



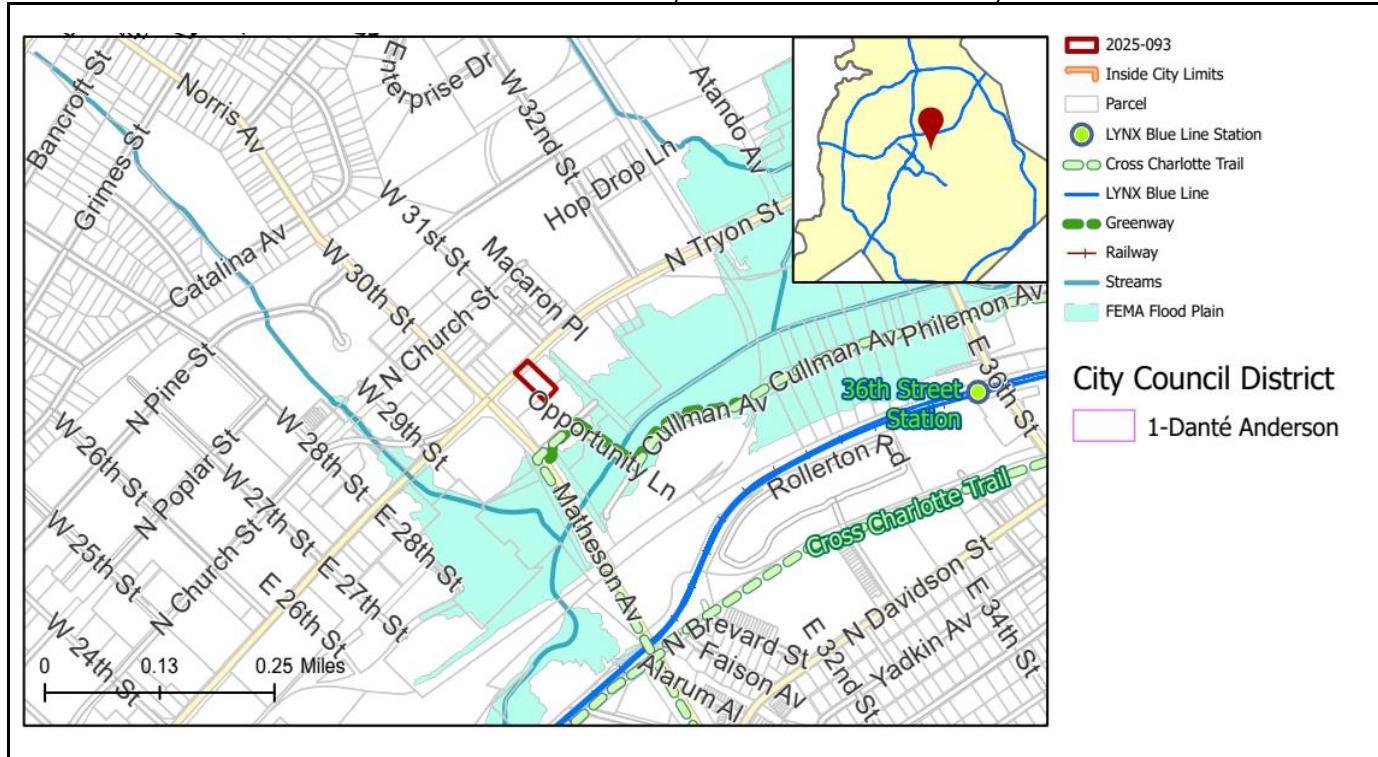
November 17, 2025

REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)
Proposed Zoning: TOD-NC (Transit Neighborhood Center)

LOCATION

Approximately 0.43 acres located south of North Tryon Street, east of Matheson Avenue, and north of Chick Godley Road.



SUMMARY OF PETITION

The petition proposes to allow uses permitted by-right and under prescribed conditions in the TOD-NC zoning district. The site is currently developed with an auto painting shop.

PROPERTY OWNER

QPC Owner, LLC

PETITIONER

Flywheel Group, LLC

AGENT/REPRESENTATIVE

Anthony Kuhn, Flywheel Group, LLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Innovation mixed Use Place Type.

Rationale for Recommendation

- While the *2040 Policy Map* (2022) recommends the Innovation Mixed Use Place Type for this site, the proposed TOD-NC zoning district is more consistent with the surrounding zoning context and offers a better fit with adjacent parcels.
- The site is 0.43 acres. Given the site's small size, it is appropriate to include it within the larger adjacent TOD-NC zoning districts to continue the established development pattern.

- TOD districts are intended for those areas that are transitioning away from automobile-centric orientation toward a more walkable, well-connected, moderate intensity, mix of retail, restaurant, entertainment, office, and personal service uses.
- The TOD-NC District is appropriate for parcels near moderate-intensity rapid transit stations. The site is near the 36th Street station.
- This section of North Tryon Street is undergoing a transition from traditional industrial uses toward a more transit-oriented development pattern, driven in part by its proximity to the LYNX Blue Line.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development

PLANNING STAFF REVIEW

• Proposed Request Details

This is a conventional rezoning petition with no associated site plan.

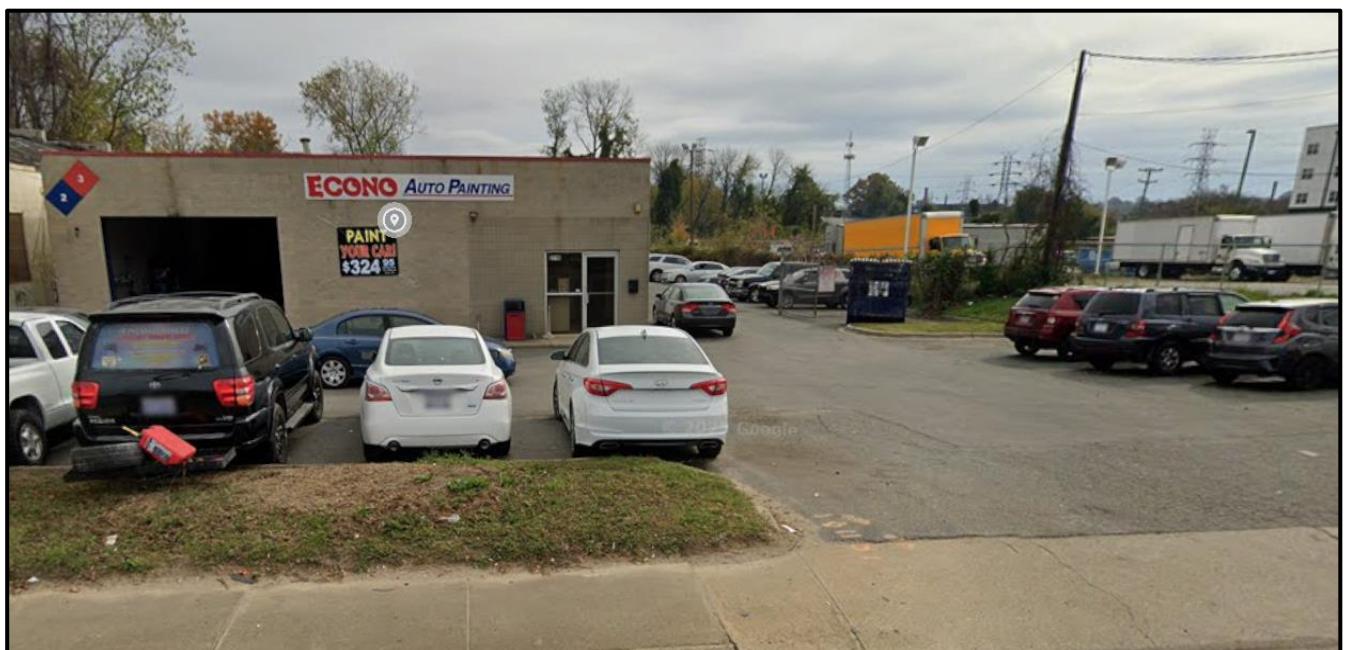
• Existing Zoning



- The site is currently zoned Manufacturing and Logistics-2. The surrounding zoning includes Transit-Oriented districts, Manufacturing and Logistics, Mixed-Use districts, Urban Residential, Neighborhood 1 and 2, Commercial, and Neighborhood Center zoning.



The site (denoted by red star) is located south of North Tryon Street, east of Matheson Avenue, and north of Chick Godley Road.



Street view of the site from North Tryon Street.



The property to the northwest across North Tryon Street is developed with retail uses.

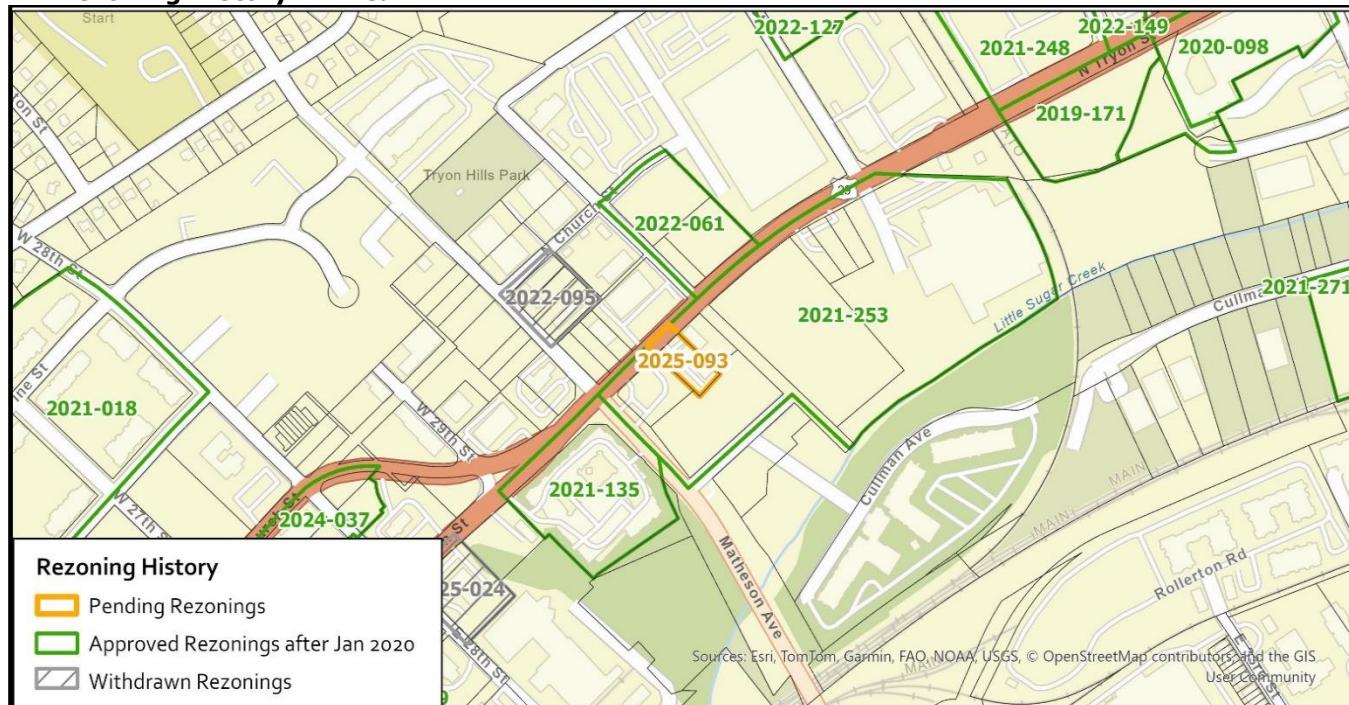


The abutting property to the south along North Tryon Street is developed with a truck parking lot.



The abutting property to the north along North Tryon is vacant.

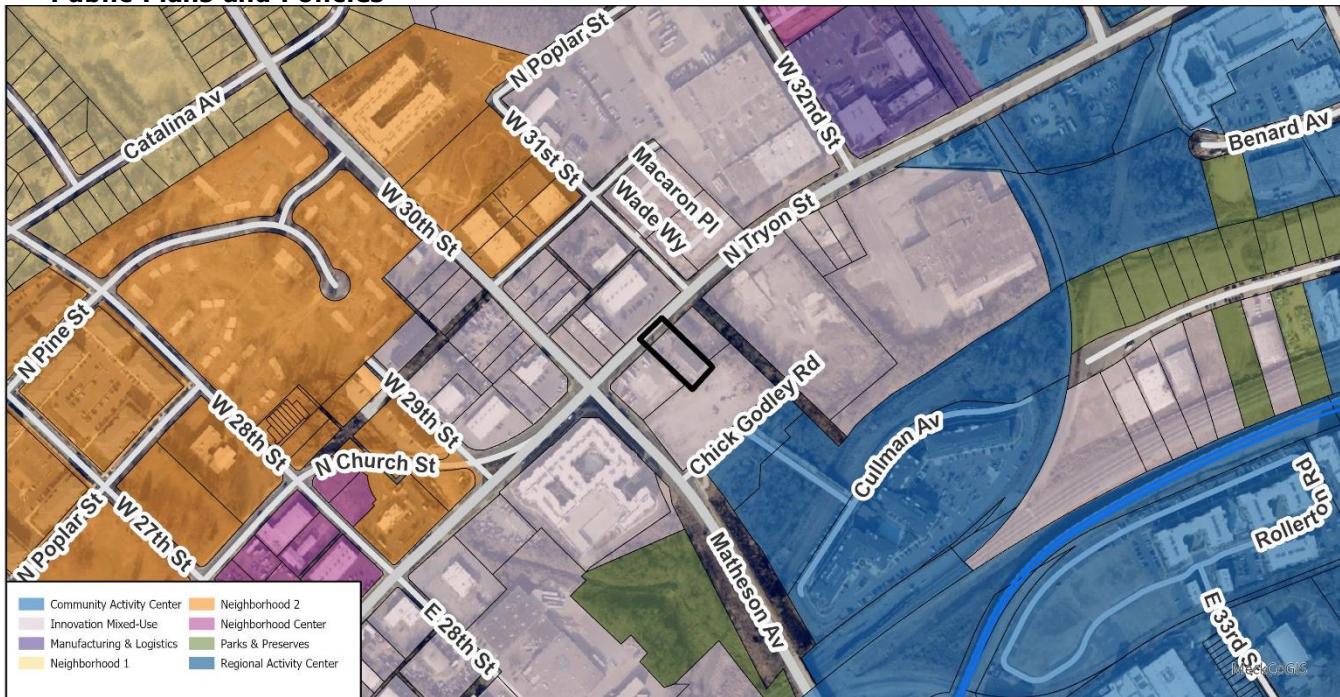
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-171	Rezoned 2.5 acres from I-2 (General Industrial) to TOD-UC (Transit-Oriented Development, Urban Center) to allow the site to be developed with any use or mixture of uses permitted by-right or with prescribed conditions within the TOD-UC district.	Approved
2020-098	Rezoned 4.1 acres from B-2 (General Business) to TOD-CC (Transit-Oriented Development, Community Center) to allow the site to be developed with any use or mixture of uses permitted by-right or with prescribed conditions within the TOD-CC district.	Approved
2021-018	Rezoned 10.8 acres from R-22MF(CD) (Multi-family Residential) to UR-2(CD) (Urban Residential, Conditional) to allow up to 323 residential dwelling units.	Approved
2021-135	Rezoned 3.5 acres from I-2 (General Industrial) to MUDD(CD) ((Mixed Use Development, Conditional) to allow up to 340 multi-family residential units.	Approved
2021-248	Rezoned 7.0 acres from I-2 (General Industrial) to MUDD-CD (Mixed-Use Development, Conditional) to allow of up to 410 multi-family dwelling units.	Approved
2021-253	Rezoned 15.5 acres from I-2 (General Industrial) to TOD-NC (Transit Oriented Development – Neighborhood Center) to allow all uses in the TOD-NC zoning district.	Approved
2021-271	Rezoned 1.3 acres from I-1 (Light Industrial) to TOD-UC (Transit Oriented Development, Urban Center) to allow all uses in the TOD-UC zoning district.	Approved
2022-061	Rezoned 2.2 acres from I-2 (General Industrial) to TOD-NC (Transit Oriented Development – Neighborhood Center) to allow all uses in the TOD-NC zoning district.	Approved
2022-095	Proposed to rezone 0.92 acres from I-2 (General Industrial) to TOD-NC (Transit Oriented Development – Neighborhood Center) to allow all uses in the TOD-NC zoning district.	Withdrawn
2022-127	Rezoned 1.88 acres from I-2 (General Industrial) to TOD-NC (Transit Oriented Development, Neighborhood Center) to allow all uses in the TOD-NC zoning district.	Approved
2022-149	Rezoned 5.9 acres from I-1 and I-2 (Light Industrial and General Industrial) to TOD-UC and TOD-NC (Transit Oriented Development, Urban Center and Neighborhood Center) to allow all uses in the TOD-UC and TOD-NC zoning districts.	Approved

2024-037	Rezoned 1.53 acres from ML-2 (Manufacturing & Logistics – 2) to NC(CD) (Neighborhood Center, Conditional) to allow uses permitted in the Neighborhood Center zoning district with exception of auto-centric uses.	Approved
2025-024	Proposed to rezone 1.1 acres from ML-2 (Manufacturing & Logistics – 2) to IMU (Innovation Mixed Use) to all uses allowed in the IMU zoning district.	Withdrawn

- Public Plans and Policies**



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

- TRANSPORTATION SUMMARY**

- The site is located adjacent to North Tryon Street, a State-maintained major arterial, north of Matheson Avenue, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- Active Projects:**

- PM51216051 Matheson Bridge Streetscape
 - Incorporate pedestrian, bicycle, and aesthetic improvements from North Tryon Street to Jordan Place.
 - Anticipated start date is early 2016.

- Transportation Considerations**

- No outstanding issues.

- Vehicle Trip Generation:**

Current Zoning:

Existing Use: 55 trips per day (based on 6,000 square feet of warehousing).

Entitlement: 75 trips per day (based on 18,750 square feet of warehousing).

Proposed Zoning: Trip generation not provided for this zoning district for conventional rezonings.

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:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined. Current utilization:
 - Highland Renaissance Academy Elementary at 85%.
 - Martin Luther King Middle at 87%.
 - Garinger High at 100%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along N Tryon Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along N Tryon Street. 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 comments submitted.

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

Planner: Michael Russell (704) 353-0225