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<b>REQUEST</b>	Current Zoning: UR-3(CD), urban residential, conditional and I-2, general industrial Proposed Zoning: TOD-R, transit oriented development-residential
<b>LOCATION</b>	Approximately 10.30 acres located on the north side of North Davidson Street between East 36 <sup>th</sup> Street and Patterson Road.
<b>SUMMARY OF PETITION</b>	This conventional petition proposes to allow transit supportive development within ¼ mile of the 36 <sup>th</sup> Street transit station along the proposed Blue Line Extension (BLE) Light Rail Transit (LRT) project.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>North Charlotte Plan</i> and the <i>36<sup>th</sup> Street Station Area Concept</i> .
<b>PROPERTY OWNER</b>	TCB NoDa Mills, LLC
<b>PETITIONER</b>	TCB NoDa Mills LLC
<b>AGENT/REPRESENTATIVE</b>	Bailey Patrick, Jr/Collin W. Brown
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### **PLANNING STAFF REVIEW**

- **Background**
    - Approval of petition 1990-79 rezoned approximately 7.58 acres of the subject 10.30-acre parcel from I-2 to UR-3(CD), in order to allow the renovation of the historic Mecklenburg and Johnston Mills into a multi-family residential development with community center and day care.
  - **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
  - **Existing Zoning and Land Use**
    - The site is currently developed with the Johnston Mill Apartments, a child care facility, a community center, and undeveloped acreage. The site is surrounded by a mix of residential, office, retail, and industrial uses on properties zoned R-5, UR-1, UR-1(CD), MUDD(CD), MUDD-O, NS, B-1, I-2, and I-2(CD).
  - **Rezoning History in Area**
    - There have been several recent rezonings of properties in the immediate area to MUDD in order to accommodate a mix of residential and nonresidential uses.
  - **Public Plans and Policies**
    - The *North Charlotte Plan* (1995) recommends multi-family residential for this parcel.
    - The station area concept developed by staff for the 36<sup>th</sup> Street Transit Station Area recommends transit supportive land uses for this property and surrounding parcels. This parcel has direct access to the transit station.
    - This petition is consistent with the *North Charlotte Plan* and the *36<sup>th</sup> Street Station Area Concept*.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** The petition will allow a wide range of trip generation based on the proposed zoning classification.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses, therefore, the impact on local schools cannot be determined.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
  - There is no site plan associated with this conventional rezoning request.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte Storm Water Services Review

**Planner:** Claire Lyte-Graham (704) 336-3782