### Rezoning Petition 2012-042
### PRE-HEARING STAFF ANALYSIS
### April 16, 2012

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

### 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-1, 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 station area concept developed by staff for the 36th 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 36th Street Station Area Concept.
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.

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.

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