

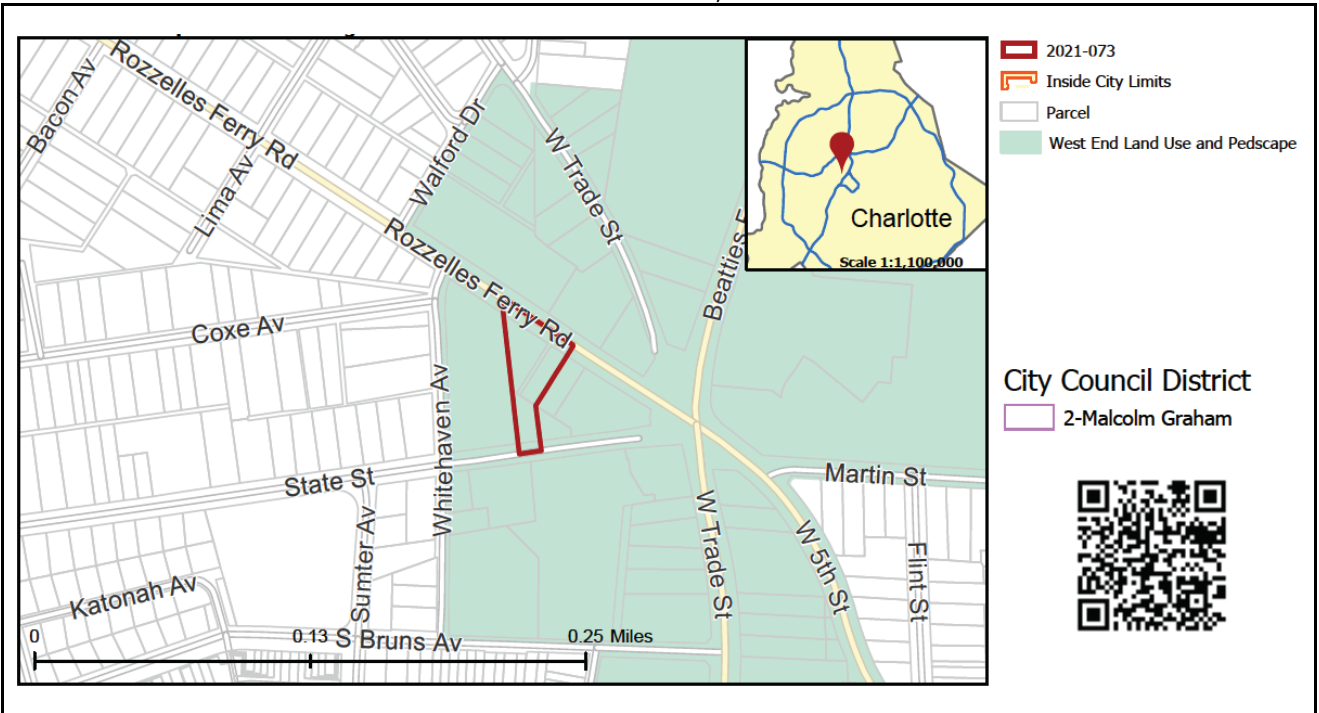
## REQUEST

Current Zoning: B-1 PED (Neighborhood Business, Pedestrian Overlay)

Proposed Zoning: TOD-CC PED (Transit Oriented Development – Community Center, Pedestrian Overlay)

## LOCATION

Approximately 0.5 acres located south of Rozzelles Ferry Road, north of State Street, and west of W Trade Street.



## SUMMARY OF PETITION

The petition proposes to allow redevelopment of a site in the Five Points area with all uses permitted in the TOD-CC district.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Period Design Concepts LLC  
Period Design Concepts LLC  
Michael Doney

## COMMUNITY MEETING

Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the mixed-use (multi-family/office/retail) land use recommendation for this site as per the *West End Land Use and Pedscape Plan* (2005).

### Rationale for Recommendation

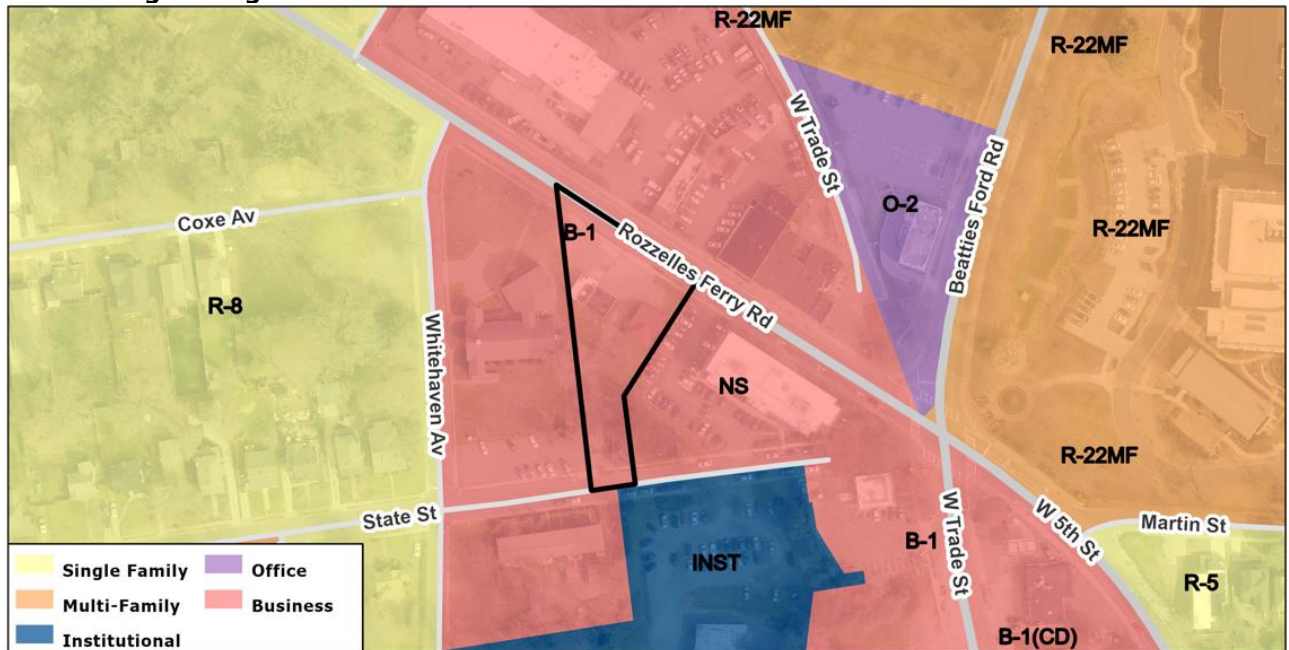
- The petition meets the mix of uses land use recommendation for this site as per the *West End Land Use and Pedscape Plan*.
- The site is within a ¼ mile walking distance from a Lynx Gold Line transit stop.
- The site is less than 300 feet from the West Trade/Rozzelles Ferry CNIP funded Five Points Pedestrian Plaza, set to open in November 2021.

## PLANNING STAFF REVIEW

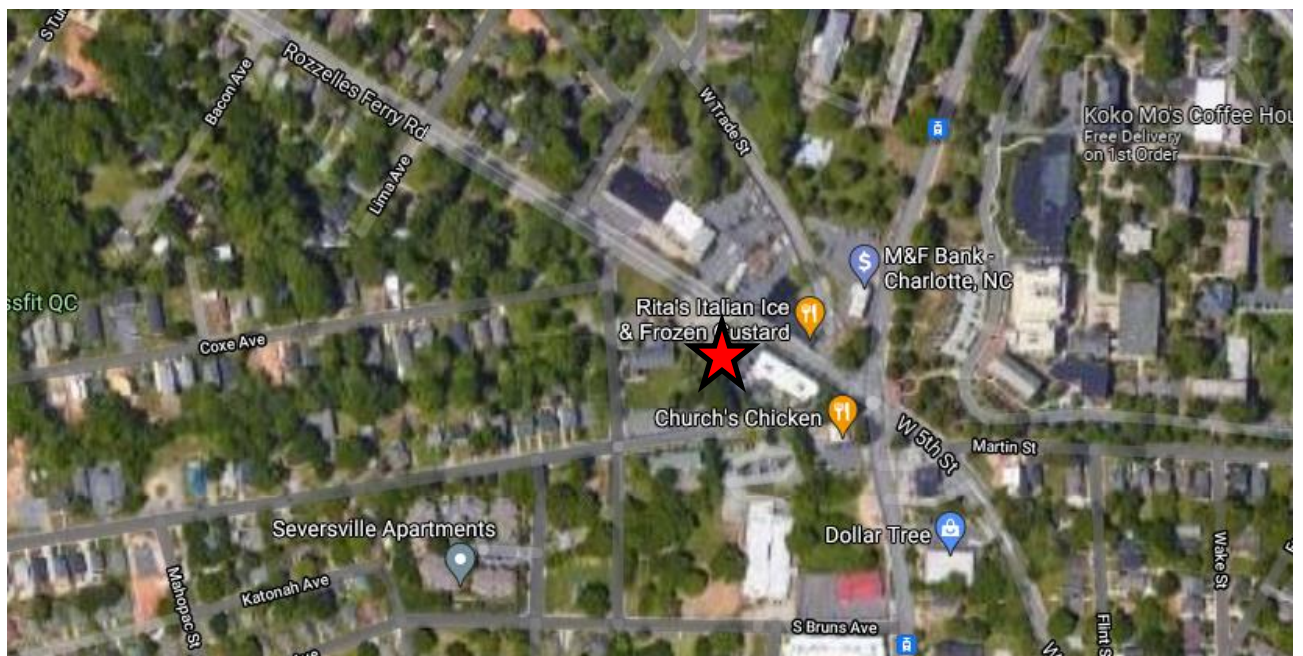
- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



The site is surrounded by a mix of uses in the Five Points area including institutional, commercial, single family residential, and multifamily residential uses.



The site is marked by a red star.





View of the site looking south from Rozzelle's Ferry Road.



View of the site looking north from State Street.



The properties to the north of the site are developed with commercial uses.



The properties to the east of the site are developed with commercial uses.



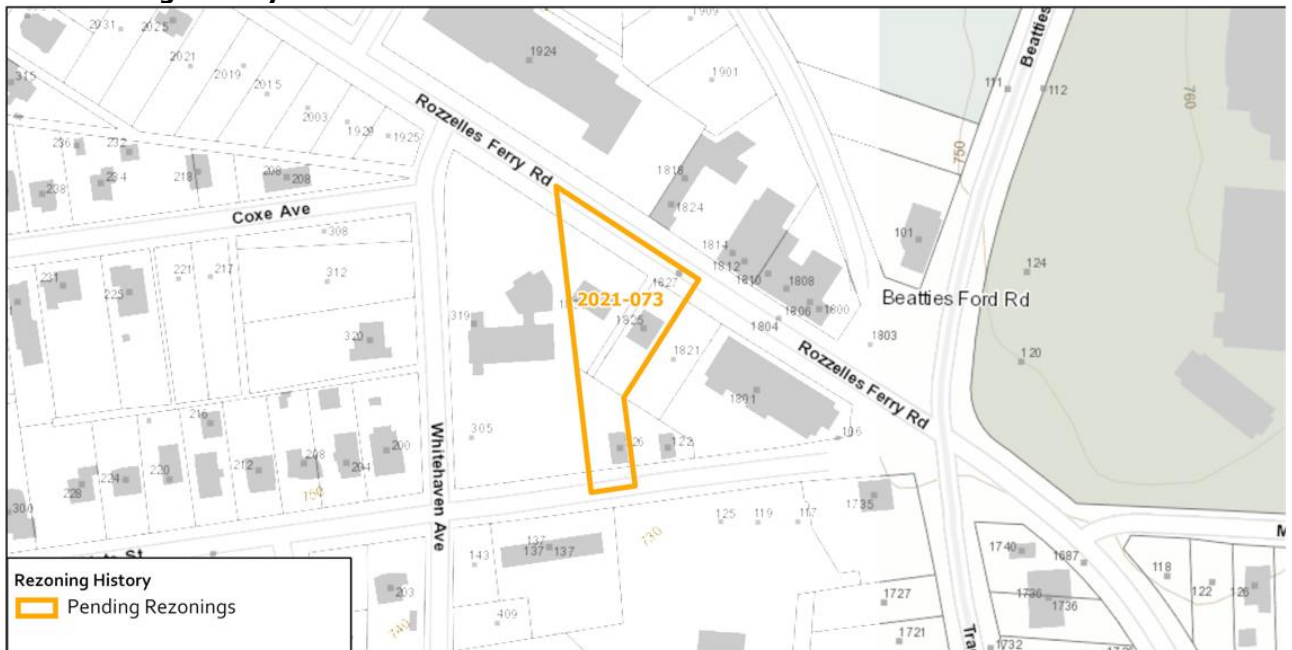


The property to the south across State Street is developed with multifamily residential uses.



The property to the west of the site is developed with an institutional use.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
There have been no recent rezonings in the vicinity of this site.		

- **Public Plans and Policies**



- The *West End Land Use and Pedscape Plan* (adopted 2005) recommends multi-family/office/retail land uses for this site. The site is also within a ¼ mile of a transit stop.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Rozzelles Ferry Road, a City-maintained minor thoroughfare and State Street, a City-maintained minor collector. The petition is located in the Northwest Wedge inside Route 4. There are three active projects near the site: Five Points Plaza CNIP project, State Street Pedestrian Improvements project, and Rozzelles Ferry Road Pedscape project. The site is requesting a TOD-CC 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:**
  - Five Points Plaza (CNIP)
  - State Street Pedestrian Improvements (CNIP)
  - Rozzelles Ferry Road Pedscape (CNIP)
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 15 trips per day (based on 1,165 SF office).
    - Entitlement: 785 trips per day (based on 5,000 SF retail).
  - Proposed Zoning: Unknown trips per day (based on too many uses to determine).

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

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **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. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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](http://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.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908




## Goals Relevant to Rezoning Determinations Petition 2021-073

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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
	<b>Goal 3: Housing Access for All</b> 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
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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><b>Goal 5: Safe &amp; Equitable Mobility</b></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><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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>N/A</p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b></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><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>Goal 9: Retain Our Identity &amp; Charm</b></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><b>Goal 10: Fiscally Responsible</b></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>	