



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-040

November 1, 2022

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 3.58 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of North Brevard Street.
Council District 1 - Anderson

PETITIONER

FRH Realty LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The adopted policy map recommends the Innovation Mixed-Use Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The goal of the Innovation Mixed-Use Place Type is to "Contribute to Charlotte's economic viability by providing mixed-use urban places that include light manufacturing, office, residential, and retail." This petition helps to achieve that goal.
- The site is compatible with nearby residential and mixed uses to the north.
- The site abuts pending rezoning petition 2022-044, which is a request of similar context and character.
- The petition commits to streetscape improvements along N. Tryon Street with an eight-foot sidewalk and eight-foot planting strip.
- The petition states that the existing five-foot bike lane will remain.
- The petition could facilitate the following goals of the *2040 Comprehensive Plan*:
 - 1: 10-Mintue Neighborhood

- 4: Trail & Transit Oriented Development
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities
- 7: Integrated Natural & Built Environments

Motion/Second: Welton / Rhodes

Yeas: Gaston, Gussman, Rhodes, Russell, and Welton

Nays: None

Absent: Barbee and Harvey

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, noting all outstanding addressed and the request being consistent with the *2040 Policy Map*. There was no discussion of this request.

PLANNER

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