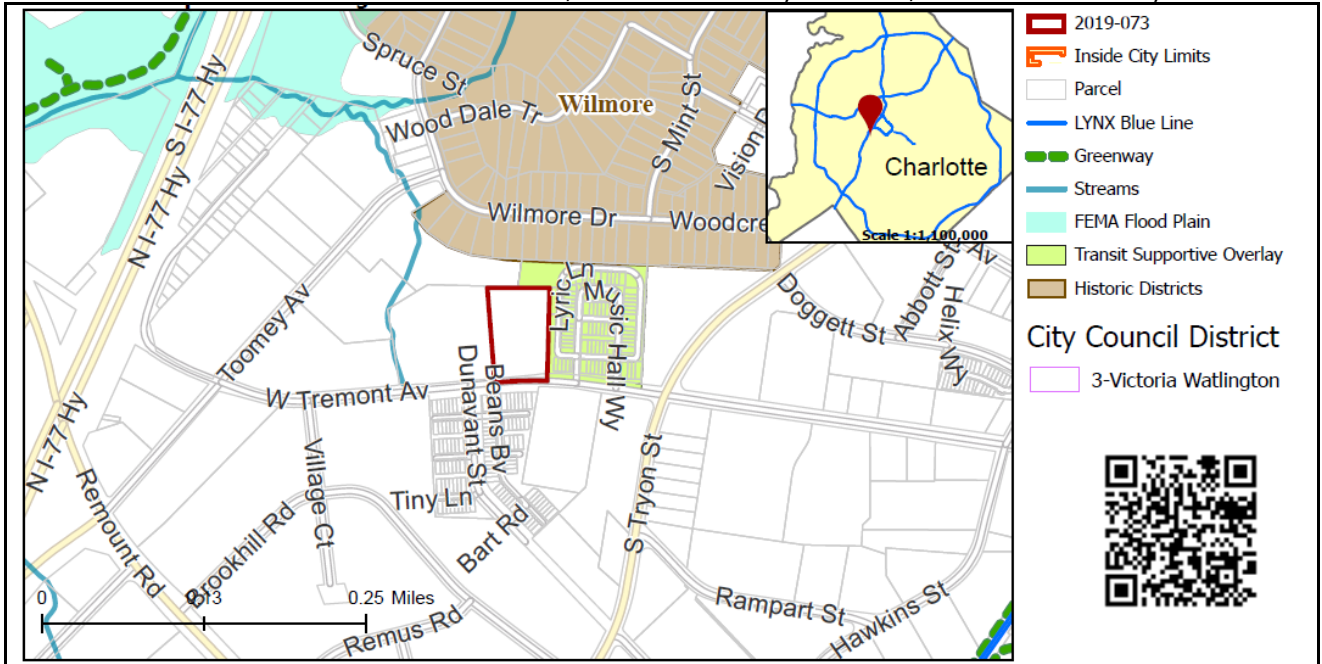


REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

LOCATION

Approximately 1.91 acres along the north side of West Tremont Avenue, west of South Tryon Street, and east of Toomey Avenue.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-NC zoning district on a parcel that is currently vacant.

PROPERTY OWNER

Tremont Capital, LLC

PETITIONER

Ravin Partners

AGENT/REPRESENTATIVE

Brittany Lins and Collin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map (2022) recommendation for Neighborhood 2.

Rationale for Recommendation

- The site is located within a 1-mile walk of the East/West Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- Development under the existing zoning district would be incompatible with the surrounding land uses and development trends in the area. This rezoning allows the site to be redeveloped with transit-supportive uses.
- The site is adjacent to other parcels zoned TOD-NC and is in an area that is rapidly densifying with mixed uses supported by the area's pedestrian and transit infrastructure.

- The use of conventional TOD-NC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map (2022), from Neighborhood 2 to Neighborhood Center for the site.

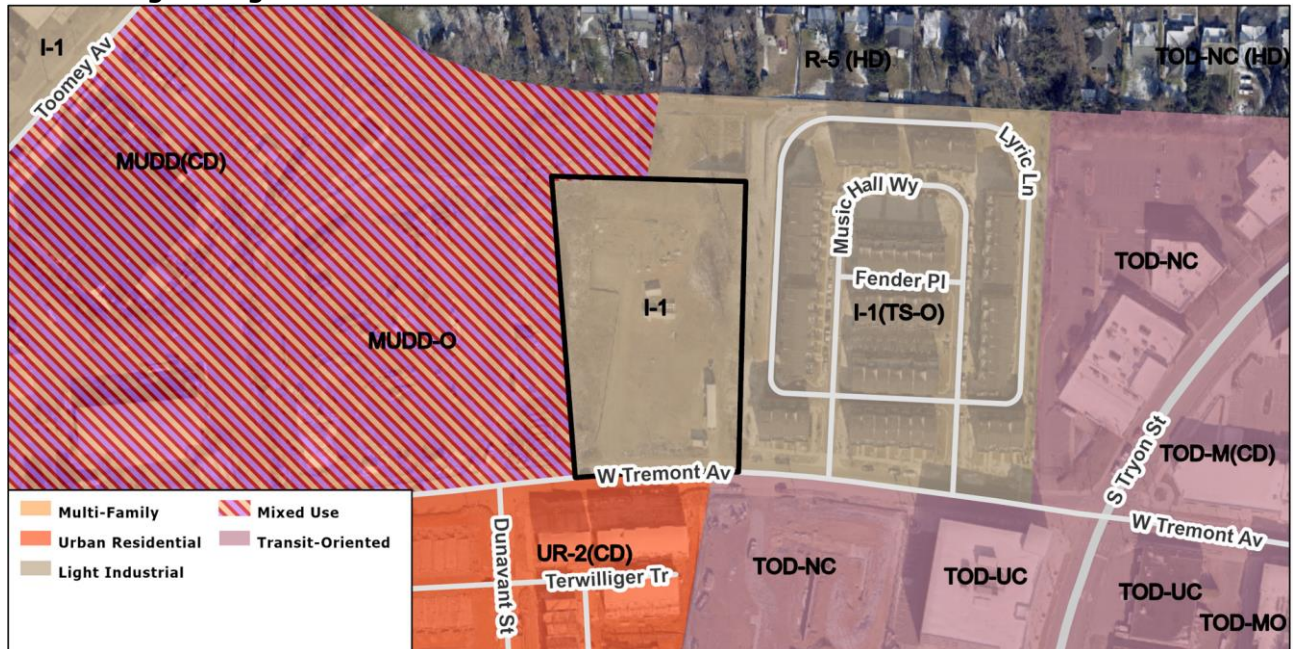
PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- Allows all uses in the TOD-NC (transit oriented development, neighborhood center) zoning district.

• **Existing Zoning and Land Use**



- The site is currently zoned I-1 and is in an area with multi-family residential, office, retail, single family residential, and mixed uses.

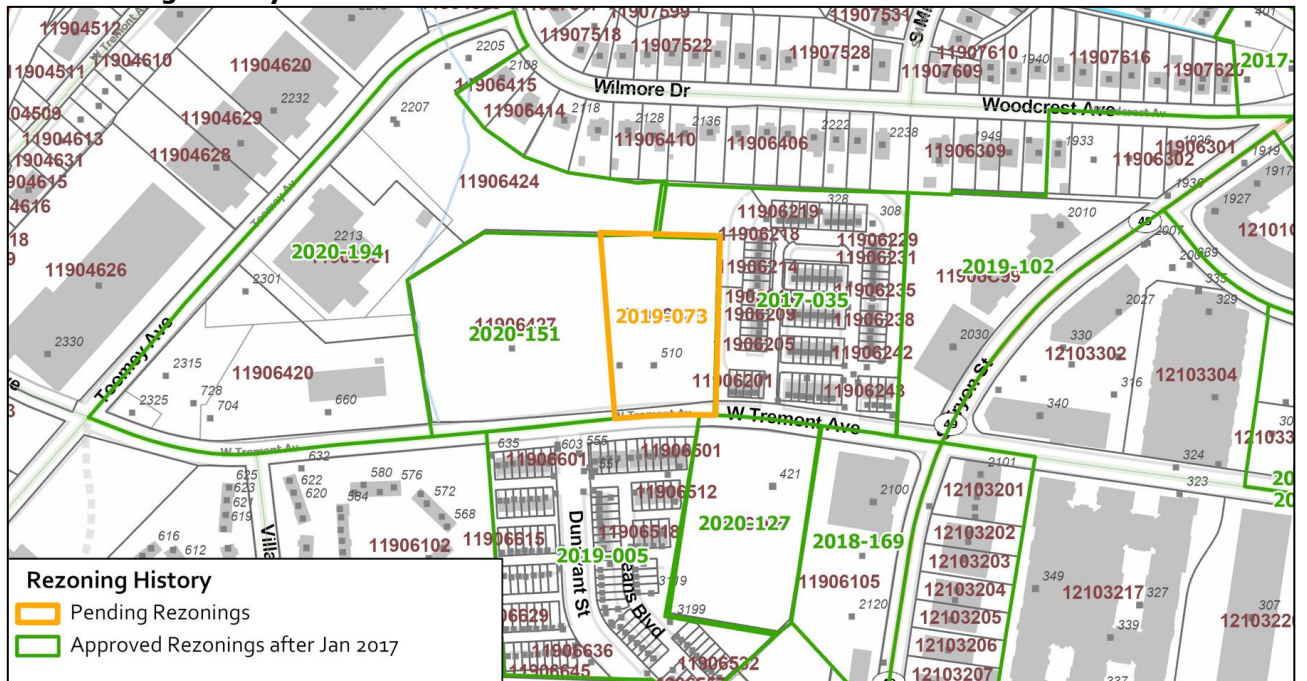


- South of the site is an area being developed with a townhome community.



- The parcel west of the site is vacant.

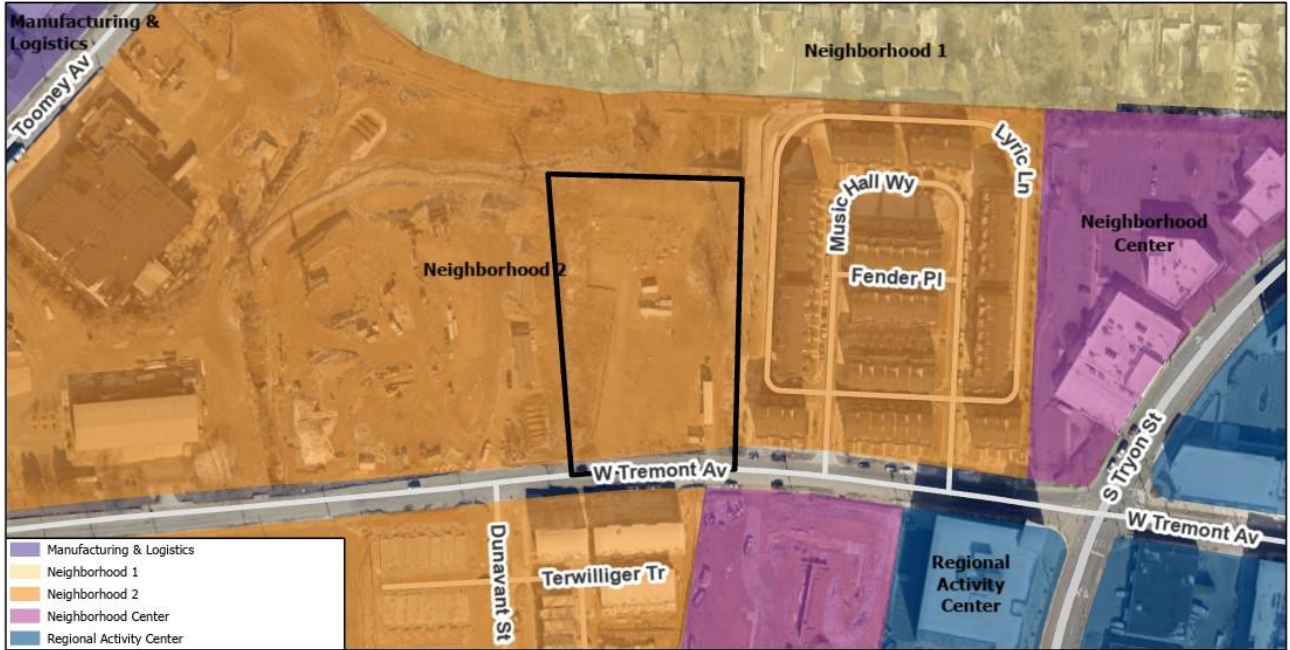
Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-035	Rezoned 4.39 acres from I-1 to I-1(TS-O)	Approved
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development	Approved

	districts and regulations. The amendment resulted in 3 existing conventional districts translating to the new TOD districts.	
2019-005	Rezoned 5.58 acres from I-2(CD) to UR-2(CD).	Approved
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2020-127	Rezoned 2.6 acres from I-1 to TOD-NC.	Approved
2020-151	Rezoned 3.455 acres from I-1 to MUDD-O.	Approved
2020-194	Rezoned 8.8 acres from I-1 and R-5 to MUDD(CD).	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 2 for the site.

• **TRANSPORTATION SUMMARY**

- The site is located on West Tremont Avenue, a City-maintained local street, west of Tryon Street, a State-maintained major thoroughfare. This site is requesting a TOD-NC zoning and will be subject to transportation improvements in accordance with the TOD Ordinance 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 in the TOD-zoned areas.

• **Active Projects:**

- West Boulevard Corridor Implementation
 - The project will implement pedestrian hybrid beacons, bulb-outs, and pavement markings at various locations along West Boulevard from Camden Road to Billy Graham Parkway.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (the lot is vacant).

Entitlement: 80 trips per day (based on 19,100 square feet of warehouse uses).

Proposed Zoning: Too many uses to determine trip generation.

DEPARTMENT COMMENTS (see full department reports online)

- **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.
 - **Charlotte Water:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
 - **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.
-

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









Planner: Holly Cramer (704) 353-1902









Goals Relevant to Rezoning Determinations

Rezoning Petition # 2019-073

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p>Goal 1: 10- Minute Neighborhoods</p> <p>All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.</p>	
	<p>Goal 2: Neighborhood Diversity & Inclusion</p> <p>Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p>	
	<p>Goal 3: Housing Access for All</p> <p>Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	
	<p>Goal 4: Trail & Transit Oriented Development (2-TOD)</p> <p>Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.</p>	

	<p>Goal 5: Safe & Equitable Mobility Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>