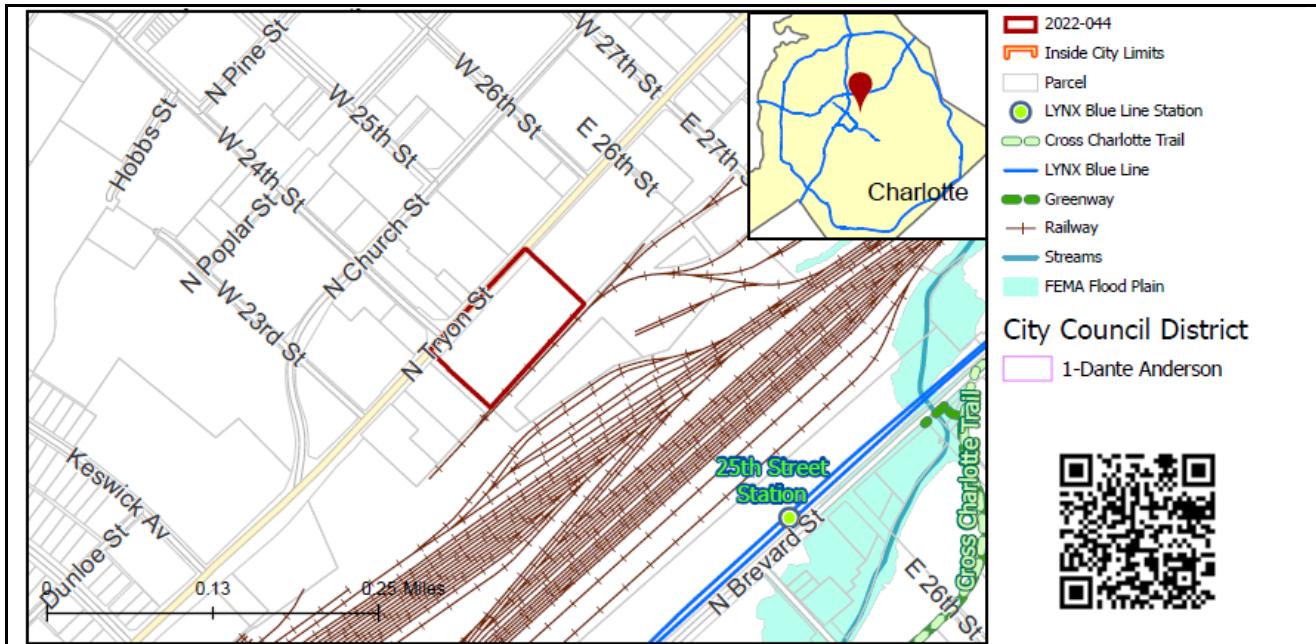


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD(CD)

LOCATION

Approximately 3.67 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of North Brevard Street.



SUMMARY OF PETITION

The petition proposes to allow up to 367 multi-family residential units in a single building on a parcel currently developed with warehousing.

PROPERTY OWNER

2130 North Tryon Street, LLC

PETITIONER

2130 North Tryon Street, LLC

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins (Alexander Ricks PLLC)

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

- 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 2022-040, 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 commits to maintain the existing five-foot wide bike lane along the site's frontage of N. Tryon Street. If not already existing, a five-foot wide bike lane will be provided.
- 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
 - 7: Integrated Natural & Built Environments

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 350 multi-family residential units in a single building.
- Limits building height to 75 feet. Notes the minimum ground floor height (floor to floor) along N. Tryon Street shall be 12 feet (at least 70% of the total ground floor height shall meet the minimum ground floor height requirement).
- Proposes the following transportation improvements:
 - Proposes two points of access onto N. Tryon Street ([removes existing curb cuts](#)).
 - Proposes an eight-foot sidewalk and eight-foot planting strip along N. Tryon Street.
 - Maintains the existing five-foot wide bike lane along the site's frontage of N. Tryon Street or provide a five-foot wide bike lane if not already existing.
 - Constructs a right-turn lane with 100 feet of storage and appropriate taper on N. Tryon Street at the proposed access points, per NCDOT requirements, if feasible based on adjacent existing building conditions at the time of permitting.
 - [Adds note stating vehicular access will be as generally depicted on the rezoning plan. The placements and configurations of the vehicular access points shown on the rezoning plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments.](#)
- Proposes the following architectural and design improvements:
 - Notes all principal and accessory buildings abutting a network required public or private street to comprise a minimum of 20% of that building's entire façade using brick, natural stone (or its synthetic equivalent), stucco or other material of comparable quality approved by the Planning Director.
 - Prohibits vinyl siding (but not vinyl handrails, windows or door trim) and concrete masonry units not architecturally finished.
 - Notes all dumpster enclosure areas shall be internal to the building/parking deck of screened from network required public or private streets.
 - Notes a minimum 12-foot ground floor height along North Tryon Street (at least 70% of the total ground floor height shall meet the minimum ground floor height requirement).
 - Places buildings to present a front or façade to all network required streets (public or private). Buildings shall front a minimum of 50% of the total network required street frontage on the site.
 - Prohibits parking lots between any building and network required public or private street.
 - Designs building massing and height to break up long monolithic building forms via incorporation of recesses, projections, architectural details, exterior wall offsets, pilasters, banding and change in materials or colors, and roof form and articulation.

- **Existing Zoning and Land Use**



The rezoning site is developed with office/industrial uses and immediately surrounded by office/industrial /warehouse uses on parcels zoned I-2.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (general industrial)	ML-2 (manufacturing and logistics)	IMU (innovation mixed-use)



The rezoning site is developed with office/industrial uses.

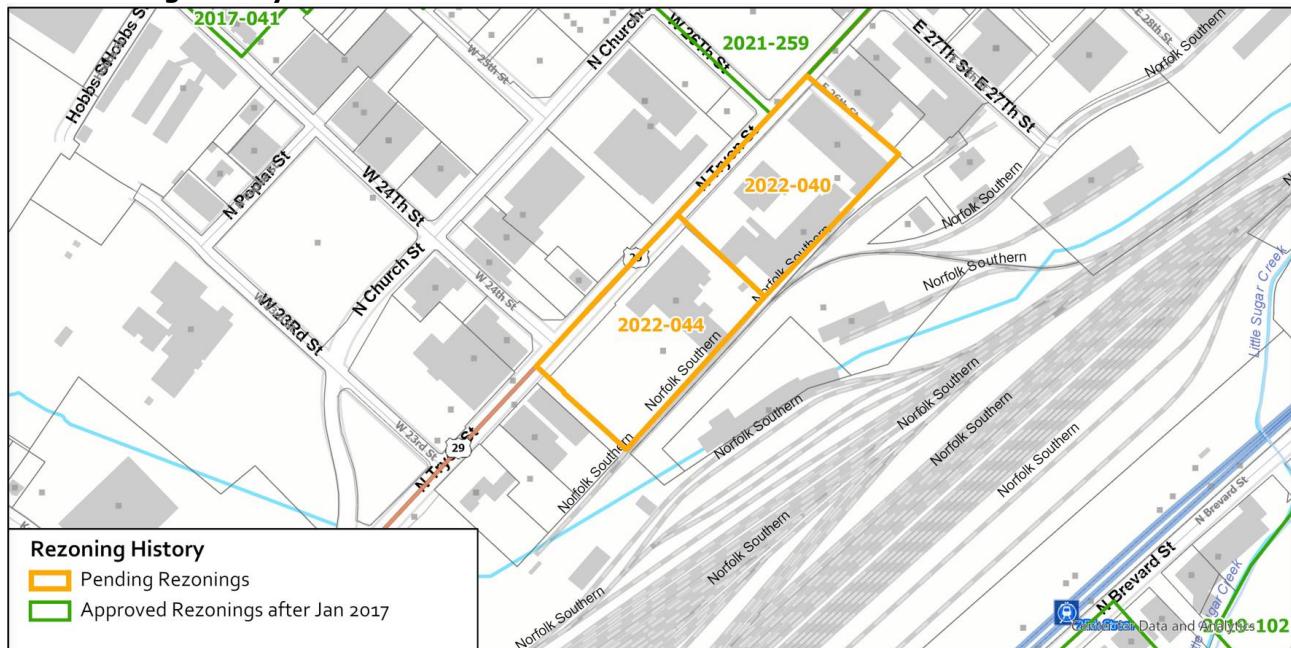


Along N. Tryon are a mix of industrial/manufacturing/warehousing/office uses and vacant land.



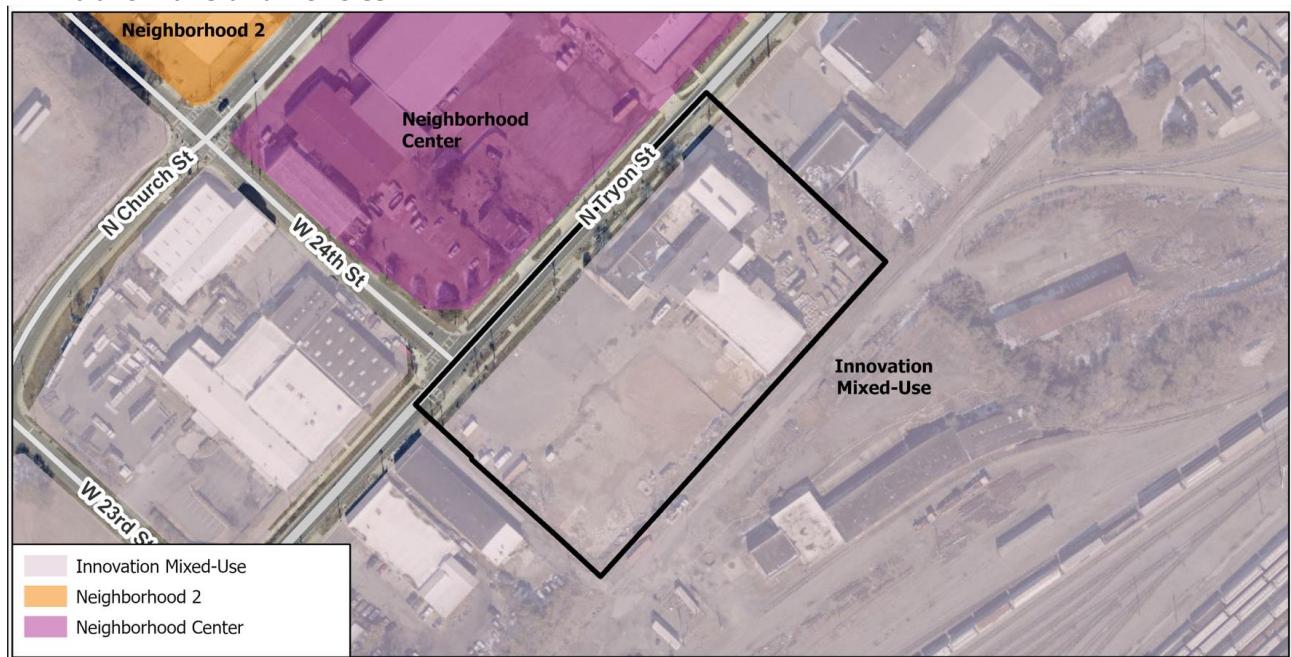
The rezoning site (denoted by purple star) is immediately surrounded by office/industrial/warehouse uses and vacant land. The Southern Railroad and associated properties lie directly to the south.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-040	Rezone 3.67 acres from I-2 to MUDD(CD) to allow 350 multi-family residential units.	Pending
2021-259	Rezoned 3.57 acres from I-2 to MUDD(CD) to allow 350 multi-family residential units.	Approved
2019-102	Rezoned acreages to various TOD zoning districts.	Approved
2017-041	Rezoned 12.67 acres from I-1, R-22MF, R-5 to UR-2(CD) to allow 313 residential units.	Approved

- **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 on N Tryon St, a State-maintained major thoroughfare at E 24th St, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to dedicating 50-feet of right-of-way from the road centerline of N Tryon St, constructing an 8-foot planting strip, and 8-foot sidewalk on N Tryon St and maintaining the existing bike lane along N Tryon St meet the City of Charlotte BIKE Policy. Petitioner committed to making one of the accesses exit only. Petitioner committed to constructing a right turn lane with 100' of storage and appropriate taper on North Tryon Street at the full access driveway. CDOT has no outstanding issues.

• Active Projects:

- Matheson Bridge Streetscape
 - Incorporate pedestrian, bicycle, and aesthetic improvements from N Tryon St to Jordan Pl

• Transportation Considerations

~~See Outstanding Issues, Notes 1-3. Addressed~~

• Vehicle Trip Generation:

Current Zoning:

Existing Use: 170 trips per day (based on 30,661 sq ft light manufacturing).

Entitlement: 295 trips per day (based on 159,996 sq ft of warehousing).

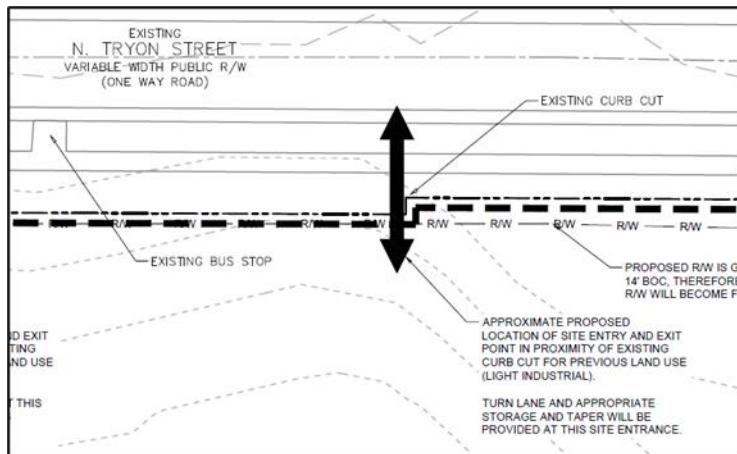
Proposed Zoning: 1,760 trips per day (based on 367 dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

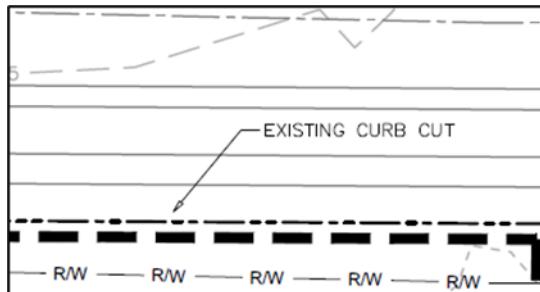
- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 64 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Highland Renaissance Academy from 74% to 79%
 - Martin Luther King, Jr. Middle from 101% to 103%
 - Garinger High from 115% to 116%.
 - See advisory comments at www.rezoning.org.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along N Tryon Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located along N Tryon Street. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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
- **Urban Forestry / City Arborist:** See ~~Outstanding Issues, Note 4.~~

OUTSTANDING ISSUES**Transportation Addressed**

1. Revise site plan and conditional note(s) to commit to constructing a right turn lane with 100' of storage and appropriate taper on N Tryon St at proposed access points per NCDOT requirements. If a turn lane can't be provided at the site access it must be removed from the Rezoning Plan per NCDOT. It appears that further coordination with NCDOT is required. Include a layout of the proposed right turn lane on site plan.



2. Note that existing curb cuts are to be removed



3. Revise Transportation note IV.a. to add NCDOT in addition to CDOT.

IV. TRANSPORTATION

a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

Environment Addressed

4. All applications for grading, building, demolition, land use, change of use or rezoning permits on all property, except single-family development shall require a tree survey. The survey shall identify all trees of eight-inch DBH or greater and all planted trees of two-inch caliper or greater and six feet in height that grow partially or wholly within the city right-of-way.

Site and Building Design Addressed

5. As currently shown, building footprint appears to be within a portion of right-of-way.
 6. Under Development Summary, correct Proposed Zoning to reflect MUDD(CD).
 7. Under Development Summary, remove maximum building height 120 feet and limit to 75 feet.
 8. Clearly show and label setback from correct location (streetscape proposes an 8-foot sidewalk and 8-foot planting strip for a minimum 16-foot setback).
 9. Show where proposed buffer will be on the site plan (please note MUDD district does not require the Class A buffer).

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Claire Lyte-Graham (704) 336-3782