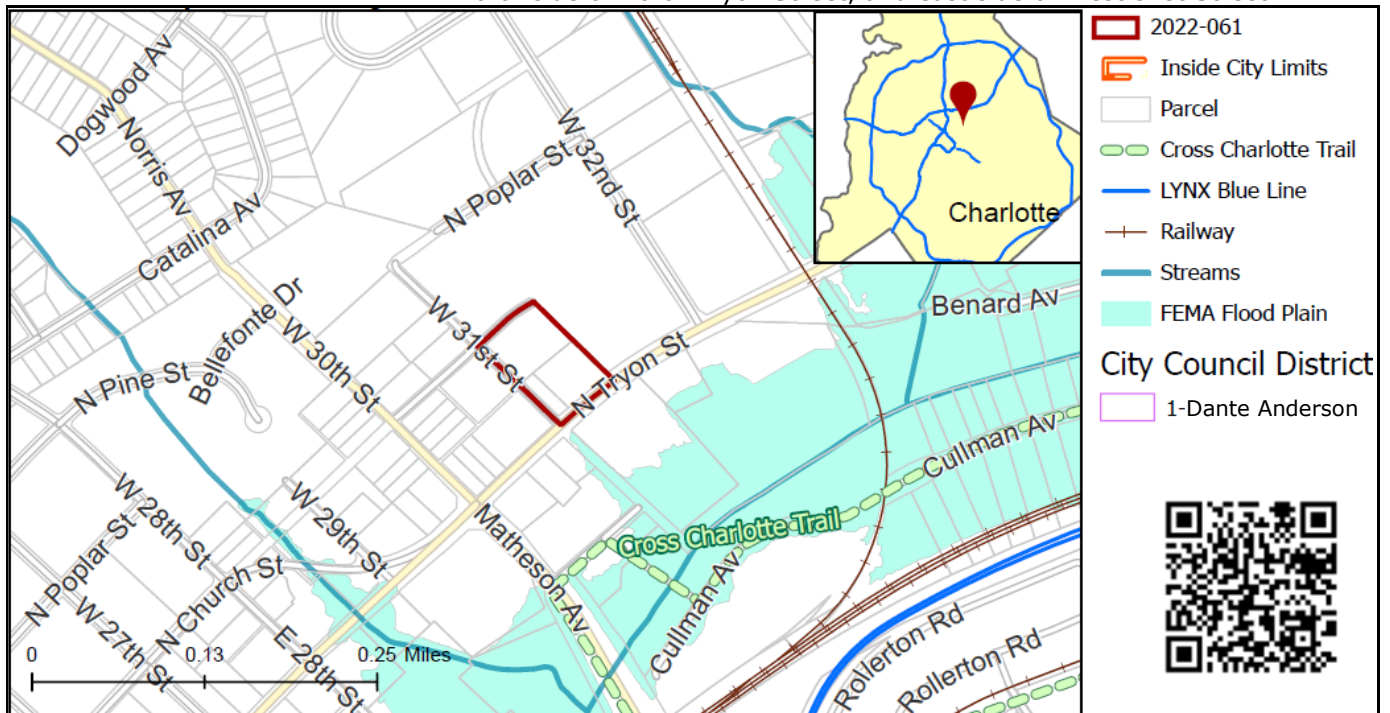


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

**LOCATION**

Approximately 2.21 acres bound by the south side of North Church Street, north side of North Tryon Street, and east side of West 31st Street.



**SUMMARY OF PETITION**

The petition proposes to allow transit supportive development on a vacant parcel northeast of Uptown Charlotte.

**PROPERTY OWNER**

TNDA LLC

**PETITIONER**

AHC Investment Group

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen

**COMMUNITY MEETING**

Meeting is required but has not been held.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Innovation Mixed Use place type.

Rationale for Recommendation

- The TOD-NC district may be applied to parcels within 1 mile of a rapid transit station.
- The site is within a ¾ mile walk of the 36<sup>th</sup> St. and 25<sup>th</sup> St. stations on the Lynx Blue Line.
- The site is located on N. Tryon St. in an area with recent rezonings to TOD designations.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.

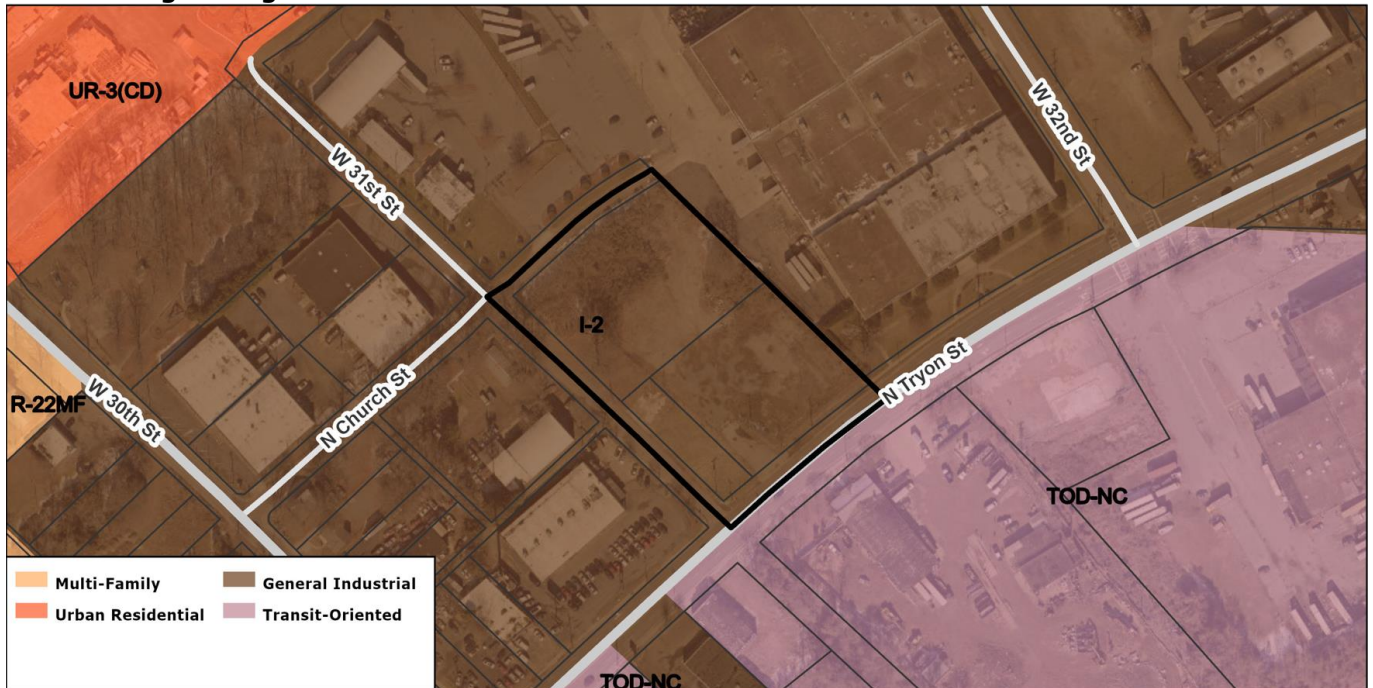
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. Allows all uses in the TOD-NC zoning district.

- **Existing Zoning**



- The site and surrounding parcels are zoned I-2 which allows a wide range of uses including industrial, manufacturing and warehousing. There is TOD-NC zoning to the south, across N. Tryon St.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (general industrial)	ML (Manufacturing & Logistics)	Innovation Mixed Use



The site, indicated by the red star above, is in an area developed with a mix of non residential uses including both commercial and industrial uses. The nearest residential use is to the northwest off W. 30<sup>th</sup> St. The Lynx Blue Line is to the southeast across N. Tryon St. and the Norfolk Southern Railroad.



The site is vacant.



North of the site is warehouse use.



East of the site is warehouse use.

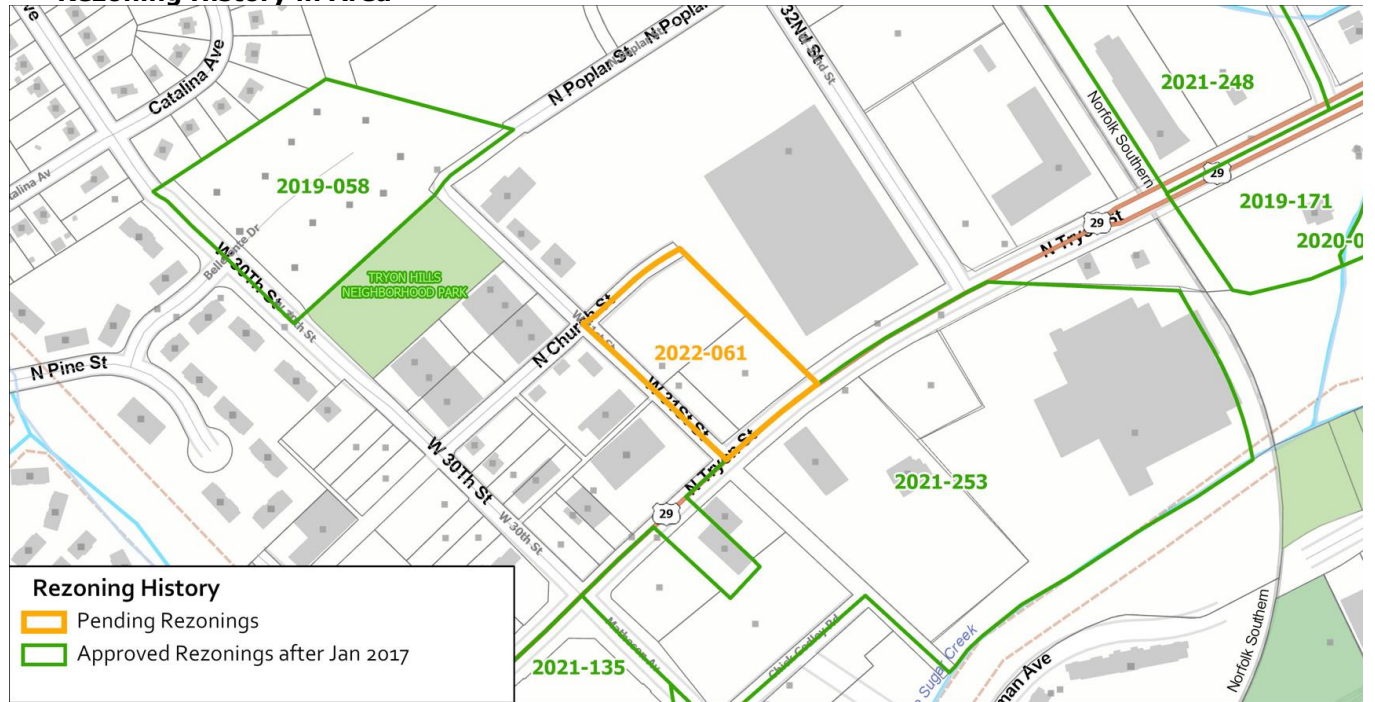


South of the site, across N. Tryon St., is a vacant parcel rezoned to TOD-NC by RZP-2021-253.



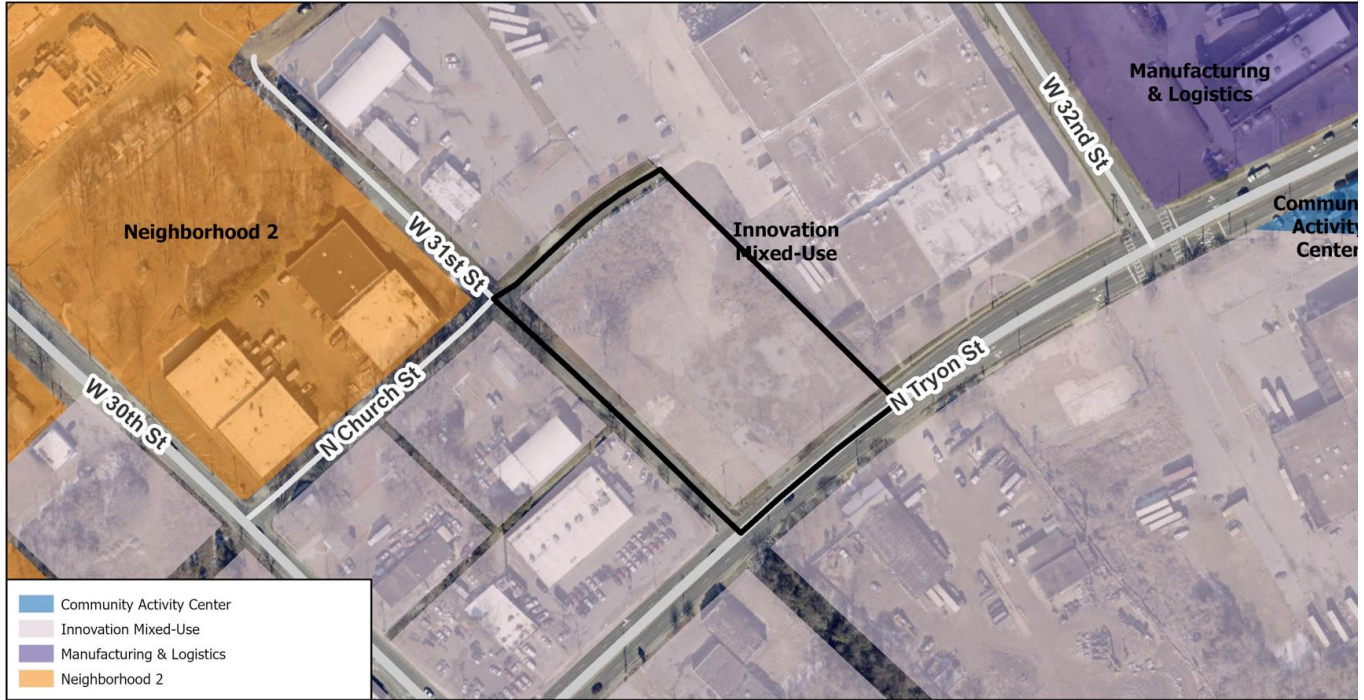
East of the site, across W. 31<sup>st</sup> St., is a mix of commercial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-058	4.77 acres northwest of the site, on W. 30 <sup>th</sup> Ave, to UR-3(CD) to allow up to 140 multi-family dwellings.	Approved
2019-171	2.55 acres east of the site, on N. Tryon St., to TOD-UD to allow transit supportive uses.	Approved
2021-135	3.5 acres southwest of the site, on N. Tryon St., to MUDD(CD) to allow up to 340 multi-family dwellings.	Approved
2021-248	7.02 acres northeast of the site, on N. Tryon St. to MUDD(CD) to allow up to 410 multi-family dwellings.	Approved
2021-253	15.58 acres south of the site, across N. Tryon St. to TOD-NC to allow transit supportive uses.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Innovation Mixed-Use for the site.

• **TRANSPORTATION SUMMARY**

- The site is located on the west side of North Tryon Street, a State-maintained major throughfare and north of 31<sup>th</sup> Street, a City-maintained local road. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network. Further details are listed below

• **Active Projects:**

- Matheson Bridge Streetscape
  - Incorporate pedestrian, bicycle, and aesthetic improvements from North Tryon to Jordan Place.
  - Project has not yet begun and is scheduled to be complete June 2024.
- Tryon Street to 36<sup>th</sup> Street Streetscape
  - Provide infrastructure improvements including sidewalk, curb and gutter, paving, pedestrian refuge islands, signals, crosswalks, street trees, lighting, bike lanes, and on-street parking, creating a connection to the Blue Line Extension at 36th street.
  - Project is in the construction phase and is scheduled to be complete September 2024.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 195 trips per day (based on 96,444 sqft of industrial use per I-2).

Proposed Zoning: Too many uses to determine trip generation. (based on conventional TOD-NC).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 2-inch and 8-inch water distribution main located along the southwest part of the parcel.

Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along W 31st St. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
  - **Stormwater Services Land Development Engineering:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry / City Arborist:** No outstanding issues.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** John Kinley (704) 336-8311