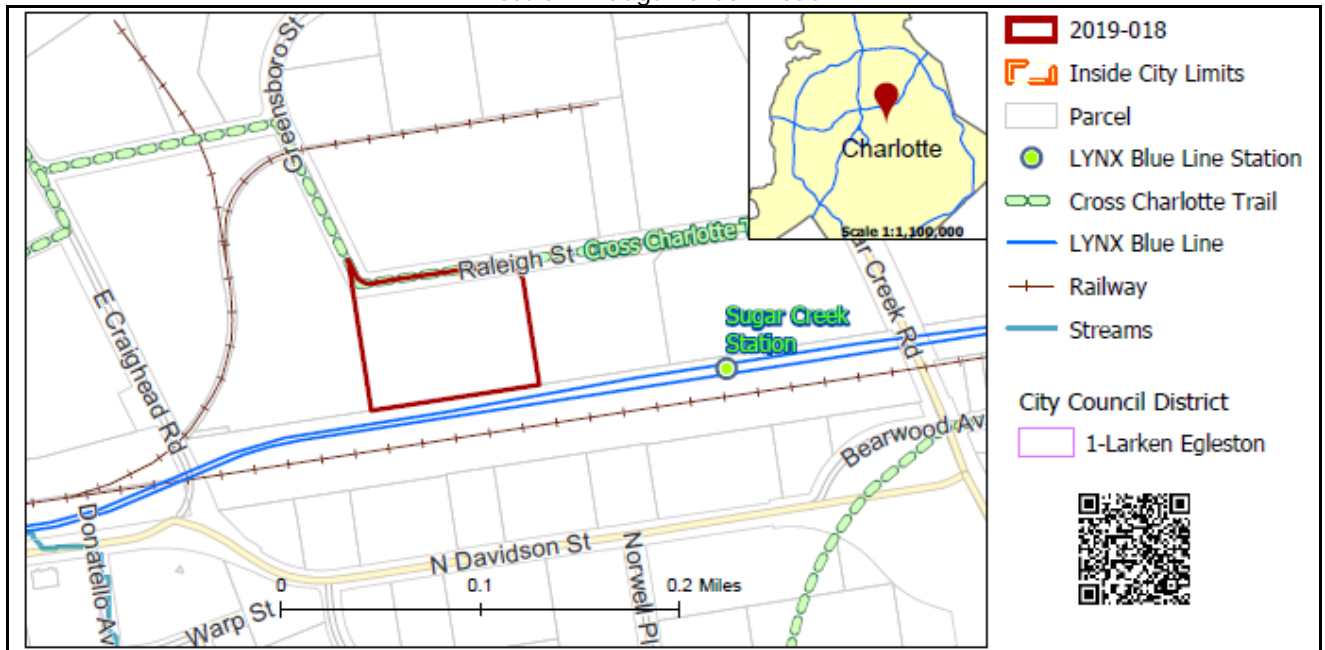


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-CC (transit oriented development – community center)

**LOCATION**

Approximately 3.1 acres located on the south side of Raleigh Street, west of E. Sugar Creek Road



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-CC (transit oriented development – community center) district for the redevelopment of the parcel located in northeast Charlotte.

**PROPERTY OWNER**

Imprint Properties LLC

**PETITIONER**

Panchali Sau, Canopy CLT

**AGENT/REPRESENTATIVE**

Emily Blackwell, Stewart

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Blue Line Extension Station Area Plan* recommendation for Transit Supportive Land Uses.

Rationale for Recommendation

- The site is within ¼ mile walk distance of the Sugar Creek Transit Station.
- The proposed transit oriented development zoning is more consistent with the area plan recommendation than the current industrial zoning.
- The structure map does not recommend any additional height limitations than what the ordinance allows.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

## PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations and uses in the TOD-CC zoning district.

- **Existing Zoning and Land Use**



- The subject property is developed with a warehouse. The adjacent land uses include other industrial uses, commercial uses, and uses associated with the Sugar Creek transit station.



- The subject property is developed with a warehouse.





The property to the north is developed with industrial use.



The property to the west is developed with industrial use.



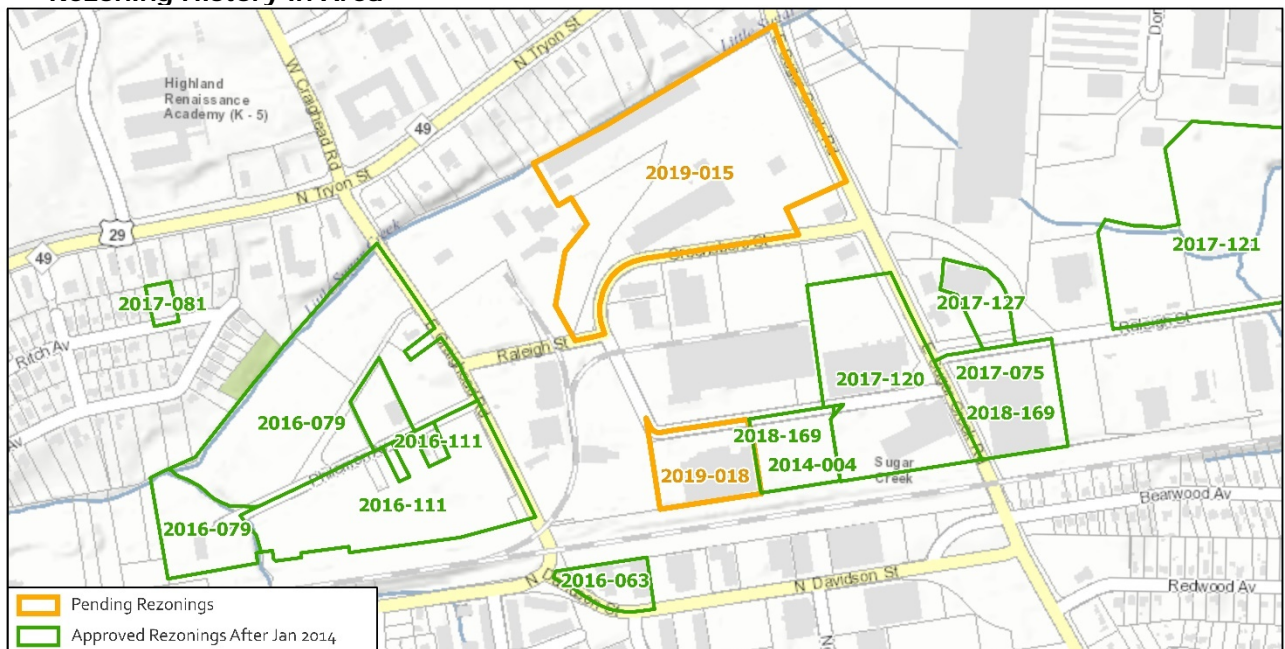
The property to the east is developed with a parking garage for the transit station.





The property to the south is developed with the blue line rail line. The subject site is marked with a red star.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-004, 2016-079, 2016-111, 2017-075, 2017-120, 2017-121, 2017-127	The petitions rezoned sites to TOD-M (transit oriented development-mixed), TOD-M (CD), and TOD-M(O) district to allow all uses permitted in the TOD district.	Approved
2017-081	The petition rezoned site to B-2(CD) (general business, conditional) to allow a proposed parking lot for the adjacent business.	Approved
2018-169	TOD text amendment - translated zoning of properties conventionally zoned TOD (transit oriented development) (TOD-M, TOD-R, TOD-E) to TOD-CC.	Approved

2019-015	The petition proposes to rezone the site to allow all uses permitted in the TOD-CC district.	Pending
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• **Public Plans and Policies**



- The *Blue Line Extension Transit Station Area Plan* (2013) recommends Transit Supportive Uses for the subject property.
- The structure map does not recommend any additional height limitations than what the ordinance allows.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a local street less than ¼ mile from the Sugar Creek Blue Line Station. Raleigh Street has curb and gutter but no sidewalk and there is 140 wide driveway providing access to the site. The Cross-Charlotte Trail is planned to be along the Raleigh Street frontage of the site. CDOT will work with the petitioner during permitting to implement the Cross-Charlotte Trail and other streetscape improvements in accordance with city ordinance.
  - No outstanding issues.
  - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 150 trips per day (based on 65,360 SF of warehouse space).

Entitlement: 150 trips per day (based on 65,360 SF of warehouse space).

Proposed Zoning: Conventional petition, unable to determine trip generation with amount of uses.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** 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.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Raleigh Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 12-inch gravity sewer main located along Raleigh Street. No outstanding issues.

- **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No comments submitted.
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** No outstanding issues.
    - **Urban Forestry:** No outstanding issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

Planner: Lisa Arnold (704) 336-5967