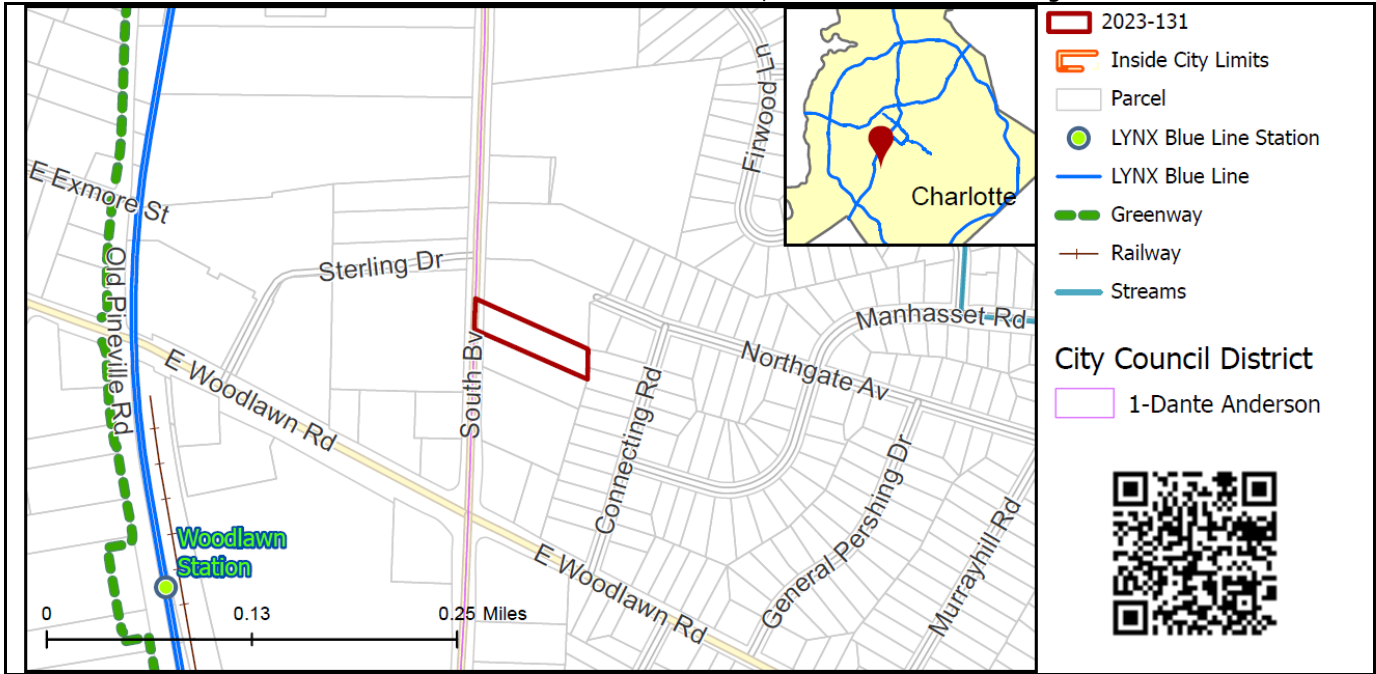


REQUEST

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

LOCATION

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**

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 TOD-NC district may be applied to parcels within 1 mile of a rapid transit station.
- The site is located 0.5 miles from the E Woodlawn Light Rail Stop.
- The proposed zoning is in an area with recent rezonings to TOD designations.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.
- The former industrial uses in this area have recently been transitioning

into uses compatible with the TOD and Innovation Mixed Use designation, aligning this proposal with the policy for this area.

- The South Boulevard corridor is well serviced by bus routes to support the use and development associated with this proposal.
- 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.

• **Existing Zoning**



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



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

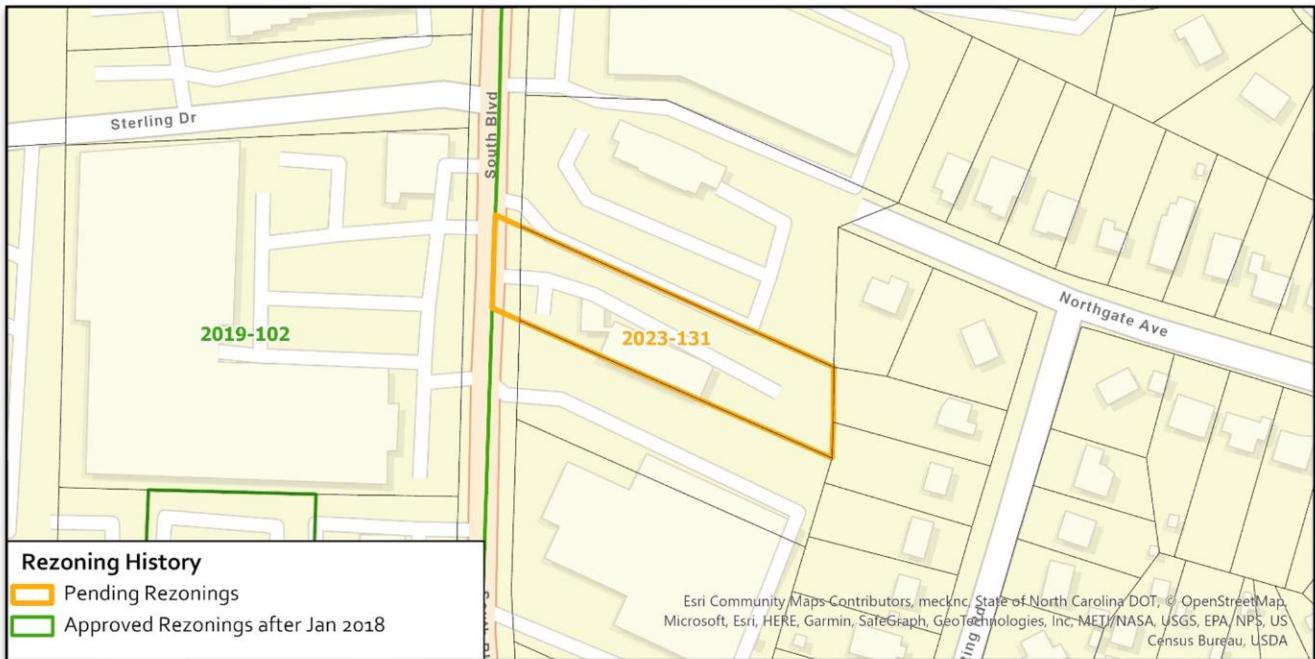


South of the site are retail businesses, restaurants, and a large intersection of South Boulevard and E Woodlawn Road.



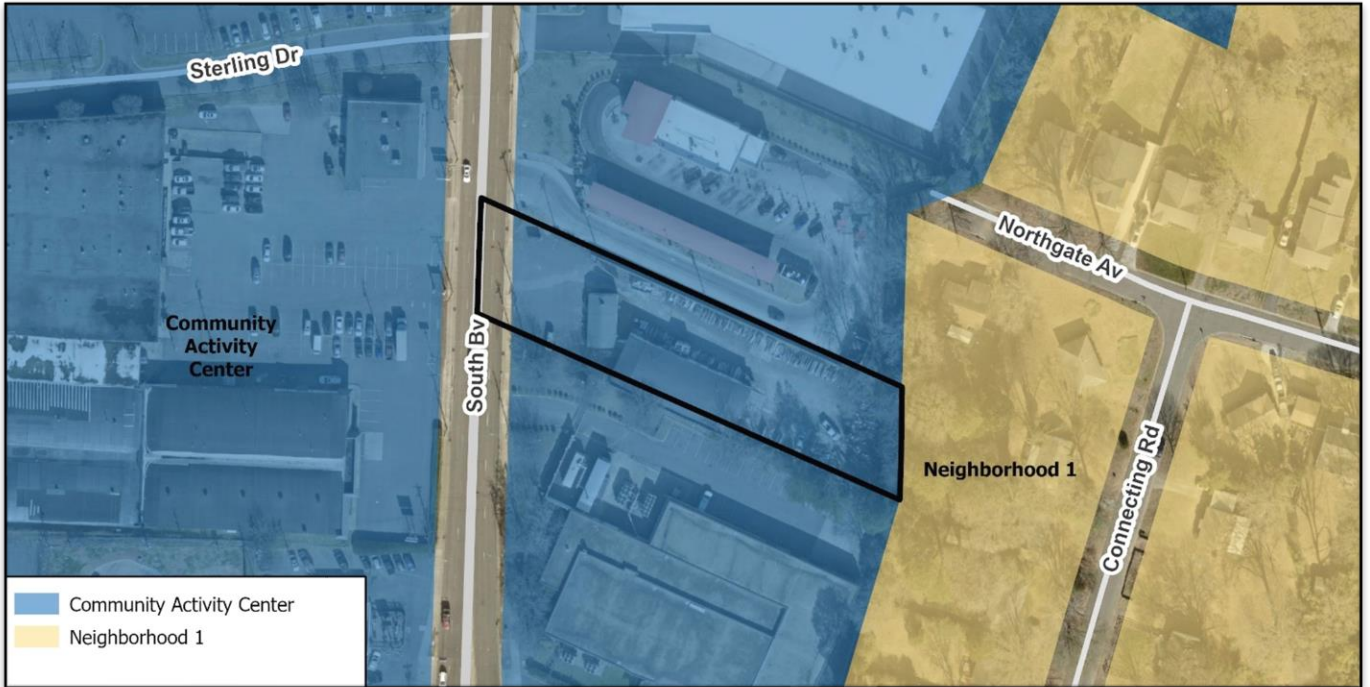
West of the site is a shopping center with multiple businesses.

• **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 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), O-2, O-2 HD-O, O-15(CD), INST, MUDD, TOD-CC, TOD-CC HD-O, 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)	Approved

• **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**

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