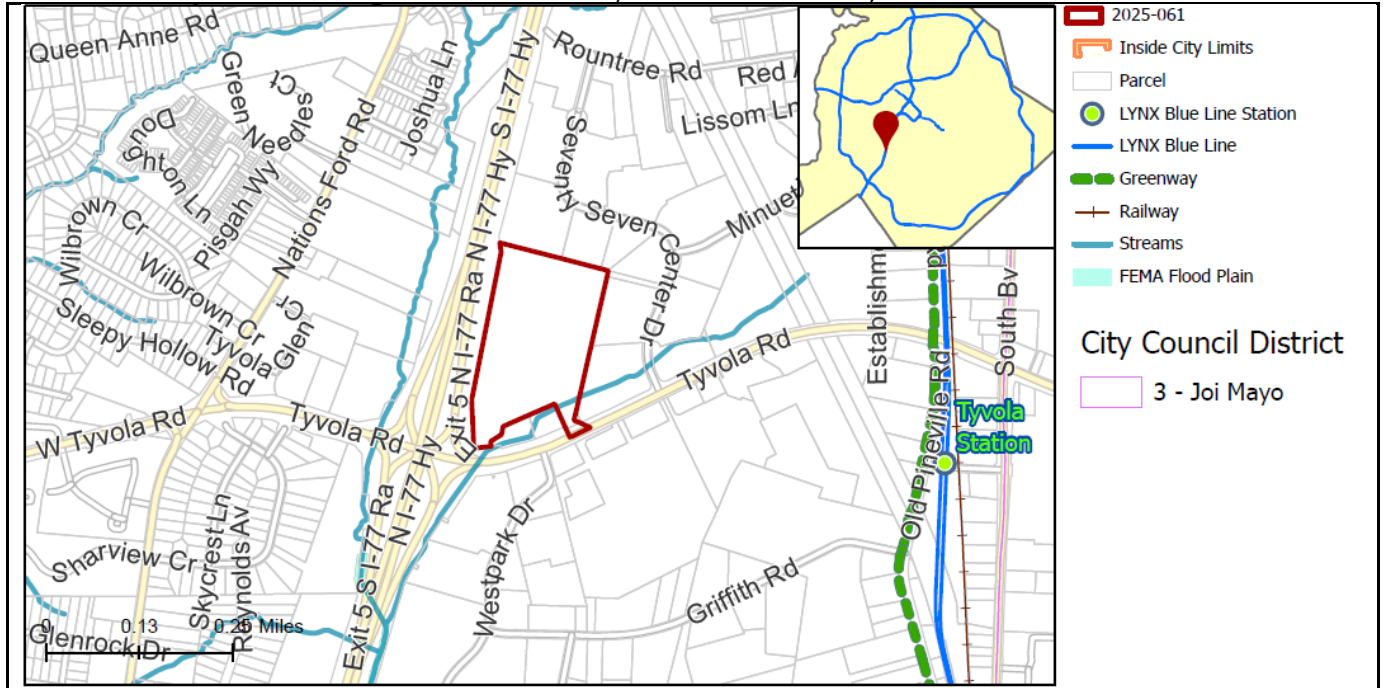


REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics 2)
Proposed Zoning: ML-1(CD) (Manufacturing & Logistics 1, Conditional)

LOCATION

Approximately 20.95 acres located north of Tyvola Road, east of Interstate 77, and west of Seventy Seven Center Drive.



SUMMARY OF PETITION

The petition proposes to develop a vacant, wooded parcel along Interstate 77 with a 165,000 square feet retail goods showroom.

PROPERTY OWNER

Northbridge Tyvola, LLC

PETITIONER

Living Spaces

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Manufacturing & Logistics Place Type.

Rationale for Recommendation

- The petition would allow for uses permitted in ML-1 district while eliminating the possibility of more noxious uses that would otherwise be permitted under the existing ML-2 zoning.
- The proposed retail goods showroom is more compatible with the adjacent office and commercial uses than development that would be permitted under the ML-2 zoning.
- The petition would facilitate development of a parcel that has remained vacant while all surrounding parcels have been developed.

- Retail goods showrooms along with several other commercial uses are not permitted in the ML-2 district while they are allowed in ML-1, necessitating a rezoning for this site to be able to accommodate the proposal.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

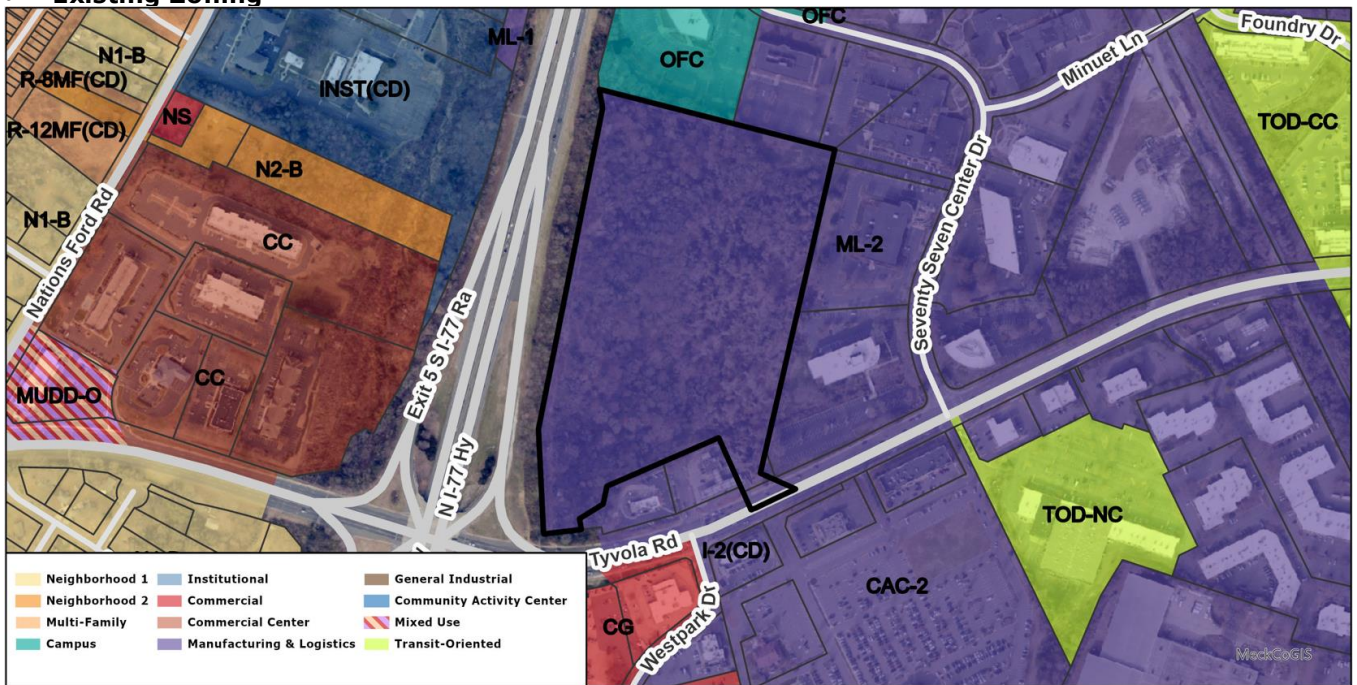
PLANNING STAFF REVIEW

• **Proposed Request Details**

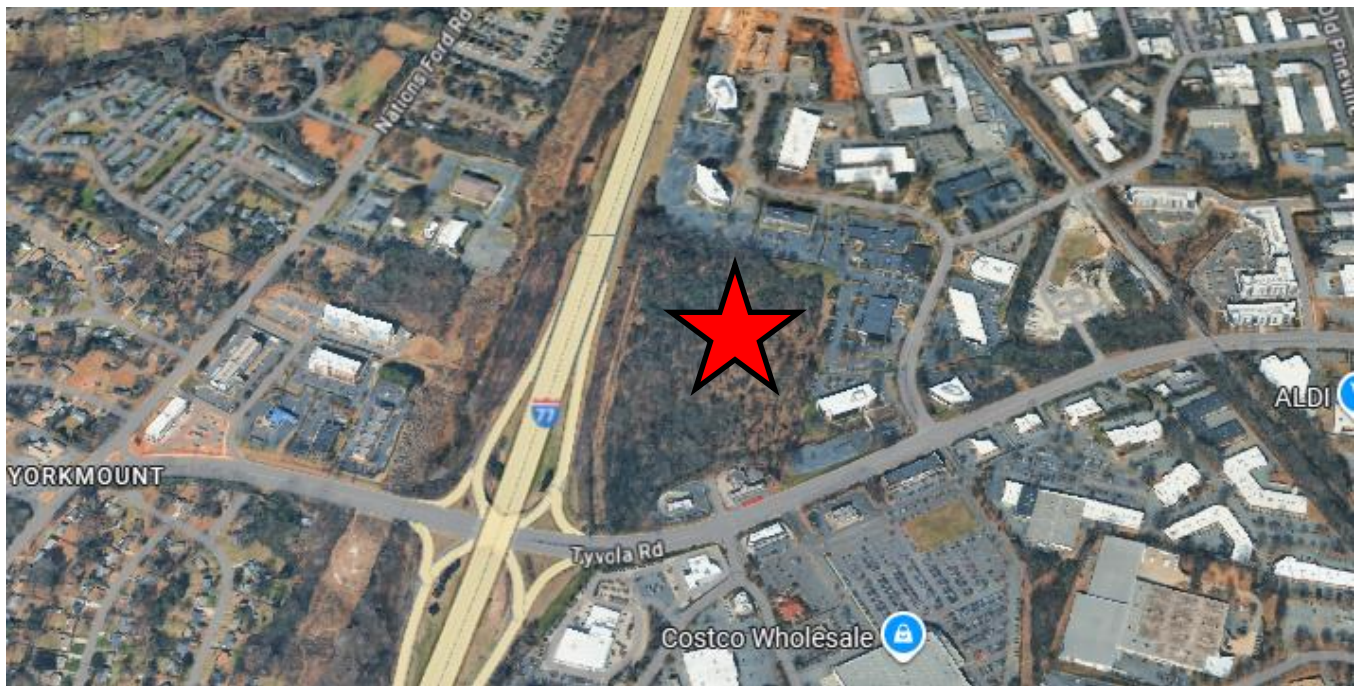
The site plan accompanying this petition contains the following provisions:

- Allows for 165,000 square feet of gross floor area of retail goods showroom.
- Allows for 2,000 square feet of gross floor area of accessory restaurant.
- Illustrates a proposed building envelope and parking and loading dock envelope.
- Provides a 100’ Class A landscape yard along the northwestern property boundary where abutting OFC zoning.
- Identifies site access via an access easement to Tyvola Road at Westpark Drive.
- Commits to implementing an 8’ planting strip and 12’ multi-use path along the site’s Tyvola Road frontage.

• **Existing Zoning**



- The site and properties to the east and south are zoned ML-2 (Manufacturing & Logistics 2) and I-2(CD) (General Industrial, Conditional). The property to the north of the site is zoned OFC (Office Flex Campus). Interstate 77 is immediately west of the site.



The site, marked by a red star, is surrounded by office uses to the north and east, and commercial uses to the south. Interstate 77 is immediately west of the site.



Street view of the site as seen from an adjacent office parking lot off 77 Center Drive.



Street view of office uses along 77 Center Drive, characteristic of uses to the north and east of the site.

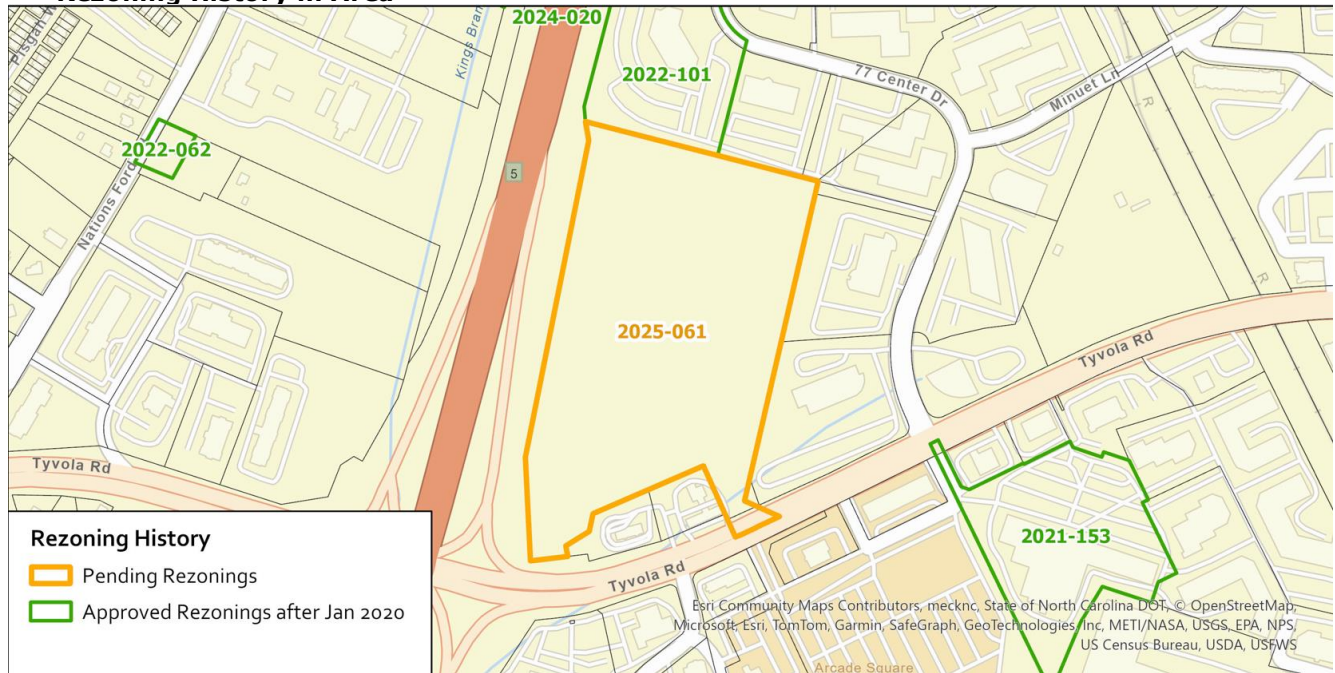


Street view of commercial uses to the south of the site along Tyvola Road.



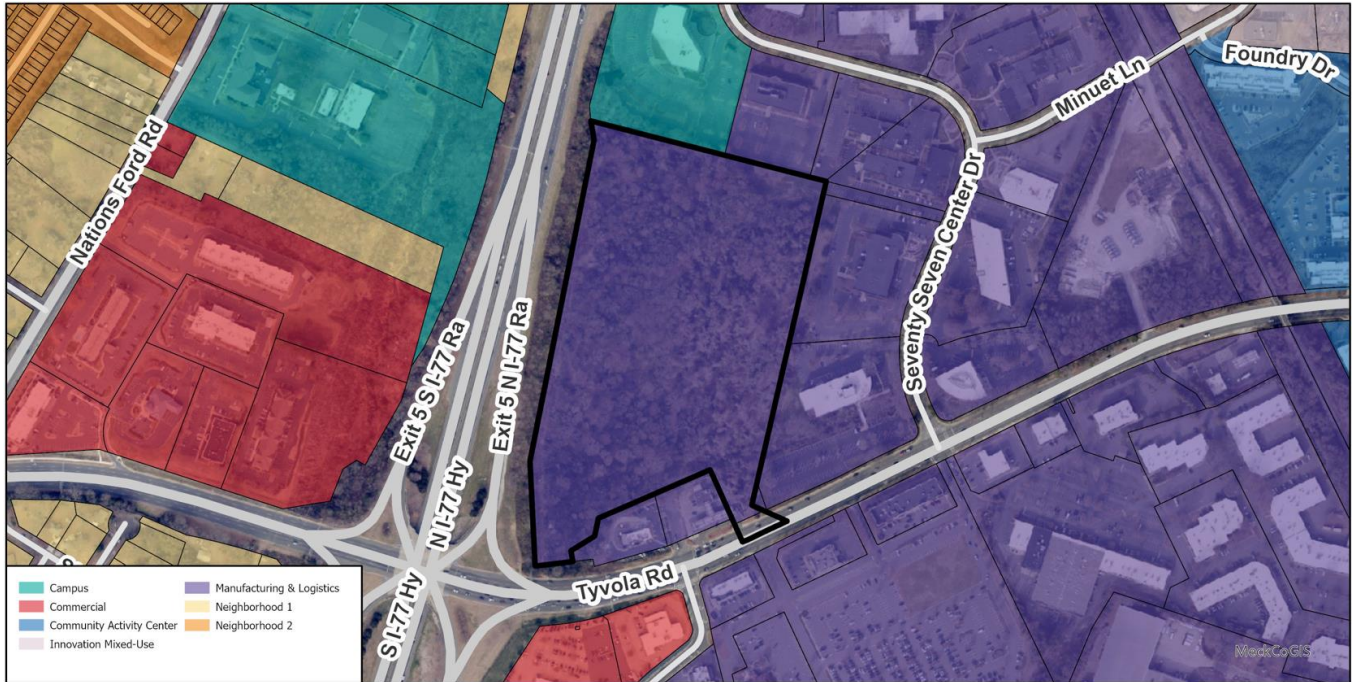
Street view of Interstate 77 immediately west of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-020	Petition to rezone 1.88 acres to allow all uses permitted in the N2-B (Neighborhood 2-B) district.	Approved
2022-101	Petition to rezone 4.94 acres to allow all uses permitted in the OFC (Office Flex Campus) district.	Approved
2022-062	Petition to rezone 0.38 acres to the NS (Neighborhood Services) district to allow an automotive service station for fast charging of electric vehicles.	Approved
2021-153	Petition to rezone 7.17 acres to allow all uses permitted in the TOD-NC (Transit Oriented Development – Neighborhood Center) district.	Approved

Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics Place Type.

TRANSPORTATION SUMMARY

- The site is located adjacent to Tyvola Road, a City-maintained major arterial, west of Seventy Seven Center Drive, a City-maintained major collector. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. All outstanding CDOT comments have been addressed.

Active Projects:

- TIP - I-77 South Corridor Improvements
 - Project Limits: I-277/US 74 (Belk Freeway) Interchange to South Carolina State Line
 - TIP Number: I-5718A
 - 2050 MTP Programming Status: Metropolitan Transportation Plan (MTP), Estimated Completion 2034 -2045
 - Advanced Project Description: Widen existing freeway to ten lanes by constructing four managed lanes (two in each direction), reconstruct I-77/I-277 (Belk Frwy) interchange, and install ramp meters.
 - ROW Year: Undetermined
 - Construction Year: Undetermined

Transportation Considerations

- No outstanding issues.

Vehicle Trip Generation:

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 1,480 trips per day (based on 912,585 SF warehouse).

Proposed Zoning: 900 trips per day (based on 165,000 SF furniture store).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Tyvola Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tyvola Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Environment

1. ~~Revise tree survey to include all trees in the right-of-way along Tyvola Road.~~ **ADDRESSED**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908