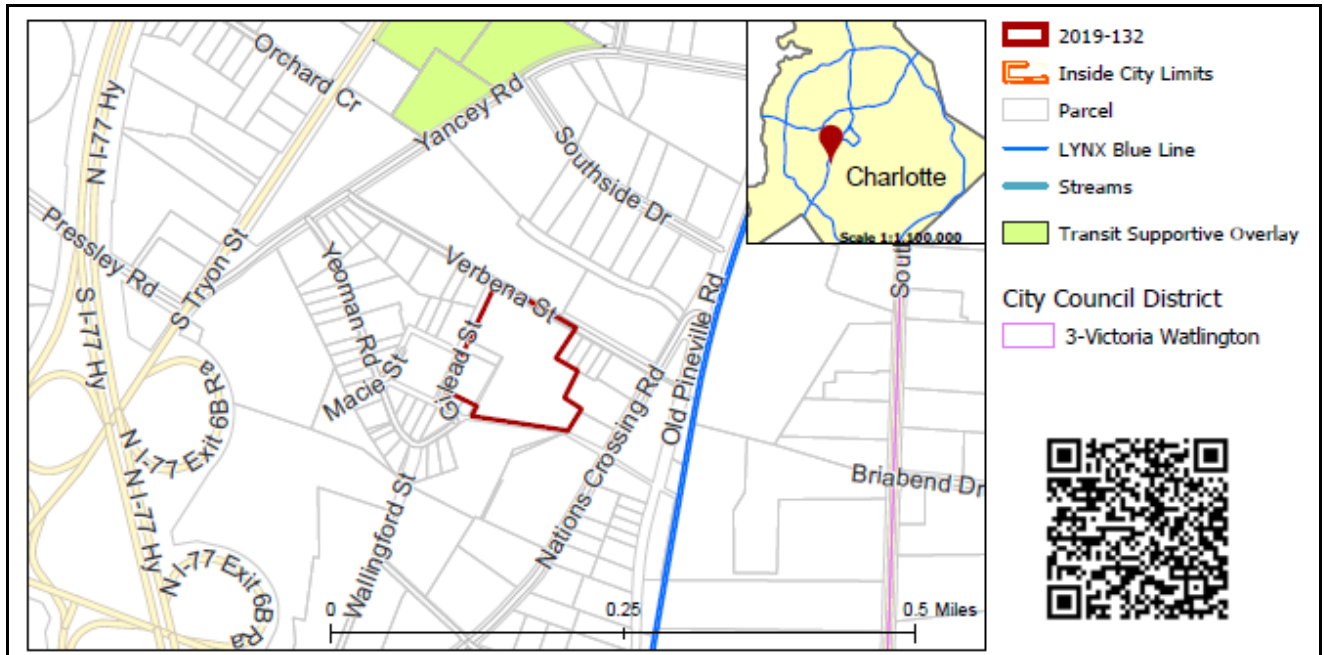


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-TR (transit oriented development-transition)

**LOCATION**

Approximately 5.90 acres located on the south side of Verbena Street, north of Yeoman Road, west of Nations Crossing Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-TR (transit oriented development-transition) on a parcel developed with warehouse buildings located between Old Pineville Road and South Tryon Street.

**PROPERTY OWNER**

Various

**PETITIONER**

Lennar Multifamily Communities, LLC

**AGENT/REPRESENTATIVE**

Collin Brown and Bailey Patrick, Jr.

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Woodlawn Station Area Plan (2008)* recommendation for office/industrial warehouse distribution.

Rationale for Recommendation

- The site is just over ½ mile from Woodlawn Station on the LYNX Blue Line.
- Since the adoption of the plan, TOD and mixed use development has advanced in the Lower South End area in the direction of this parcel significantly.
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses.
- Use of conventional TOD-TR zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The TOD-TR district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

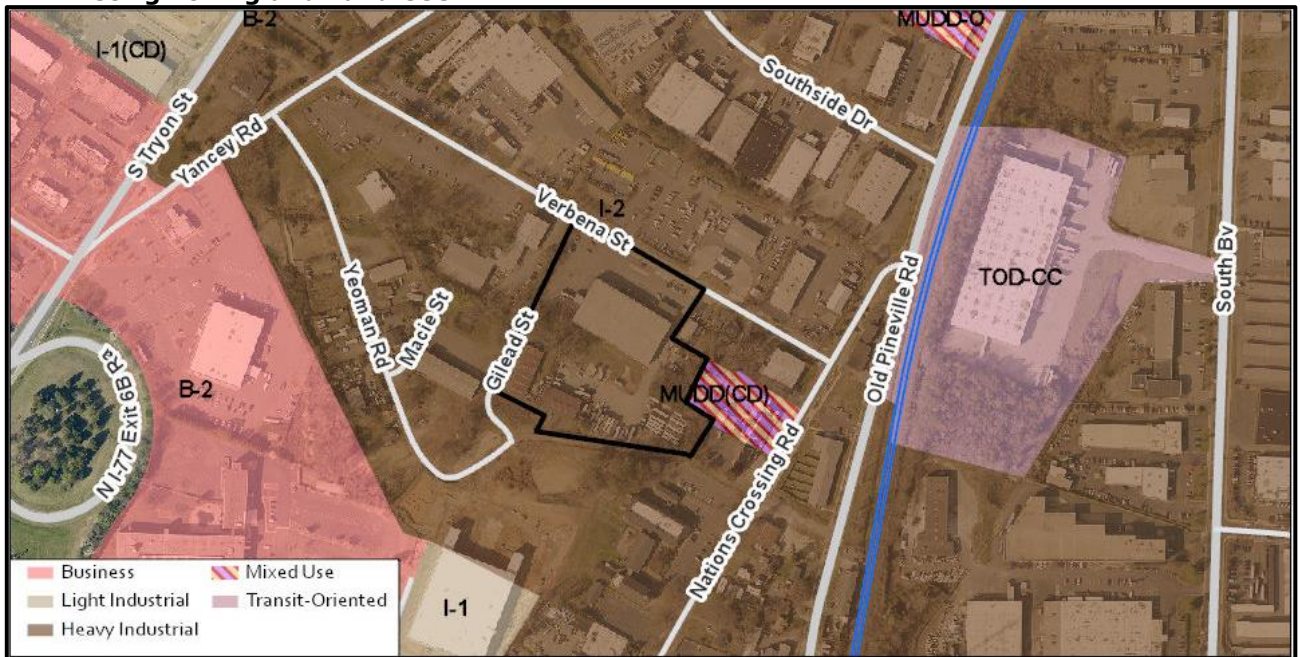
The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Station Area Plan*, from the current recommended office/industrial warehouse distribution uses to transit oriented development uses for the site.

## PLANNING STAFF REVIEW

### • Proposed Request Details

This is a conventional rezoning petition, which applies to all the standards, regulations and uses in the TOD-TR (transit oriented development-transit transition) zoning district. Uses allowed in the TOD-TR district include residential, commercial, institutional, and government uses.

### • Existing Zoning and Land Use



- The site is developed with industrial/warehouse buildings and surrounded by industrial/office/warehouse and residential uses on acreages primarily zoned I-1 and I-2 along with parcels zoned MUDD-O, MUDD(CD), and TOD-CC.

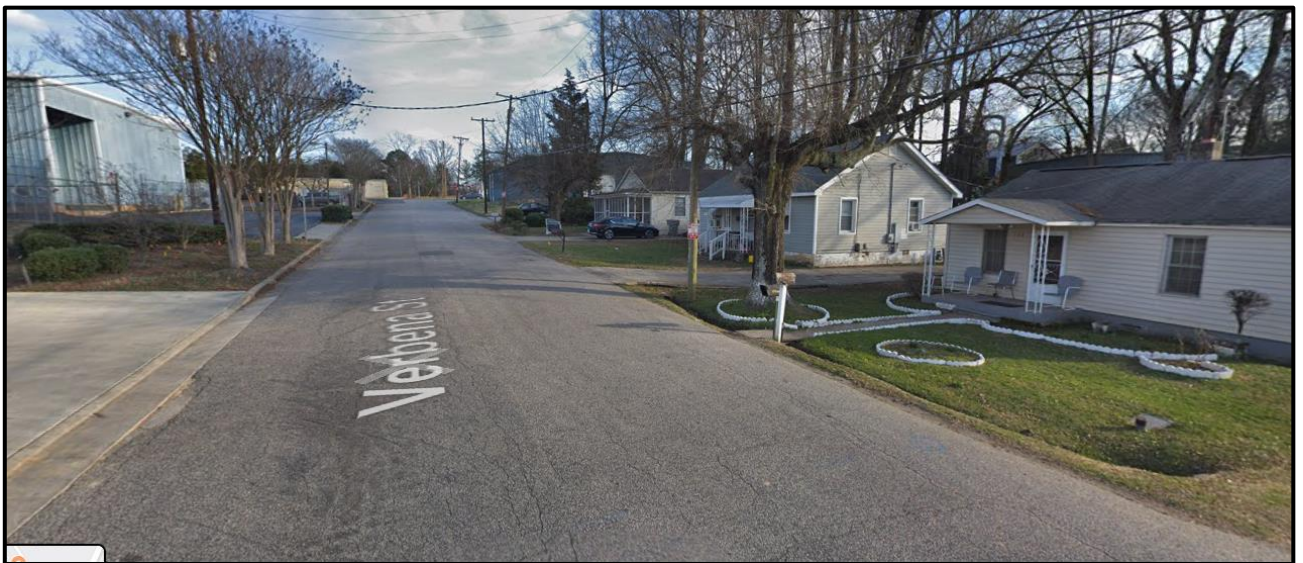




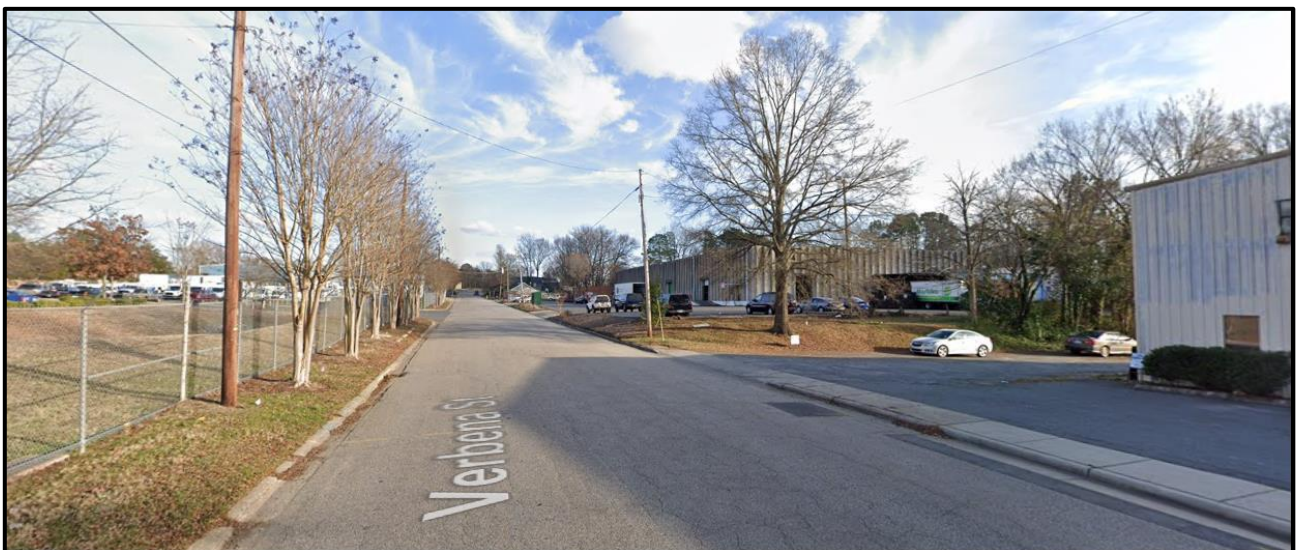
The subject site is developed with industrial/warehouse buildings.



North are office/warehouse uses.

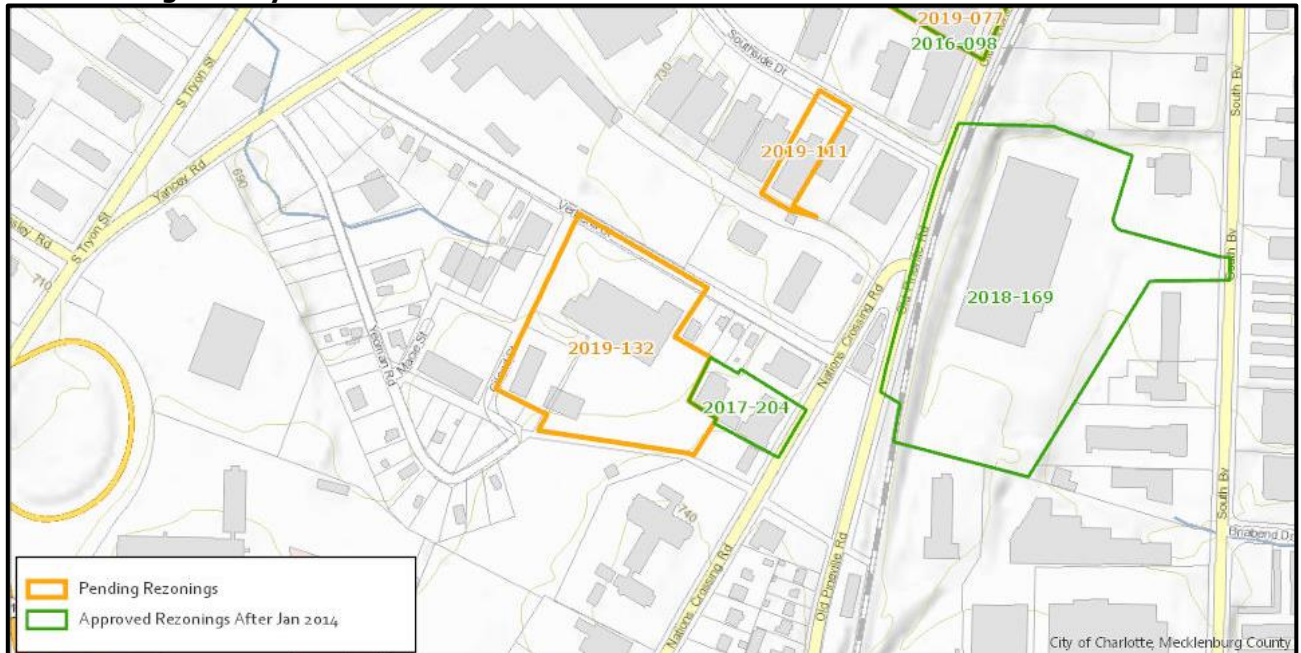


East are single family homes and office/warehouses.



West are office/warehouse uses.

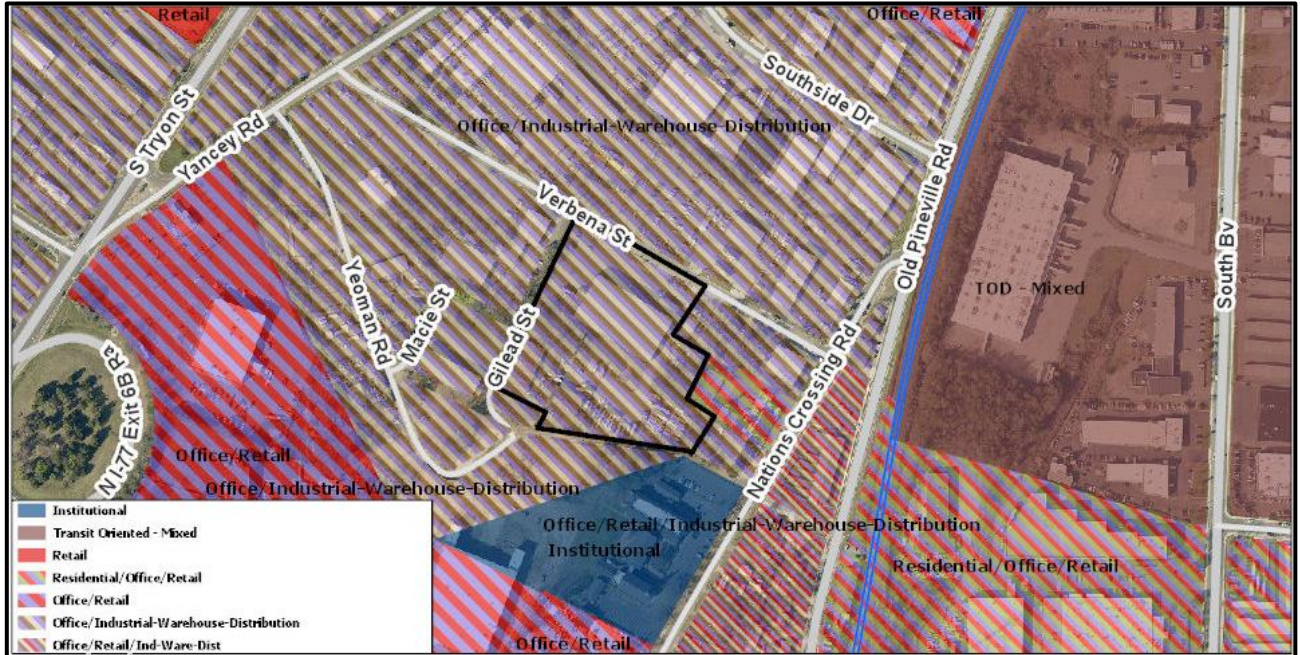
**• Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-111	Rezone 0.69 acres from I-2 to MUDD-O to allow all uses in the MUDD district with optional requests related to parking and streetscape improvements.	Pending
2019-077	MUDD-O SPA to allow up to 334,000 square feet of permitted uses.	Pending
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations.	Approved
2017-204	Rezoned 0.95 acres from I-2 to MUDD(CD) to allow reuse of an existing building and allow the development of a new 3 story building with 29,390 square feet to allow a mix of residential and non-residential uses.	Approved
2016-098	Rezoned 5.1 acres from I-2 to MUDD-O to allow reuse of 3 existing industrial warehouse buildings with 74,877 square feet near the Scaleybark Station for all uses allowed in the MUDD.	Approved



- **Public Plans and Policies**



- The *Woodlawn Station Area Plan (2008)* recommends Office/Industrial Warehouse Distribution for the subject site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is approximately 2/3 mile from two LYNX Blue Line stations: Scaleybark and Woodlawn. There is existing curb and gutter on Verbena Street but no sidewalk. There is an unopened right of way immediately west of the site. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with city ordinances and to develop a street network to serve the TOD zoning requested.
- A traffic impact study is not necessary for the complete review of this petition. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.
- No outstanding issues.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 150 trips per day (based on 40,000 square foot warehouse and 6,000 square feet automobile care center).  
Entitlement: 190 trips per day (based on 88,500 square foot warehouse).  
Proposed Zoning: Too many uses to determine (5.9 acres of TOD-TR).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding the need for affordable housing units in Charlotte.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding fire access road, fire hydrant, and turn radius.
- **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 6-inch water distribution main located along Yeoman Road.

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 Fieldcrest 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 early-2020. See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding water and sewer availability.

- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding air quality and ground water services information.
  - **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:** Claire Lyte-Graham (704) 336-3782