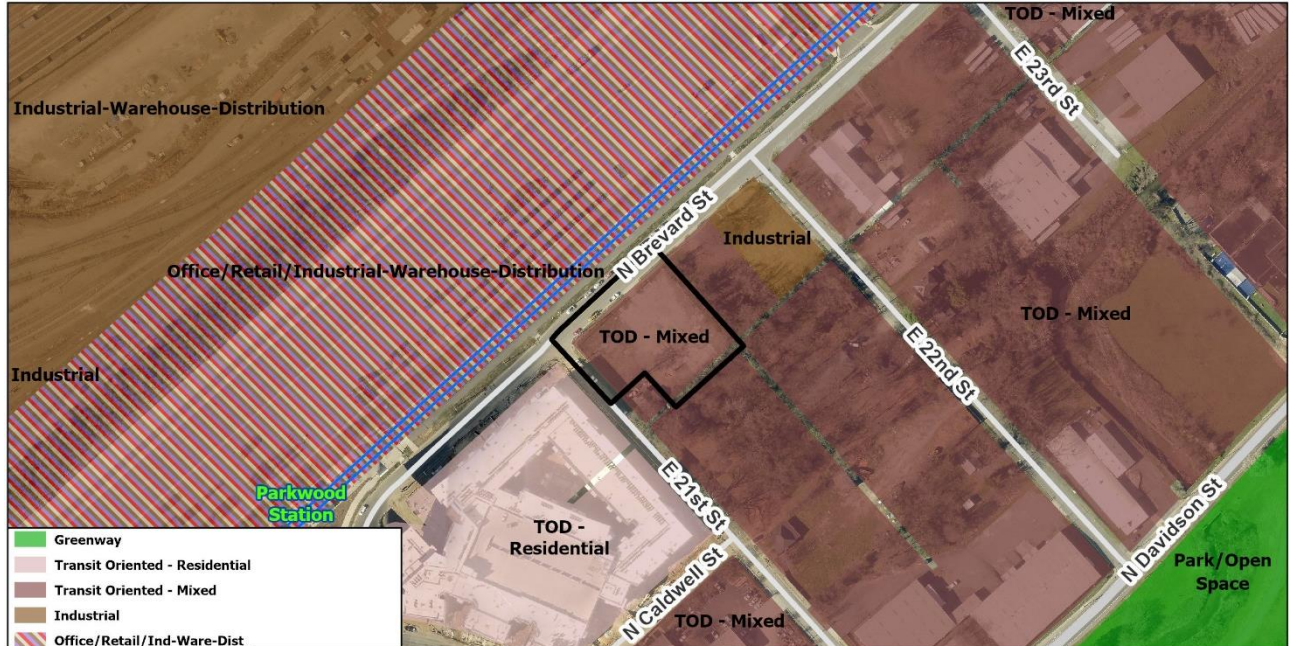
- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-149	Request to rezone to contemporary transit-supportive zoning district (TOD-UC).	Approved
2019-102	City-sponsored rezoning of multiple parcels along Blue Line to transit-supportive zoning districts.	Approved
2018-169	City-sponsored text amendment to modify TOD requirements.	Approved

2018-079	Request to rezone to mixed-use TOD district from heavy industrial.	Approved
2018-010	Request to rezone to mixed-use TOD district from heavy industrial.	Approved
2016-144	Request to rezone to mixed-use TOD district from general business.	Approved
2016-005	Request to rezone to mixed-use TOD district from heavy industrial.	Approved
2015-126	Request to rezone to residential TOD district from heavy industrial.	Approved

- **Public Plans and Policies**



- *The Parkwood Transit Station Plan (2013)* recommends mixed transit-oriented uses for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on North Brevard Street, a City-maintained major collector, and East 21st Street, a City-maintained local street, and is on the same site as previous rezoning petition 2018-079. This site is less than a ¼ mile of the Parkwood Station. The site is requesting a TOD-UC zoning and will be subject to transportation improvements in accordance with the TOD Ordinance and the adopted CDOT Streets Map. 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 with the TOD-zoned areas.

- **Active Projects:**

- N/A

- **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 (based on TOD zoning).

Proposed Zoning: too many uses to determine (based on TOD zoning).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://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 6-inch water distribution main located along N Brevard St. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along N Brevard St. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No comments submitted.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** William Linville (704) 336-4090