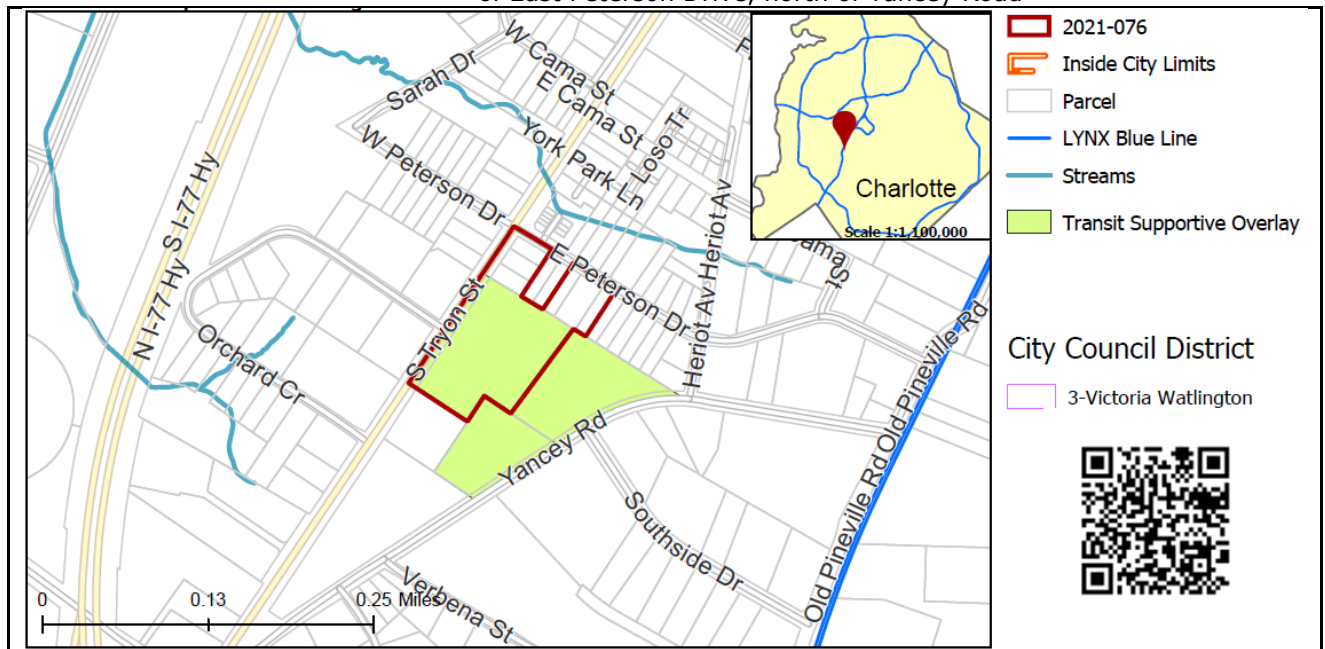


REQUEST

Current Zoning: I-2(TS-O) PED (general industrial, transit supportive optional, pedestrian overlay district), O-2 (office), and R-8 (single family residential)
Proposed Zoning: TOD-NC PED (transit oriented development – neighborhood center, pedestrian overlay district)

LOCATION

Approximately 5.74 acres located at the southeastern intersection of South Tryon Street and East Peterson Drive, and the south side of East Peterson Drive, north of Yancey Road



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-NC (transit oriented development – neighborhood center) zoning district on parcels currently developed with a parking area for the adjacent brewery and single family residential uses.

PROPERTY OWNER

OMB Property Holdings, LLC; OMB Residential Holdings, LLC; and MACA Properties, LLC

PETITIONER

White Point Partners

AGENT/REPRESENTATIVE

Collin Brown

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Scaleybark Transit Station Area Plan* (2008) recommendation of office, industrial-warehouse-distribution, and single family residential uses for this site.

Rationale for Recommendation

- The site is a ½-mile walk from the Scaleybark Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an existing streetcar stop.

- The petition would allow for the redevelopment of the site to transit oriented uses.
- The TOD-NC zoning district maintains the high level of design standards associated with the TOD-UC zoning district, but TOD-NC is more appropriate for this site due to its lesser intensity and proximity to existing residential areas.
- The use of the conventional TOD-NC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD 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 Transit Station Area Plan* (2008), from office, industrial-warehouse-distribution, and single family residential uses to transit oriented development for the site.

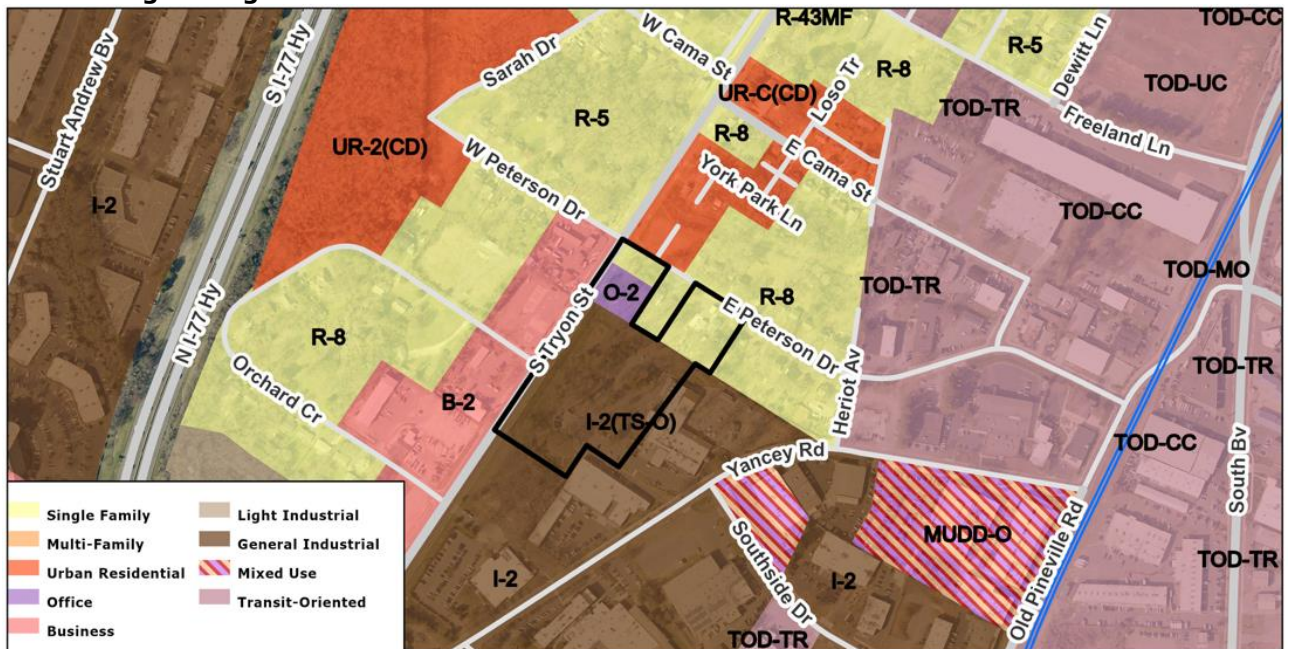
PLANNING STAFF REVIEW

- **Proposed Request Details**

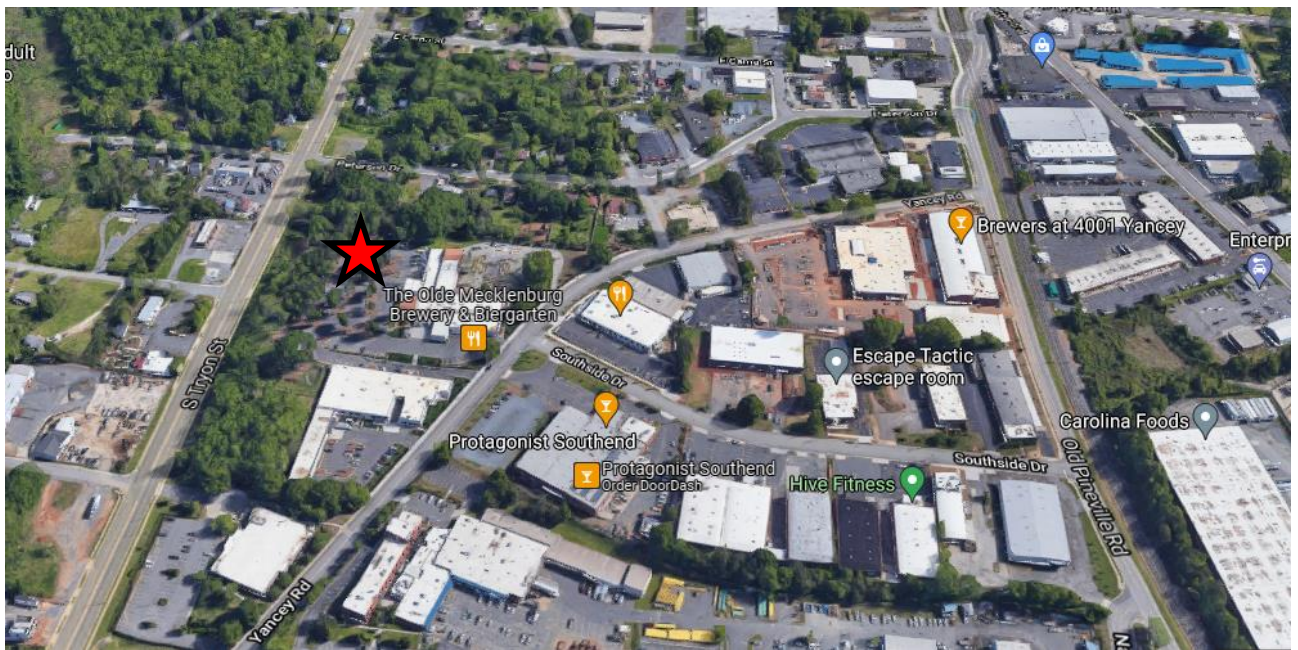
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the TOD-NC (transit oriented development – neighborhood center) zoning district.

- **Existing Zoning and Land Use**



- The portion of the site zoned I-2(TS-O) PED was rezoned in 2016 to accommodate the expansion of existing uses associated with Olde Mecklenburg Brewery.



- The site (red star above) is in an area with residential, industrial, retail, and office uses.



- North of the site are residential and office uses.



- East of the site are industrial and retail uses.



- South of the site are industrial uses.



- West of the site are retail and civic/institutional uses.
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-011	Rezoned 1.173 acres from I-2 to MUDD-O.	Approved
2016-098	Rezoned 5.1 acres from I-2 to MUDD-O.	Approved
2016-102	Rezoned 9.52 acres from I-2 to I-2 (TS-O)	Approved
2018-117	Rezoned 4.02 acres from R-8 and MUDD(CD) to UR-2(CD).	Approved
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented	Approved

	development districts and regulations. The amendment resulted in 3 existing conventional districts translating to the new TOD-CC +.	
2019-102	Rezoned 1,7771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2019-111	Rezoned 4.1 acres from I-2 to TOD-TR.	Approved
2020-004	Rezoned 0.76 acres from R-8 to TOD-TR.	Approved
2020-013	Rezoned 0.613 acres from R-8 to UR-C(CD).	Approved
2020-054	Rezoned 13.27 acres from R-8 to UR-2(CD).	Approved

- **Public Plans and Policies**



- The *Scaleybark Transit Station Area Plan* (2008) recommends office, industrial-warehouse-distribution, and residential uses up to 8 dwelling units an acre for this site.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to East Peterson Drive, a City-maintained local street and South Tryon Street, a State-maintained major thoroughfare. The petition is located in the South Corridor inside Route 4. This site is located less than one mile from the Scaleybark Station. The site is requesting a TOD-NC 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 provide additional forms of connectivity that will provide safe and efficient means of transportation that also complements the high-density TOD-development in the area.
- **Active Projects:**
 - There are no active projects near this site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on tax records).

Entitlement: 335 trips per day (1.11 acres of single family uses and 0.46 acres of office uses).

Proposed Zoning: Too many uses to determine the trip generation.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **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:** Insert location information from memo. No outstanding issues.
 - **City Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry:** No comments submitted.
-

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


Planner: Holly Cramer (704) 353-1902







Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-076

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✓

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>