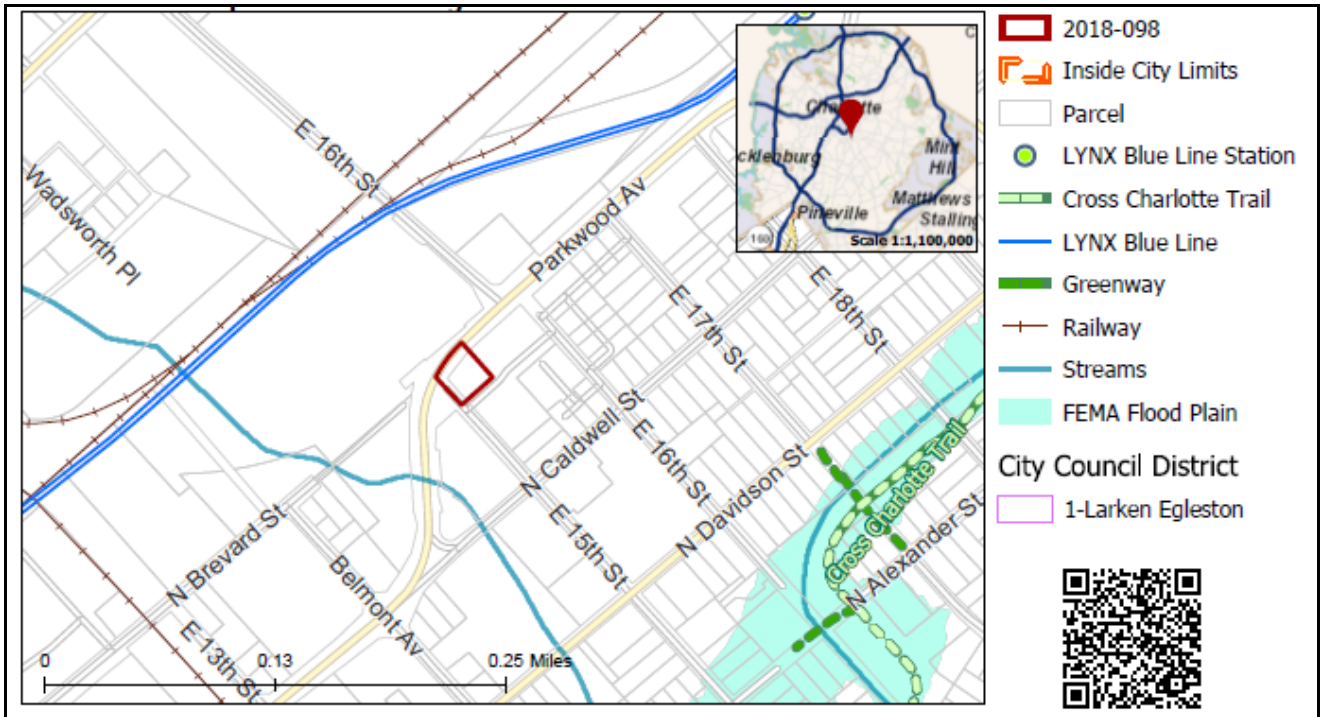


REQUEST

Current Zoning: R-8 (single family residential)
Proposed Zoning: TOD-M (transit oriented development, mixed-use, optional)

LOCATION

Approximately 0.204 acres located at the intersection of Parkwood Avenue and E. 15th Street
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to rezone the site to allow all uses permitted in the TOD-M (transit oriented development - mixed-use) district.

PROPERTY OWNER

Cygnus Construction LLC

PETITIONER

Cygnus Construction

AGENT/REPRESENTATIVE

Emily Blackwell, Stewart, Inc.

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 Transit Station Area Plan*, which recommends a mix of transit-supportive land uses (residential, retail, civic, and office) within the Parkwood transit station area through new development and redevelopment.

Rationale for Recommendation

- The site is located within ¼ mile of the Parkwood Blue Line Station.
- The small parcel is located along a thoroughfare, and is not adjacent to single family residential use and/or zoning.
- The proposed rezoning is consistent with the plan recommendation for transit supportive uses.

- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development.
- TOD (transit oriented development) standards, including requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening, will ensure the scale and massing of new development is sensitive to the Belmont and Optimist Park neighborhoods.

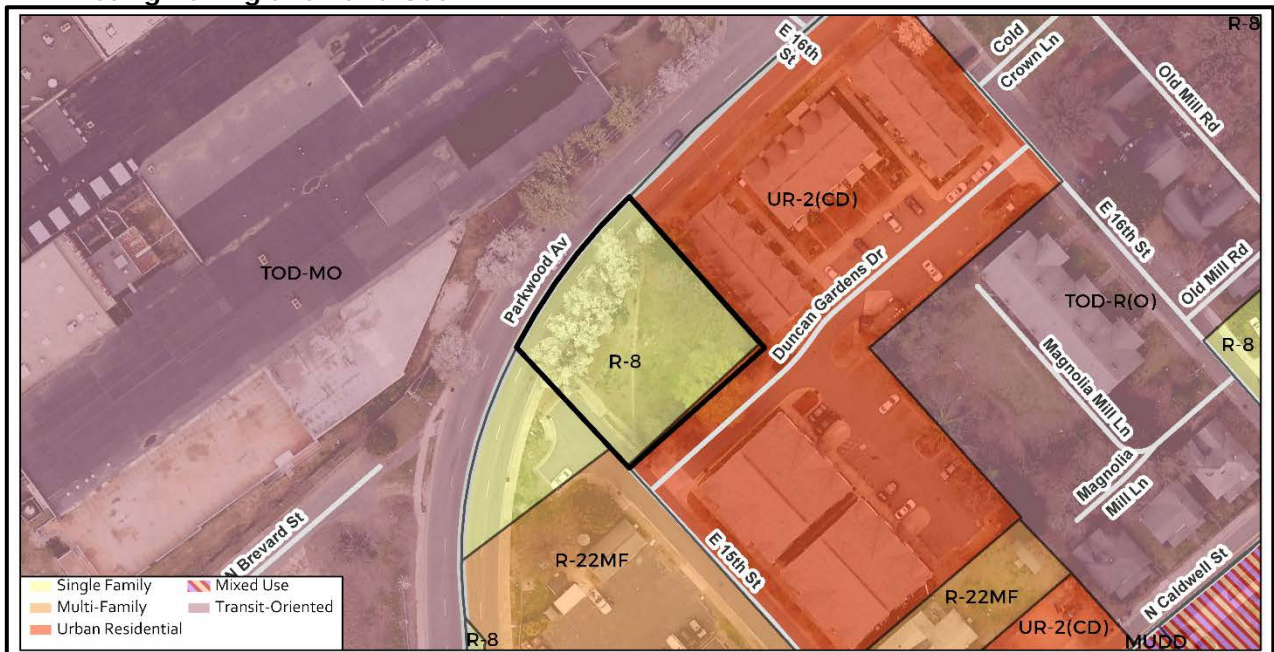
PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- If approved, the conventional zoning will apply all the standards, regulations and uses in the TOD-M zoning district. Uses allowed in the TOD-M district include office, residential, retail, eating/drinking/entertainment establishments and civic uses.

• **Existing Zoning and Land Use**



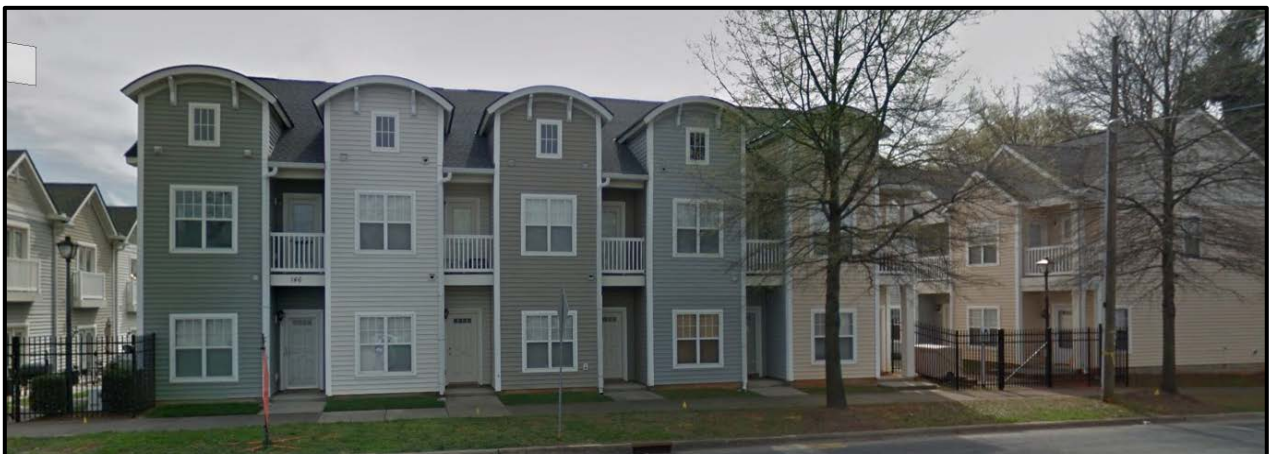
- Petition 2003-99D2 rezoned the subject property from B-2 (general business) to R-8 (single family residential) to bring the zoning in line with the existing uses on the site, and with the single family land uses up to eight units per acre recommended in the *Optimist Park Neighborhood Action Plan*.
- The subject property is vacant.
- Surrounding properties consist of a mixture of uses consisting of warehouses, religious institutions, an office, single family and multi-family dwelling units, and scattered vacant lots.



The subject property is vacant.



The property to the west along Parkwood Avenue is developed with the historic Highland Mill that is being redeveloped with TOD uses.

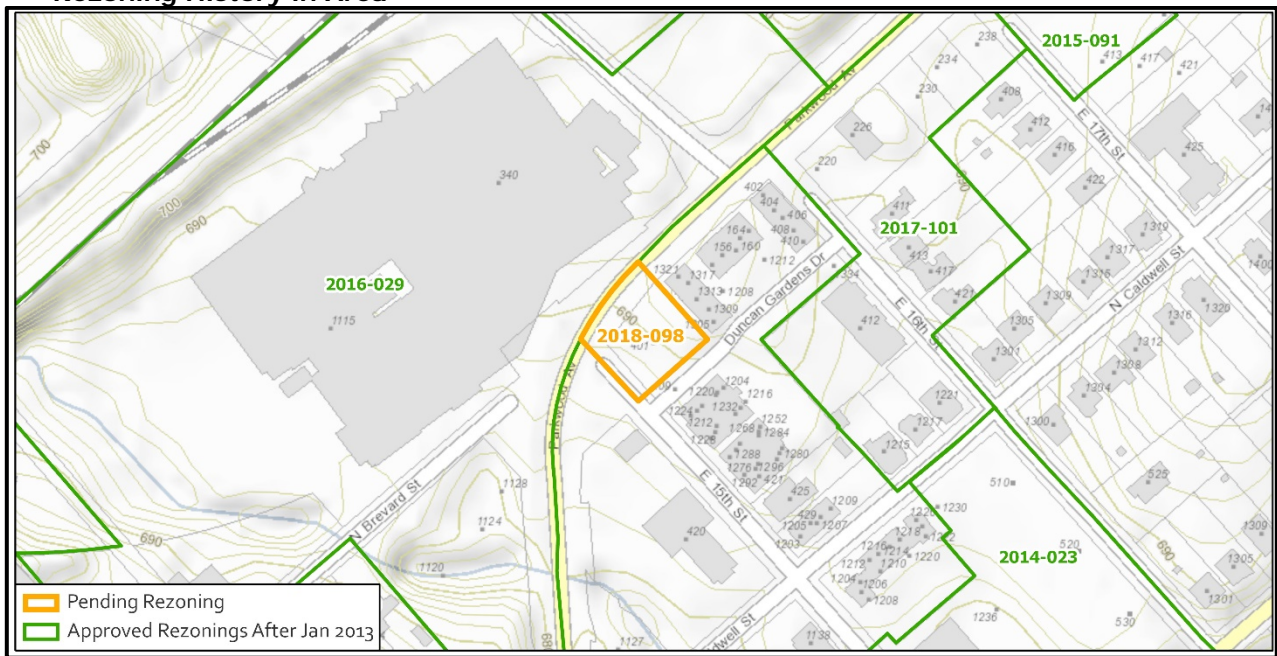


Properties to the north and east along Parkwood Avenue are developed with multi-family apartments.



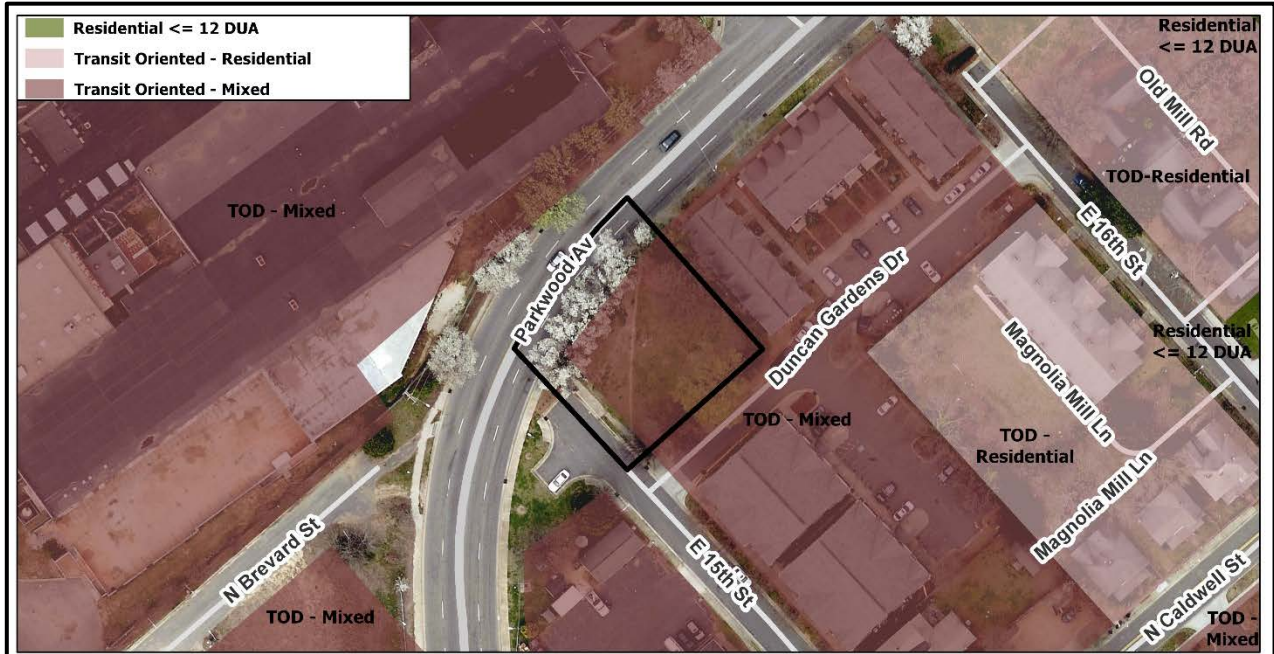
Properties to the south along North Caldwell Street are developed with a religious institution and multi-family apartments.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-101	Rezoned 2.17 acres to TOD-RO (transit oriented development – residential, option) to allow up to 60 single family attached dwelling units, at a density of 29.5 units per acre.	Approved
2016-029	Rezoned 11.85 acres to TOD-MO (transit oriented development – mixed-use, optional) to allow reuse of an existing mill for all uses permitted in the district	Approved
2015-091	Rezoned 0.99 acres to TOD-RO (transit oriented development – residential, option) to allow up 50 multi-family dwellings at 50.5 units per acre.	Approved
2014-023	Approved a MUDD(CD) SPA (mixed use development, conditional, site plan amendment) for 2.14 acres to reduce the total number of multi-family dwelling units from 150 to 120 and to allow units to be for rent.	Approved

• **Public Plans and Policies**



- The *Blue Line Extension Transit Station Area Plan* (2013) recommends a mix of transit-supportive land uses (residential, retail, civic, and office) within the Transit Station area through new development and redevelopment.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on Parkwood Avenue 200 feet from a proposed new traffic signal at 16th Street. Additionally, the site is approximately ¼ mile from the Parkwood Blue Line Station. During permitting CDOT will work with the petitioner to implement streetscape improvements in accordance with the *Parkwood Transit Station Area Plan*.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant lot).
 - Entitlement: 10 trips per day (based on R-8 zoning).
 - Proposed Zoning: Too many uses to determine trips per day (based on TOD-M zoning).

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 Fire Department:** Fire hydrant must be within 750 feet from most remote point of building as fire truck travels.
- **Charlotte-Mecklenburg Schools:** No comments submitted.

Charlotte Water: Water is currently accessible for this rezoning boundary. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project -Charlotte Water’s North Tryon Sanitary Sewer Improvements Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. There is an anticipated completion date of late 2019.

- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** Site must comply with the Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Sanders (704) 336-8327