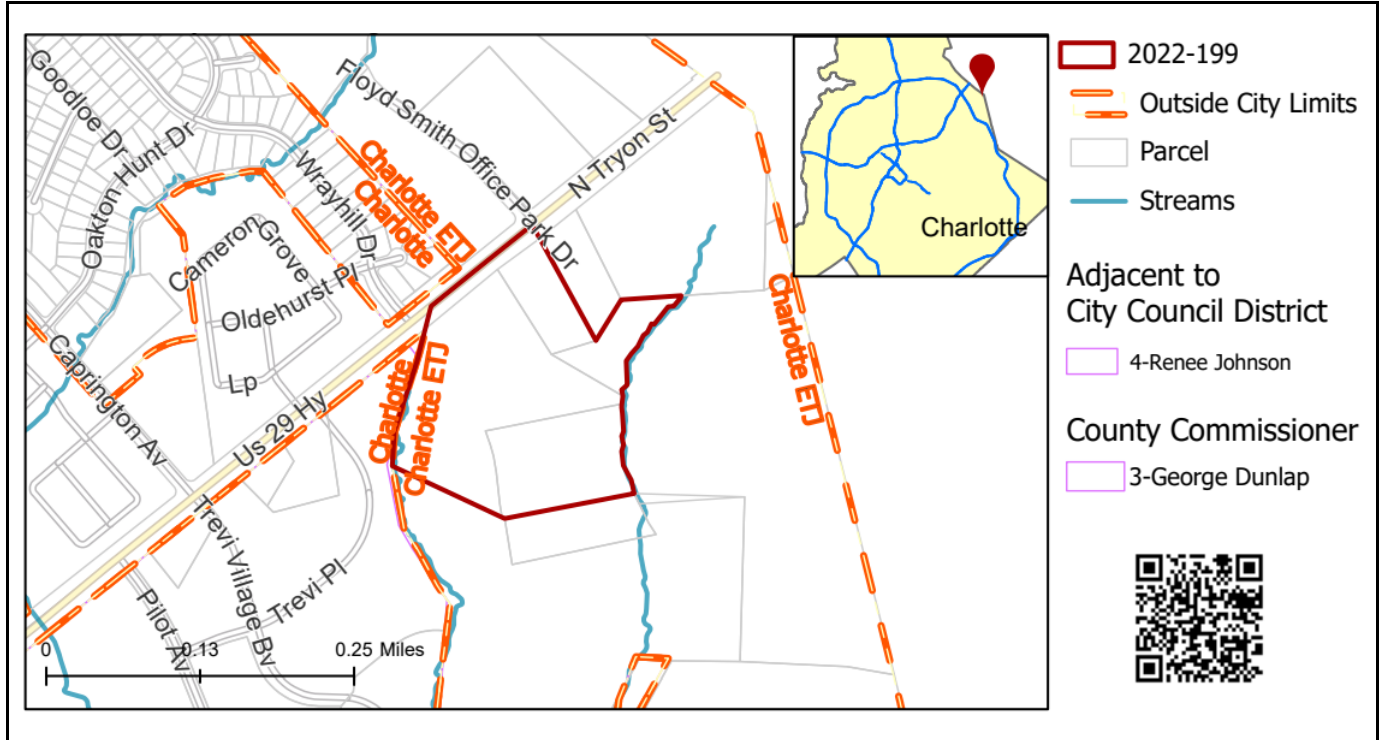


**REQUEST**

Current Zoning: N1-A (neighborhood 1-A)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 19.91 acres located on the east side of North Tryon Street, east of Pavilion Boulevard.



**SUMMARY OF PETITION**

The petition proposes a residential community containing a maximum of 200 multi-family dwelling units and, any incidental and accessory uses permitted in the R-12MF zoning district.

**PROPERTY OWNER**

Anita Cordon

**PETITIONER**

Mission Properties

**AGENT/REPRESENTATIVE**

Collin Brown, Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- This petition proposes to add to the variety of housing options in the area.
- This petition is appropriate and compatible with the approved multi-family entitlements in the area, specifically across from the site on North Tryon.
- This petition would also be well served by the commercial centers located on either side of the site on North Tryon.
- The petitioner commits to providing a minimum of 12,000 square feet of amenitized areas and/or open space throughout the site.

- The petition commits to streetscape improvements along North Tryon Street to include a 12-foot multi-use path and 8-foot planting strip.
- The petition commits to providing a 50-foot class C buffer adjacent to single family zoned properties.
- The petition proposes to connect all units to public sidewalks with walkway connections.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

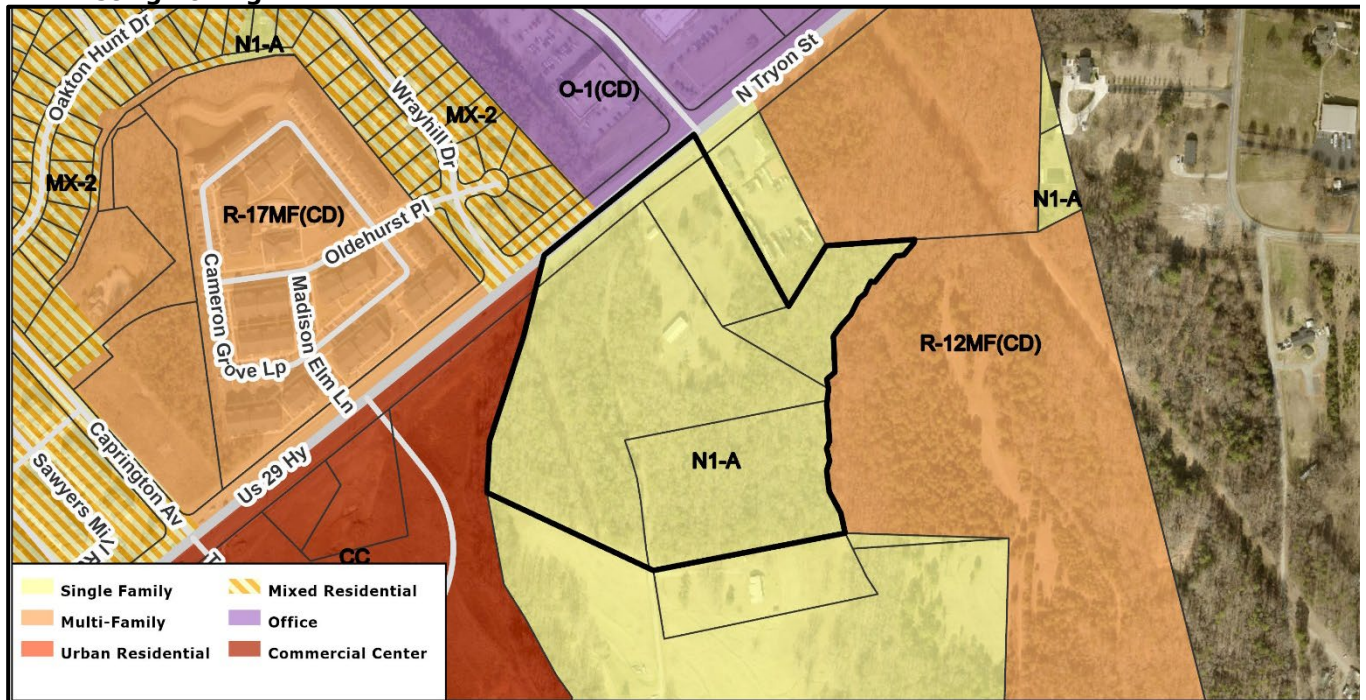
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 200 multi-family dwelling units.
- Limits height to 40-feet.
- Commits to streetscape improvements along North Tryon Street to include a 12-foot multi-use path and 8-foot planting strip.
- Commits to providing a 50-foot class C buffer adjacent to single family zoned properties.
- Proposes a minimum of 12,000 square feet of amenitized areas and/or open space

• **Existing Zoning**

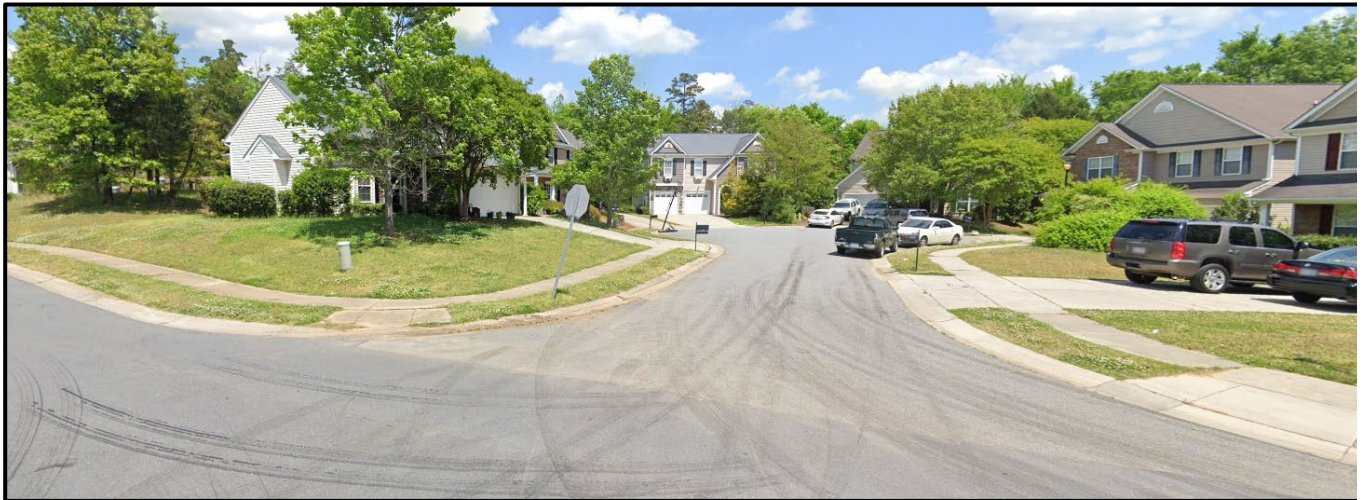


- The surrounding land uses include single family, multi-family, and commercial/retail uses.





The subject property is denoted by a red star.



The property to the north across North Tryon Street is developed with single family homes and multi-family apartments.





The property to the northeast along North Tryon Street is developed with truck parking and vacant land.



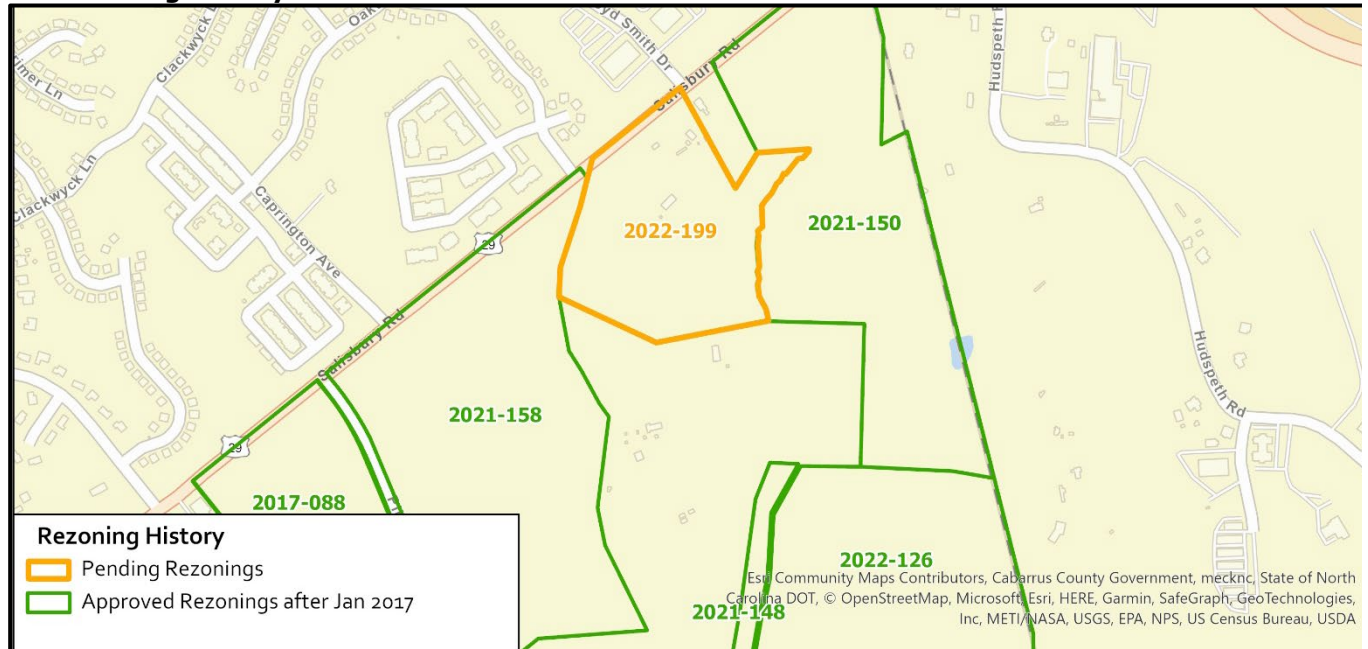
The property to the east and south is under construction with multifamily homes, commercial/restaurant/retail, medical office, and a hotel.



East along North Tryon Street are office and retail uses

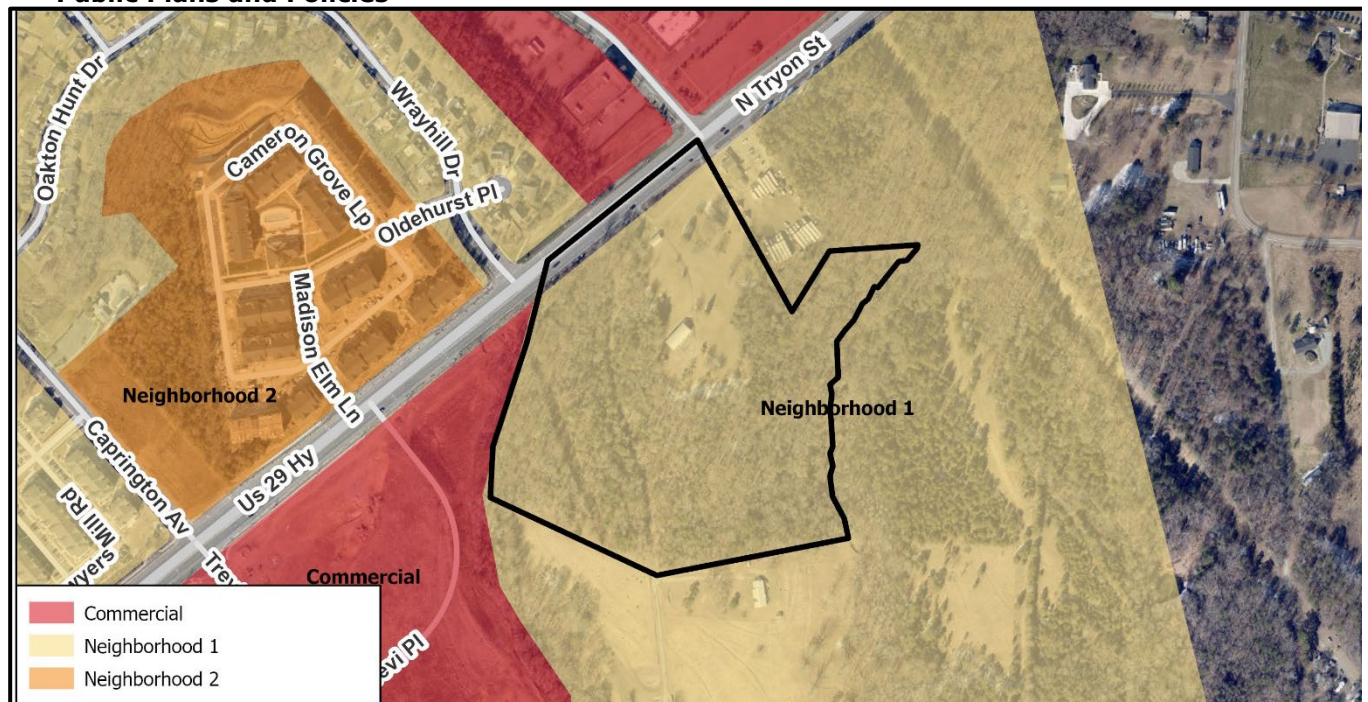


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-088	Rezoned 23.3 acres to amend the existing development rights on an undeveloped parcel. It proposed to retain the 275 multi-family dwelling units, and eliminate the nonresidential uses permitted via previously approved rezoning petitions 2016-107 and 2010-047, to amend the site layout.	Approved
2021-148	Rezoned 114.46 acres to allow all uses in the R-4 (single family residential) zoning district.	Approved
2021-150	Rezoned 37.14 acres to allows up to 380 multi-family units.	Approved
2021-158	Rezoned 45.31 acres for a site plan amendment to an approved development to allow additional uses, clarify architectural standards, and adjust layout.	Approved
2022-126	Rezoned 48.09 acres to allow up to 285 multi-family units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is adjacent to US Highway 29, a State-maintained major throughfare, and north of Wrayhill Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Conditional note revisions are needed to commit to completing transportation improvements prior to the first certificate of occupancy for the site, relocation of site access, and coordination with NCDOT. Further details are listed below
- **Active Projects:**
- N/A
- **Transportation Considerations**
  - See Outstanding Issues, Note 1
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 20 trips per day (based on 2 single family dwelling units).
    - Entitlement: 625 trips per day (based on 59 single family dwelling units).
  - Proposed Zoning: 910 trips per day (based on 200 multifamily dwelling units).

#### DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 33 students, while development allowed with the proposed zoning may produce 54 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 21 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Stoney Creek Elementary from 117% to 122%.
    - James Martin Middle from 65% to 66%
    - Julius L. Chambers High from 134% to 135%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located on Salisbury Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. A developer donated project will be required in cases there is not direct service. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes."
2. ~~Revise site plan and conditional notes to commit to relocate proposed site access to the west along US 29 and to coordinate site access location and median extension limits with NCDOT. Site plan shall label and dimension the change along with adding conditional notes committing to the coordinating with NCDOT.~~ Addressed

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225