

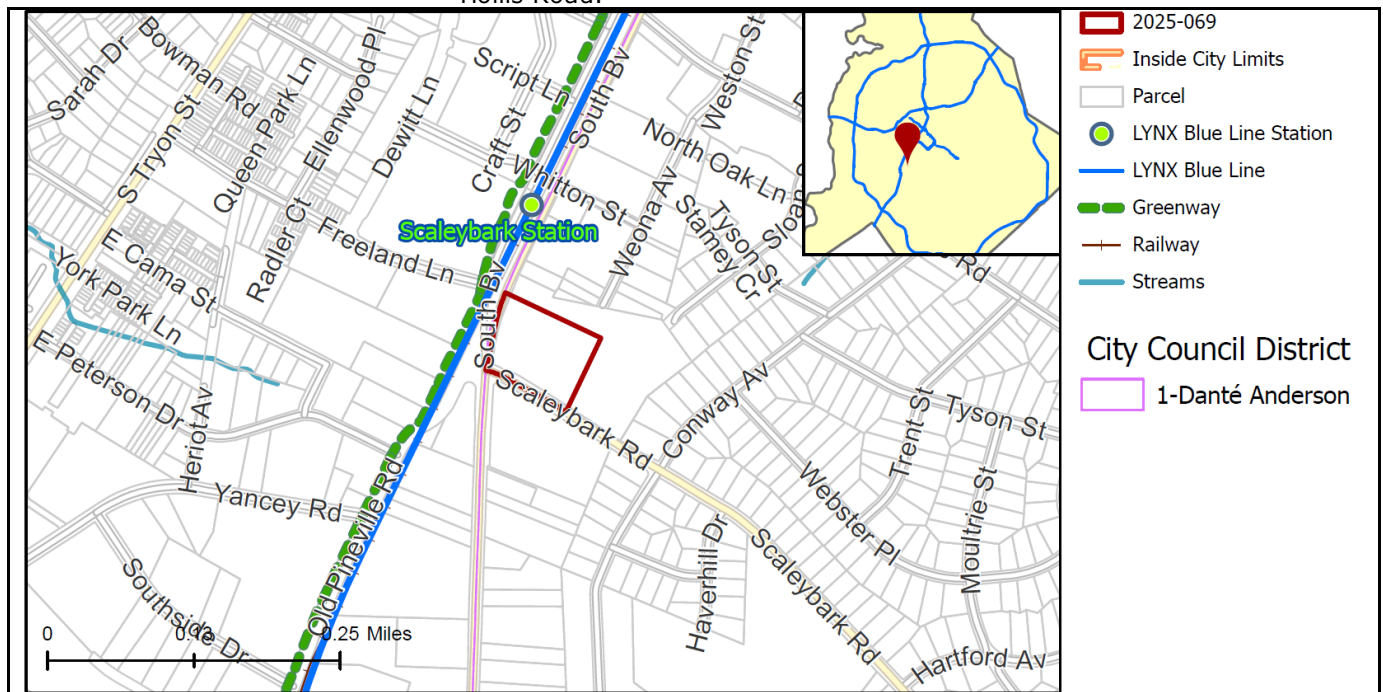
## REQUEST

Current Zoning: TOD-M(O) (Transit Oriented Development-Mixed-Use, optional) and TOD-R(O) (Transit Oriented Development-residential, optional)

Proposed Zoning: TOD-M(O) SPA (Transit Oriented Development-Mixed-Use, optional, site plan amendment) and TOD-RO SPA (Transit Oriented Development-residential, optional, site plan amendment)

## LOCATION

Approximately 3.4 acres located north of Scaleybark Road, east of South Boulevard, and along either side of Sloan Street, Weona Avenue, and Hollis Road.



## SUMMARY OF PETITION

The petition proposes to reduce the minimum square footage for a retail building from 25,000 square feet to 12,000 square feet. The site is currently developed commercial, office, and retail uses.

## PROPERTY OWNER

Crosland Greens, LLC

## PETITIONER

Northwood Ravin

## AGENT/REPRESENTATIVE

Collin Brown and Brittney Lins, Alexander Ricks, PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 12

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Community Activity Center and Neighborhood 2 Place Types.

### Rationale for Recommendation

- The petition is a site plan amendment (SPA) requesting to reduce the minimum square footage of a retail building to 12,000 square feet.
- The subject portion of the site has not yet been redeveloped.
- The TOD-MO (Transit Oriented Development-Mixed-Use, optional) and TOD-RO (Transit Oriented Development-residential, optional) zoning

districts from the Legacy Zoning Ordinance do not require a minimum square footage for retail buildings.

- The Community Activity Center (CAC) Place Type encourages retail uses like those included in the development.
- The site is located in a quickly developing area within walking distance of a variety of office, retail, residential, institutional, and recreational uses.
- The site is served by the LYNX Blue Line and is one block from Scaleybark station, two CATS bus routes including the number 12 providing service between the Charlotte Transit Center and Pineville and number 30 providing service between Scaleybark LYNX Blue Line Station and Park Road. The area is also connected through a comprehensive sidewalk network as well as the Rail Trail.
- Overall, the site plan amendment does not alter the previously approved design standards.
- The petition could facilitate the following *2040 Comprehensive Plan* goals:
  - 1: 10-Minute Neighborhoods

## PLANNING STAFF REVIEW

### • Background

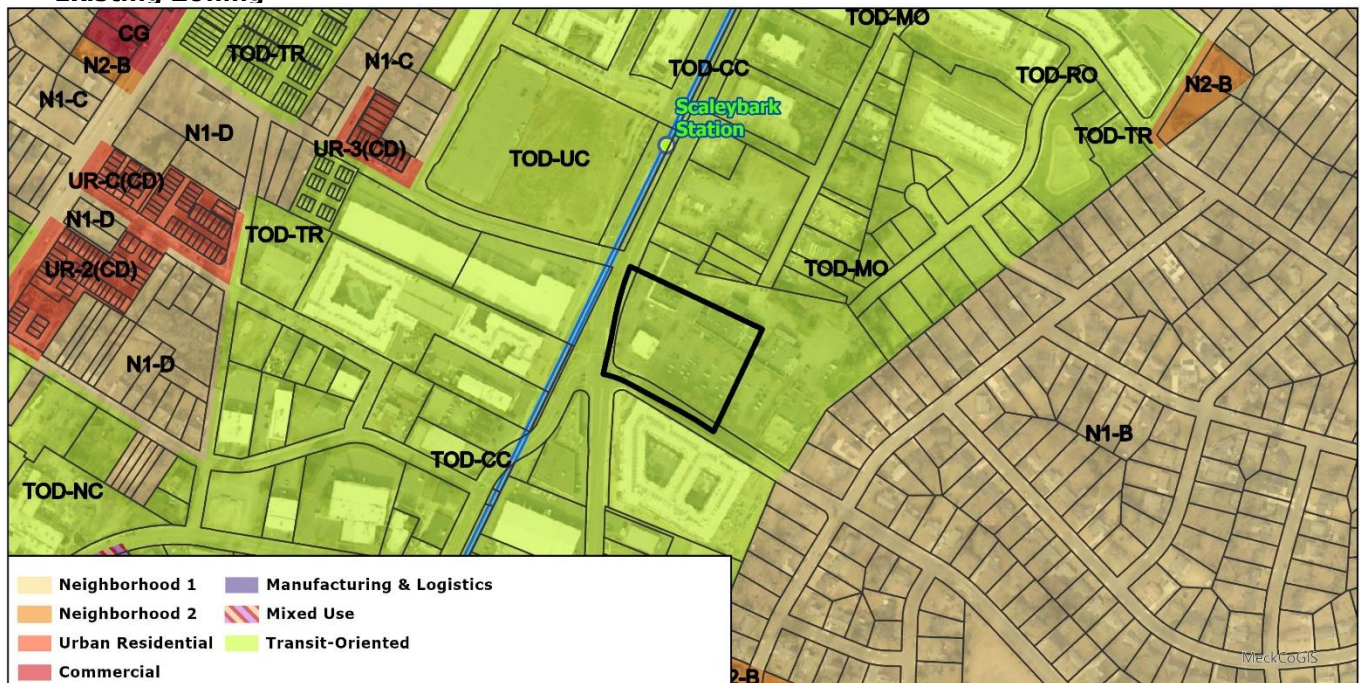
- In 2009 (petition 2009-065) the 36.80-acre site was rezoned from B-2 (General Business) and R-17MF (Multi-Family Residential) to allow for the development of a multi-use project including multi-family residential, single-family residential, retail, office, and civic uses.
  - The plan specified a minimum square footage for retail buildings in Parcel L of the site plan of 25,000 square feet, zoned TOD-M(O) (Transit-Oriented Development-Mixed-Use, optional).

### • Proposed Request Details

The site plan amendment contains the following changes:

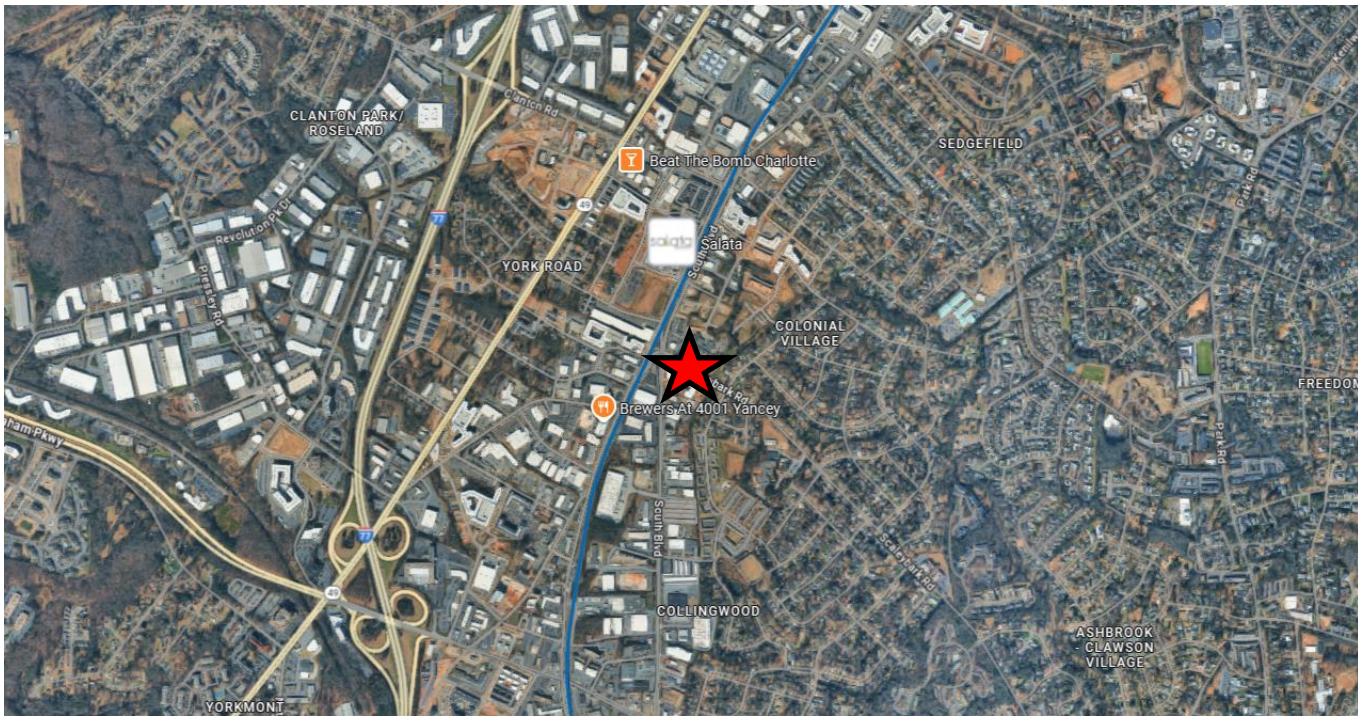
- The petition requests to reduce the minimum square footage for a retail building to 12,000 square feet from 25,000 square feet.

### • Existing Zoning



The site is currently zoned TOD-M(O) (Transit Oriented Development-Mixed-Use, optional) and TOD-R(O) (Transit Oriented Development-residential, optional). The site is adjacent to other properties zoned TOD-M(O) and TOD-R(O) to the north under the same conditional plan, 2009-036. The site is also adjacent to properties zoned TOD-CC (Transit Ordinated Development- Community Center) along the east and west sides of South Boulevard and TOD-UC (Transit Ordinated Development- Urban Center) to the west across South Boulevard. The site is also abutting N1-B (Neighborhood 1-B) and N2-B (Neighborhood 2-B) zoning to the east.





The site (indicated by a red star above) is located at the northeast corner of South Boulevard and Scaleybark Road. The site is located one block south of the Scaleybark LYNX Blue Line Station. The site is located in a quickly developing mixed-use area within walking distance of a variety of office, retail, residential, institutional, and recreational uses.



View of the site looking east from the intersection of South Boulevard and Scaleybark Road. The site is a portion of a TOD-M(O) (Transit Oriented Development-Mixed-Use, optional) and TOD-R(O) (Transit Oriented Development-residential, optional) petition, 2009-036. The subject site is developed with a shopping center containing retail, restaurants, and office uses. The overall development includes multi-family residential, retail, and office.



View of the site looking north from Scaleybark Road.





View of the Scaleybark LYNX Blue Line station looking north from South Boulevard, located one block east of the subject site.



View of a commercial development along South Boulevard, just north of the subject site, containing retail, restaurant, and automotive uses.



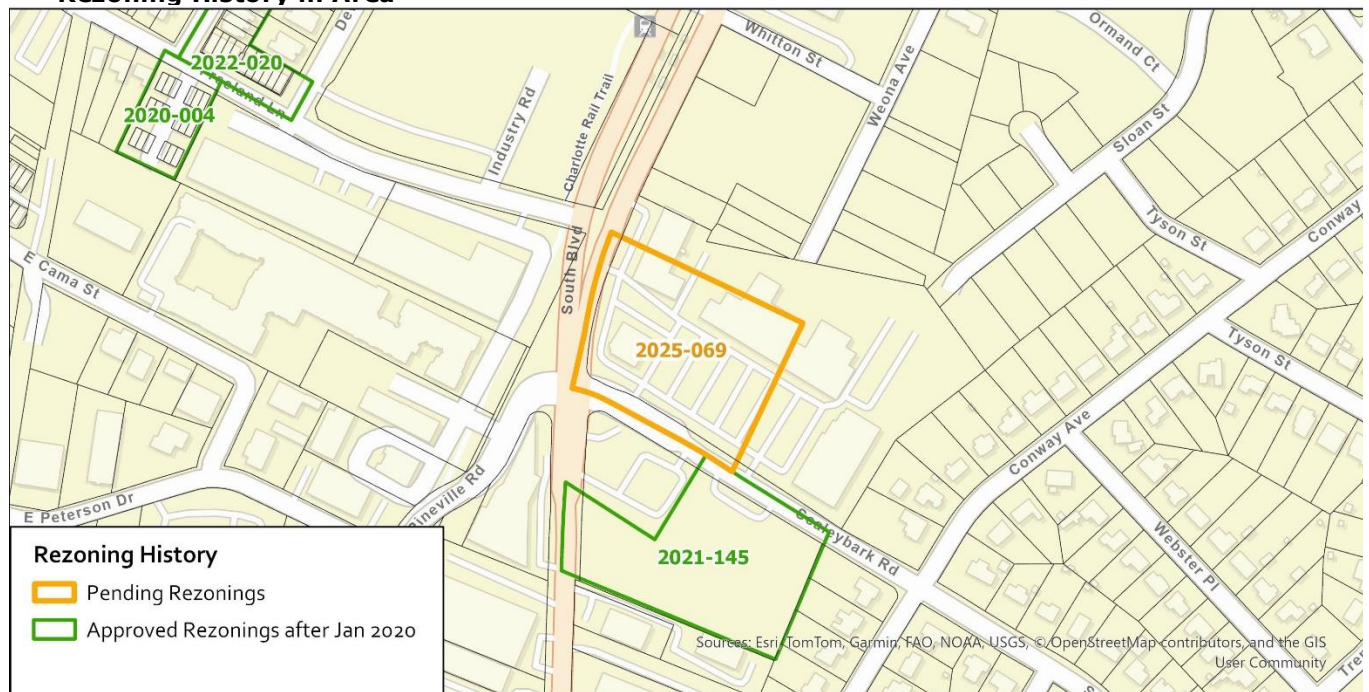
View of single-family development along Conway Avenue east of the site, typical of the single-family development pattern near the site.





View of multi-family residential development at the intersection of South Boulevard and Scaleybark Road south of the subject site.

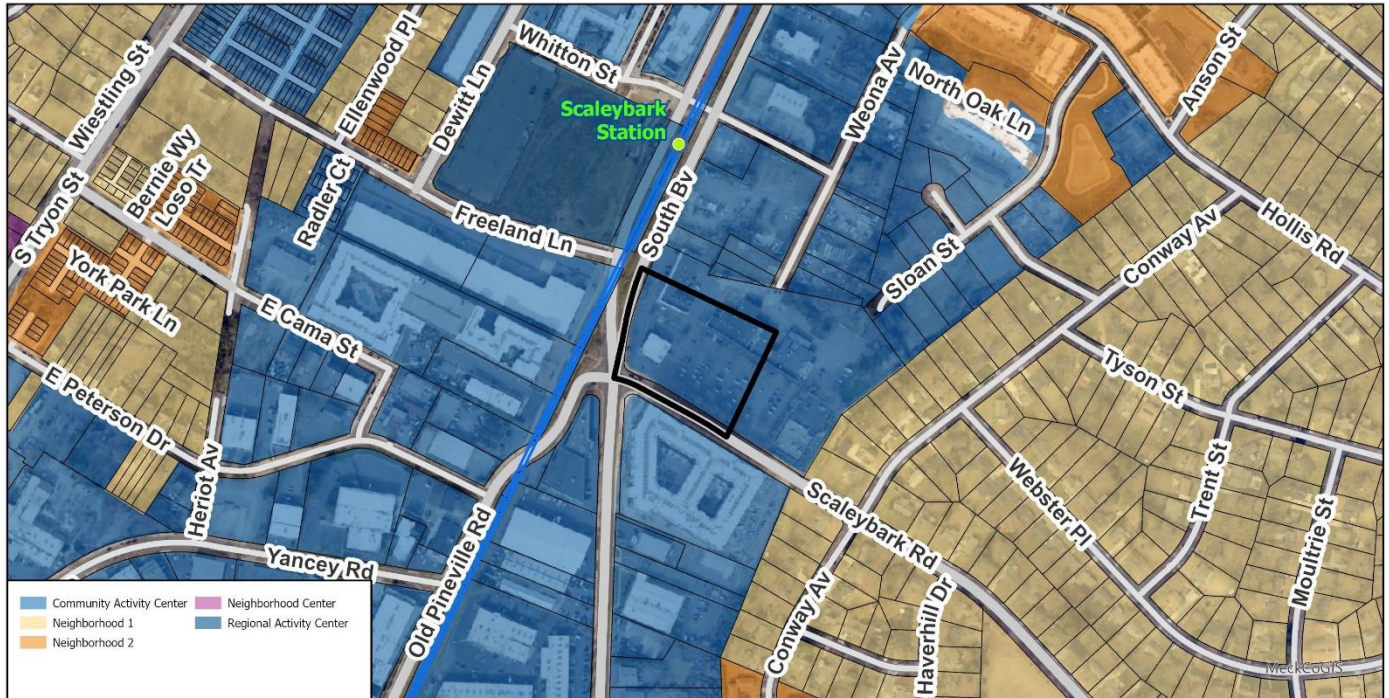
• **Rezoning History in Area**



| Petition Number | Summary of Petition                                                                                                                                                                        | Status   |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 2020-004        | Rezoned 0.76 acres from R-8 (Single Family Residential) to TOD-TR (Transit Oriented Development-Transition) to allow all for uses in the TOD-TR district.                                  | Approved |
| 2020-020        | Rezoned 2.962 acres from B-D(CD) (Distributive Business, conditional), I-1 (Leight Industrial), and R-3 (Single-Family Residential) to O-2 (Office) to allow all uses in the O-2 district. | Approved |
| 2021-145        | Rezoned 3.24 acres from TOD-TR (Transit Oriented Development-Transition) to TOD-CC (Transit Oriented Development-Community Center) to allow all uses in the TOD-CC district.               | Approved |



- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Community Activity Center Place Types for the site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to South Boulevard, a City-maintained major arterial, north of Scaleybark Road, a City-maintained minor arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the SPA rezoning. The site will be subject to transportation improvements in accordance with the 2009 original rezoning. The SPA is only impacting the square footage of the proposed buildings and does not negatively affect public facilities within the ROW. 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:**

- Little Hope Creek Wastewater Improvement Project
    - This project addresses multiple sewer capacity limitations in Little Hope Creek basin in South Charlotte.
    - Project will be complete by 2029

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning: TOD-M(O) and TOD-R(O)

Existing Use: 13,649 trips per day (based on 416 MF dwellings, 124,000 SF retail, 59,588 SF, and 1 SF dwelling).

Entitlement: 16,144 trips per day (based on 294 MF stacked, 27 single-family, and 70 MF attached dwellings; 60,000 sqf. office, 102,500 sqf. retail, 17,000 sqf. library, 45,000 sqf. supermarket).

Proposed Zoning: TOD-M(O) SPA and TOD-R(O) SPA. 16,144 trips per day (based on 294 MF stacked, 27 single-family, and 70 MF attached dwellings; 60,000 sqf. office, 90,500 sqf. retail, 17,000 sqf. library, 45,000 sqf. supermarket).

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**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Hollis Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Hollis Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3818