

REQUEST

Current Zoning: NC (Neighborhood Center)
Proposed Zoning: TOD-CC (Transit Oriented Development-Community Center)

LOCATION

Approximately 0.28 acres located along the north side of Rozzelles Ferry Road and the southwest side of West Trade Street, west of Beatties Ford Road.



SUMMARY OF PETITION

The petition proposes all uses permitted by-right and under prescribed conditions in the TOD-CC (transit-oriented development, community center) zoning district.

PROPERTY OWNER

Sankofa Partners LLC

PETITIONER

Sankofa Partners LLC

AGENT/REPRESENTATIVE

Dianna Ward; Sankofa Partners LLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 9

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood Center.

Rationale for Recommendation

- The TOD-CC zoning is appropriate for parcels near moderate-intensity rapid transit stations and streetcar stops, this site location is surrounded primarily by Neighborhood Center, which is a lesser intensity compared to TOD-CC.
- The TOD-CC district is appropriate for parcels near moderate-intensity rapid transit stations and streetcar stops.
- The site is located within a 1/4-mile of the Bruns Ave CityLYNX Gold Line transit stop.

- This zoning aims to accommodate and encourage transit oriented and transit supportive development in transit station areas where there is not a current market demand for more intense development.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing development.
- This proposed zoning could support the rehabilitation and reuse of existing structures. Which is important to preserve the character of the established neighborhoods.
- This zoning is appropriate for the area because it has moderate density.
- The proposed zoning aids in easily and directly accessibility to nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood.
- The local street network is well-connected, designed for slow traffic, and includes good pedestrian facilities. Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.
- 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
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood Center to Community Activity Center for the site.

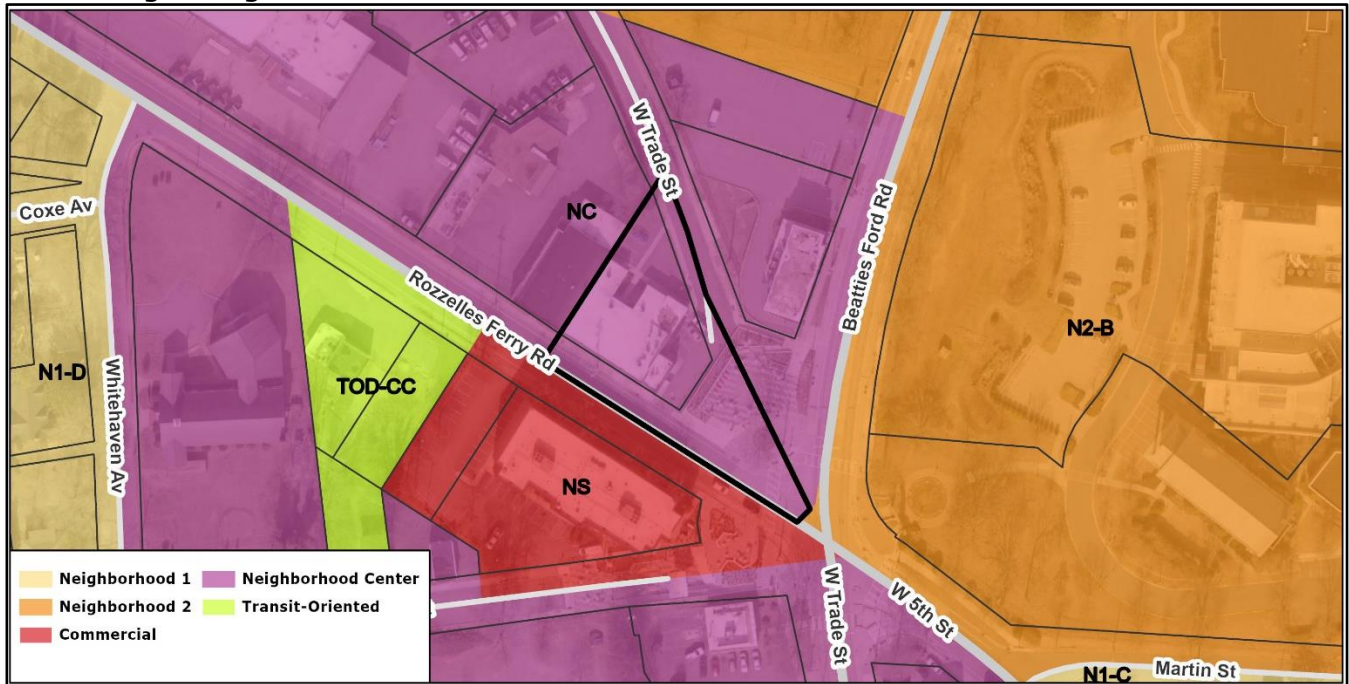
PLANNING STAFF REVIEW

• **Proposed Request Details**

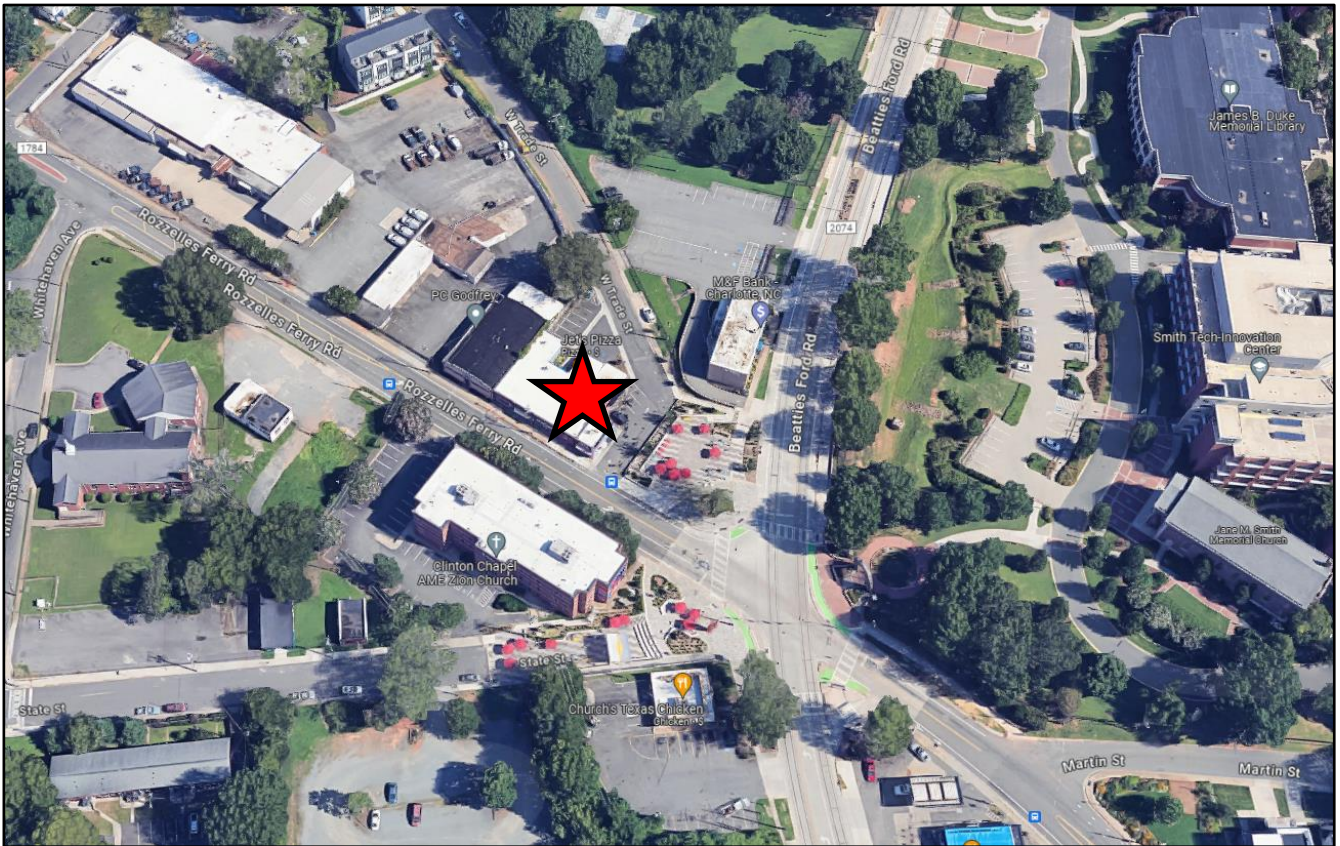
This is a conventional rezoning petition with no associated site plan.

- The petition proposes all uses permitted by-right and under prescribed conditions in the TOD-CC (transit-oriented development, Community Center) zoning district.

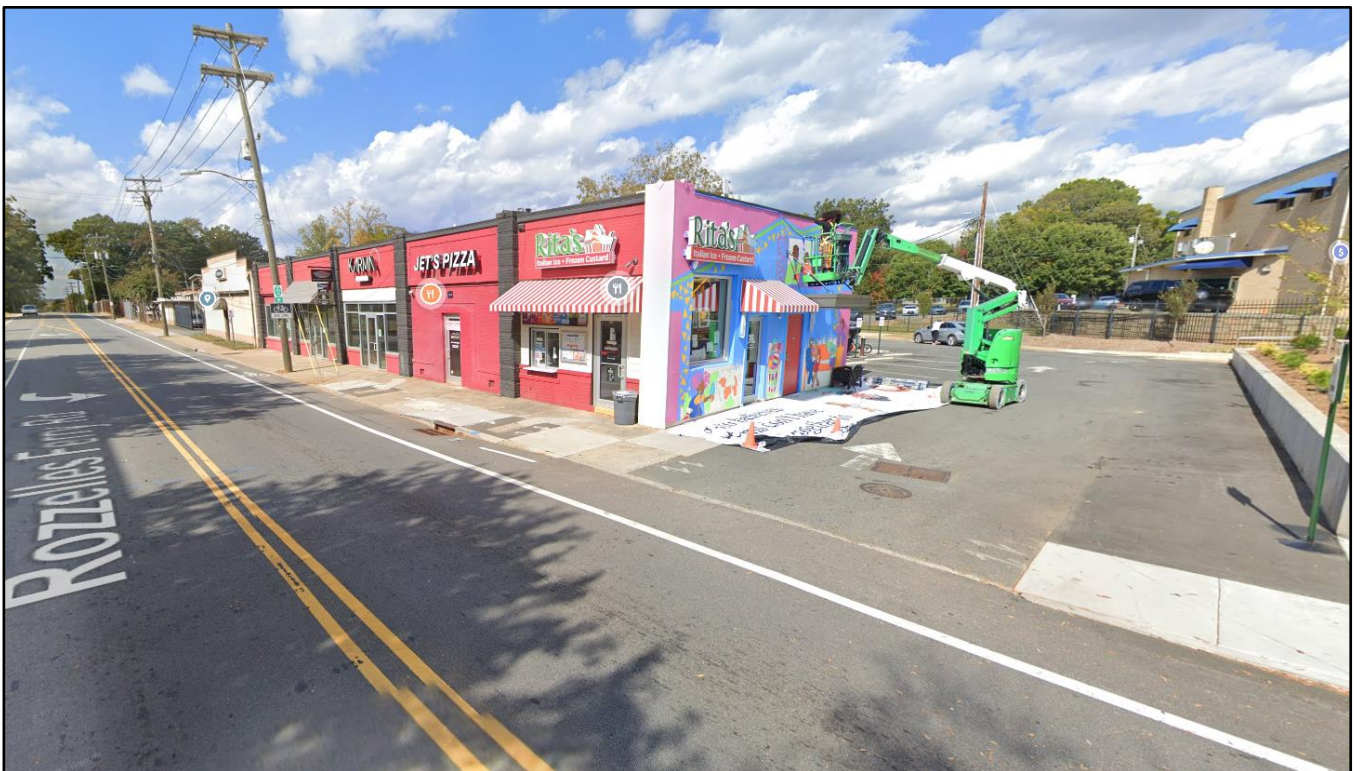
• **Existing Zoning**



- The site is surrounded by a mix of zoning districts such as commercial, neighborhood 1 & 2, neighborhood center, and transit oriented development.



The site is denoted with a red star, surrounded by different uses, including restaurants, churches, and Johnson C. Smith University.[PD1]



View of the site looking south of Rozzelles Ferry Road, which has a handful of businesses occupying the building on site.



East of the site is a large intersection with the Bruns Ave CityLYNX is less than a half mile from the site.

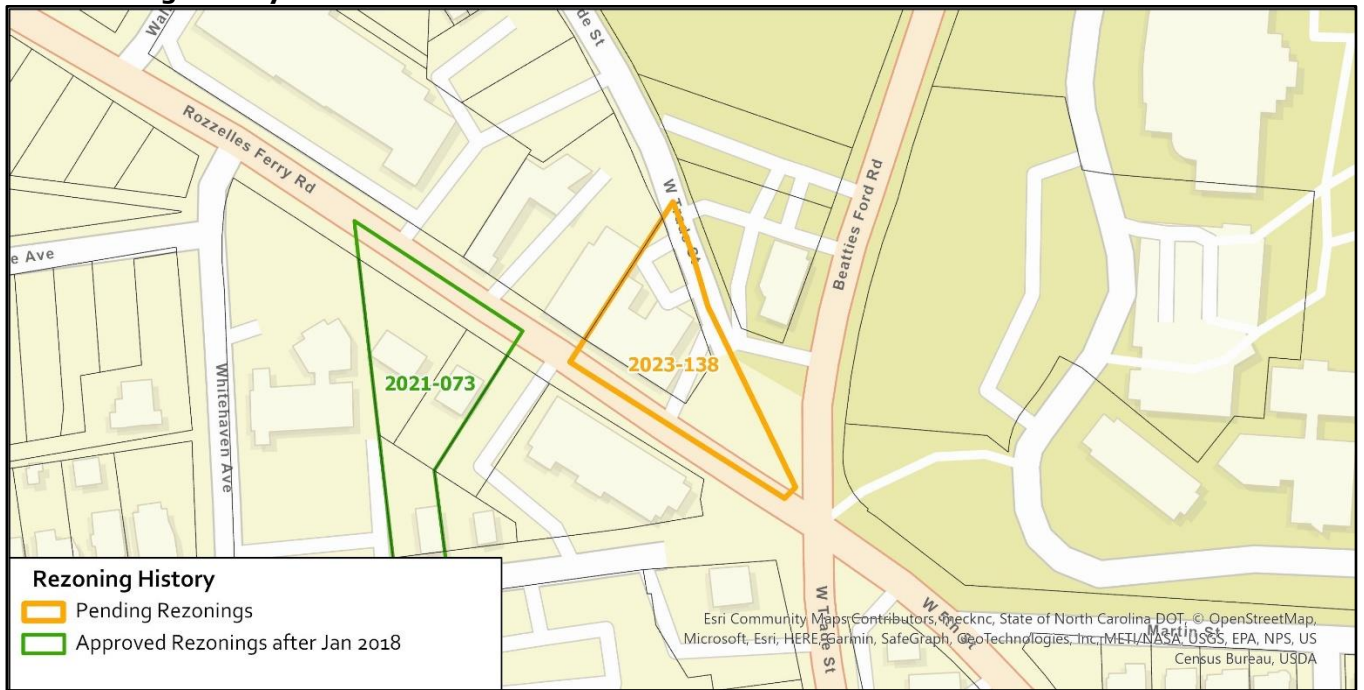


South of the site is occupied by a pharmacy and chapel with an outdoor seating area.



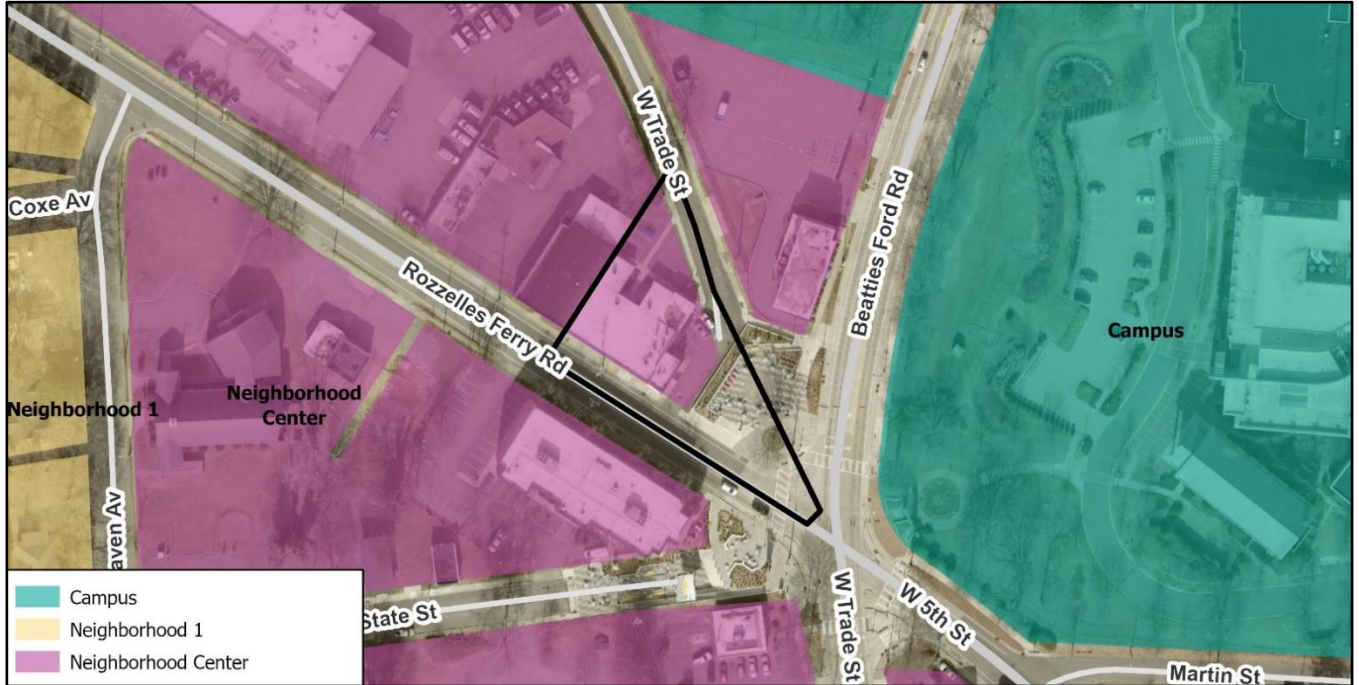
West of the site are residential neighborhoods with some commercial businesses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-073	0.5 acres from B-1 PED to TOD-CC	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Rozzelles Ferry Road, a city-maintained avenue, and Beatties Ford Road a city-maintained avenue. 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 transportation projects near the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 500 trips per day (based on CC).

Entitlement: Too many uses to determine the number of trips per day (based on CC)

Proposed Zoning: Too many uses to determine the number of trips per day (based on TOD-CC).

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.
 - Bruns Avenue Elementary currently at 59% capacity.
 - Ranson Middle currently at 103% capacity.
 - West Charlotte High currently at 98% 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