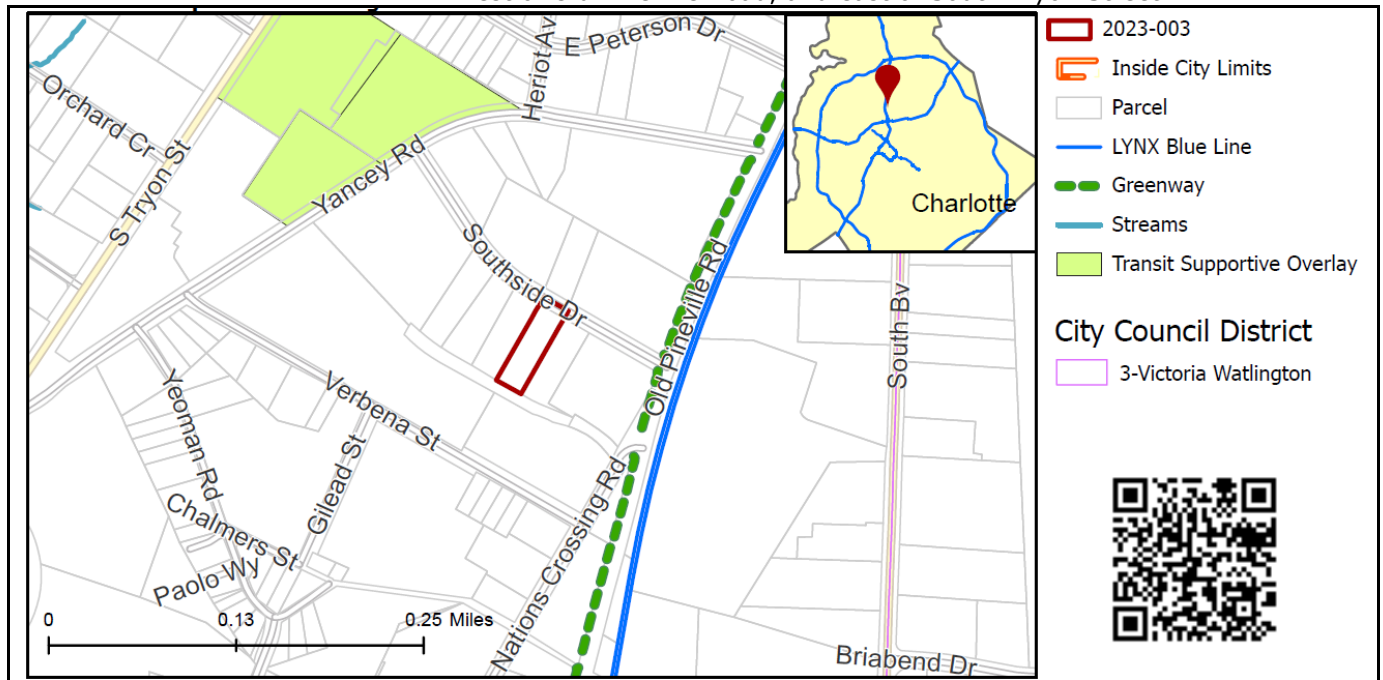


REQUEST

Current Zoning: ML-2 (manufacturing and logistics, 2)
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

LOCATION

Approximately 0.70 acres located on the south side of Southside Drive, west of Old Pineville Road, and east of South Tryon Street.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-NC zoning district on a parcel developed with a warehouse for an electrical system company.

PROPERTY OWNER

201 Southside, LLC

PETITIONER

Clarke Allen

AGENT/REPRESENTATIVE

Clark Allen, 201 Southside, LLC

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center.

Rationale for Recommendation

- The site is within a 1-mile walk of both the Woodlawn Station and the Scaleybank Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- Immediately adjacent to the site are a number of parcels zoned under TOD districts, representing an ongoing shift in this area to more transit-supportive redevelopment projects rather than predominantly industrial uses.
- This rezoning is consistent with the Community Activity Center Place Type recommended for this area around the LYNX Blue Line.

- The use of conventional TOD-NC zoning applies standards and regulations to create the 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 petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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**



- The site is currently zoned ML-2 and is in an area with TOD-CC, TOD-TR, and ML-2 zoning.



- The subject site is denoted with a red star and is in an area with light industrial, office, commercial, residential, and mixed-use developments.



- North of the site are light industrial uses as well as commercial.



- East of the site is a fitness center.

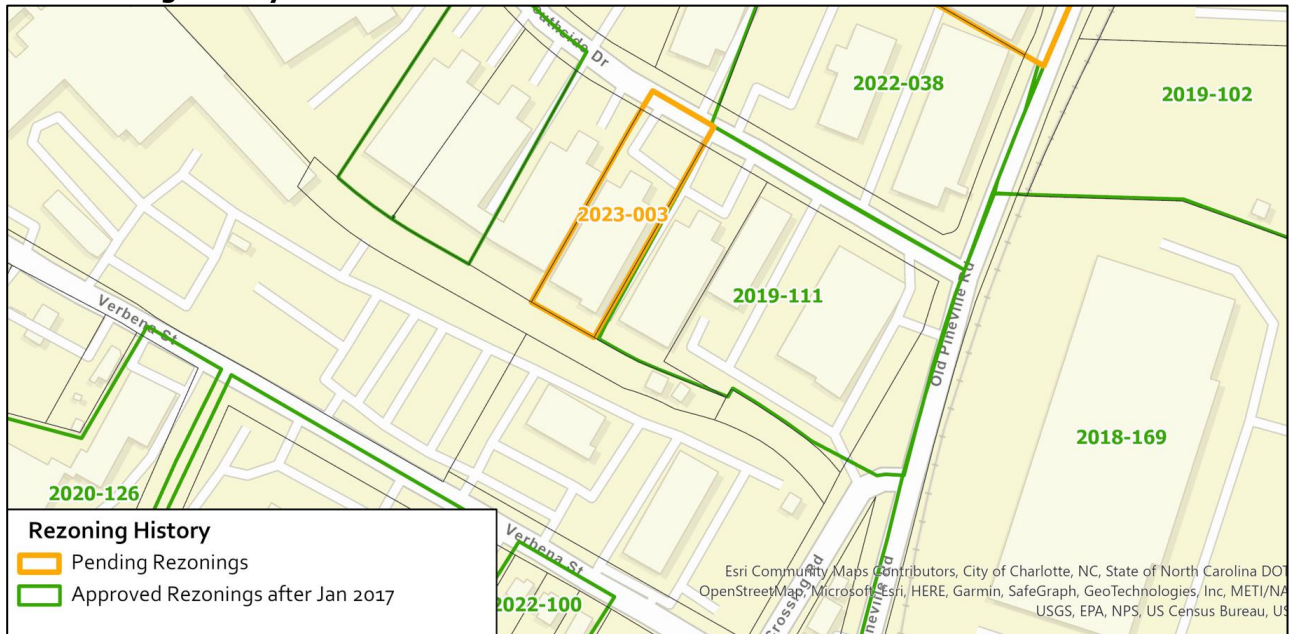


- South of the site is a gas station and industrial uses.



- West of the site is a warehouse and breweries.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. The amendment resulted in 3 existing conventional districts translating to the new TOD districts.	Approved
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
2020-126	Rezoned 4.25 acres from I-2 to TOD-TR.	Approved
2022-038	Rezoned 8.8 acres from I-2 to TOD-CC.	Approved
2022-100	Rezoned 0.51 acres from I-2 to TOD-TR.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Community Activity Center.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Southside Drive, a City-maintained local street, and west of Old Pineville Road, a City-maintained minor arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO 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 this place type and zoning district.

- **Active Projects:**

- 4804 Bowers LoSo
 - The multi-use project located at 116 Southside Drive includes office, hotel, and commercial and is currently under review.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 60 trips per day (based on 13,700 square feet of ML-2 uses).

Entitlement: 90 trips per day (based on 30,709 square feet of ML-2 uses).

Proposed Zoning: Too many uses to determine trip generation.

DEPARTMENT COMMENTS

- **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 Fire 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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Southside Dr. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. No outstanding issues.
- **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 / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902