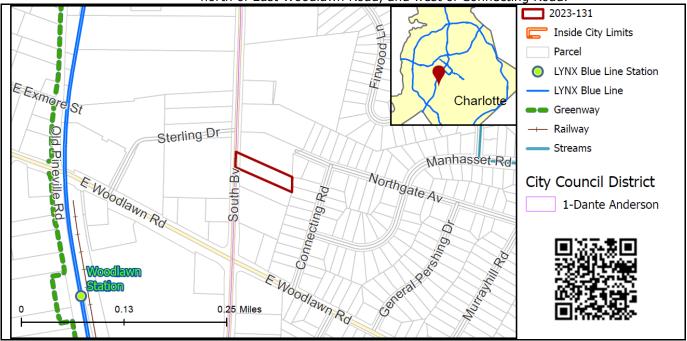


# REQUEST

#### Current Zoning: ML-2 (Manufacturing and Logistics 2) Proposed Zoning: TOD-NC (Transit Oriented Development – Neighborhood Center)



Approximately 0.764 acres located along the east side of South Boulevard, north of East Woodlawn Road, and west of Connecting Road.



SUMMARY OF PETITION	The petition proposes all uses permitted by right and under prescribed conditions in the TOD-NC (transit-oriented development, neighborhood center) zoning district.		
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Queen Suites LLC Wenqiang Ye Yau Shun Hui		
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1		
STAFF RECOMMENDATION	<ul> <li>Staff recommends approval of this petition.</li> <li><u>Plan Consistency</u> The petition is <b>consistent</b> with the 2040 Policy Map recommendation for Community Activity Center. </li> <li><u>Rationale for Recommendation</u> <ul> <li>The TOD-NC district may be applied to parcels within 1 mile of a rapid transit station.</li> <li>The site is located 0.5 miles from the E Woodlawn Light Rail Stop.</li> <li>The proposed zoning is in an area with recent rezonings to TOD designations.</li> </ul> </li> </ul>		

## **PLANNING STAFF REVIEW**

## • Proposed Request Details

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

## • Existing Zoning



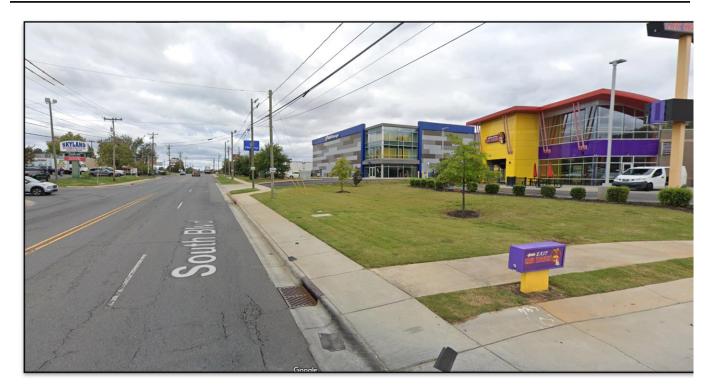
• The site is located in between TOD-CC and N1-B zoning, surrounded by ML-2.



The site is denoted by a star, surrounded by restaurants and business to the north, south, and west of the site and a large neighborhood to the east.



The site is currently occupied by a building.



North of the site is a car wash, storage building, restaurants, and car garages.



South of the site are retail businesses, restaurants, and a large intersection of South Boulevard and E Woodlawn Road.



West of the site is a shopping center with multiple businesses.



• Rezoning History in Area

Petition Number	Summary of Petition	Status
2019-102	1771.18 acres from B-1, B-1 HD-O, B-1 TS, B-1(CD), B-1SCD, B-2, B-2	Approved
	HD-O, B-2 TS HD-O, B-2(CD), CC, NS, BP, B-D, B-D(CD), I-1, I-1 HDO,	
	I-1 TS, I-1 TS HD-O, I-1(CD), I-2, I-2 TS, I-2(CD), O-1, O-1(CD),	
	0-2, 0-2 HD-0, 0-15(CD), INST, MUDD, TOD-CC, TOD-CC HD-0, R-	
	17MF, R-22MF, R-22MF HD-O, R-43MF, R-3, R-4, R-5, R-8 to TOD	
	Urban Center (TOD-UC), TOD Neighborhood	
	Center (TOD-NC), TOD Community Center (TOD-CC), or TOD	
	Transitional (TOD-TR)	

# • Public Plans and Policies



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

### • TRANSPORTATION SUMMARY

 This site is located adjacent to South Boulevard, a City-maintained Boulevard, and Sterling Drive, a City-maintained local street. 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:

- No active projects near the site.
- **Transportation Considerations** 
  - $\circ$   $\,$  No outstanding issues.
- Vehicle Trip Generation:
  - Current Zoning:

Existing Use: 330 trips per day (based on ML-2).

Entitlement: 60 trips per day (based on Warehouse (ML-1)).

Proposed Zoning: Too many uses to determine (based on TOD-NC).

## **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-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.
  - **Pinewood Elementary** is currently at 104% capacity.
  - Alexander Graham Middle School is currently at 106% capacity.
  - Myers Park High is currently at 123% capacity.
- Charlotte Water: 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 / City Arborist: No comments submitted.

Additional information (department memos, site plans, maps etc.) online at <u>www.rezoning.org</u> **Planner:** Emma Knauerhase (704)-432-1163