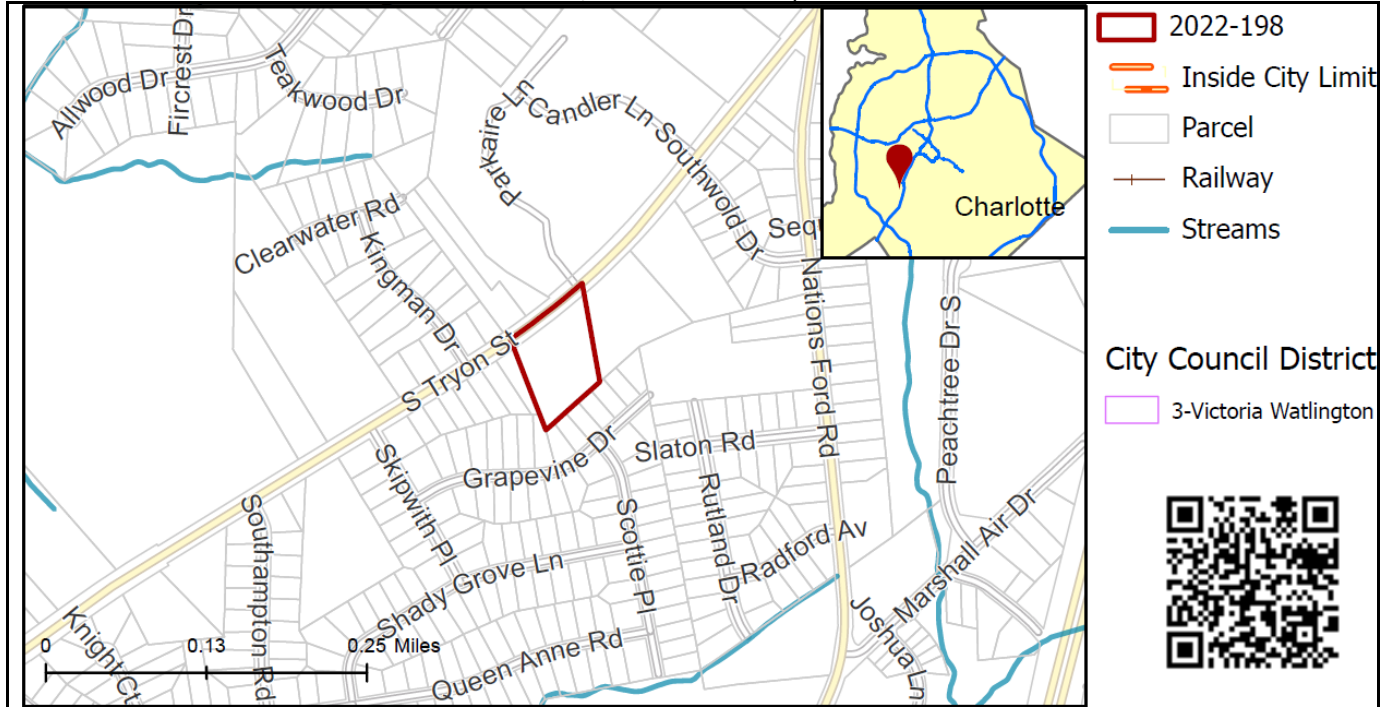


**REQUEST**

Current Zoning: N1-B (Neighborhood 1)  
Proposed Zoning: UR-2(CD) (Urban Residential, Conditional)

**LOCATION**

Approximately 2.73 acres located east of S Tryon Street, south of Nations Ford Road, and north of Skipwith Place.



**SUMMARY OF PETITION**

The petition proposes to allow 33 single family attached dwelling units on a vacant property on S Tryon Street.

**PROPERTY OWNER**

Mary Stamey Bryan

**PETITIONER**

Ardent Acquisitions LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The proposed single family attached dwellings would diversify the housing options along this segment of S Tryon Street.
- Six of the ten buildings proposed contain no more than three units per building, which is consistent with the character of the Neighborhood 1 place type.
- The majority of the units are rear loaded and the setback for the units facing S Tryon Street is comparable to that of the single family detached dwellings to the south of the site.
- The petition will improve multimodal mobility in the S Tryon corridor by constructing a 12' multi-use path along the site's frontage.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All
  - 5: Safe & Equitable Mobility

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

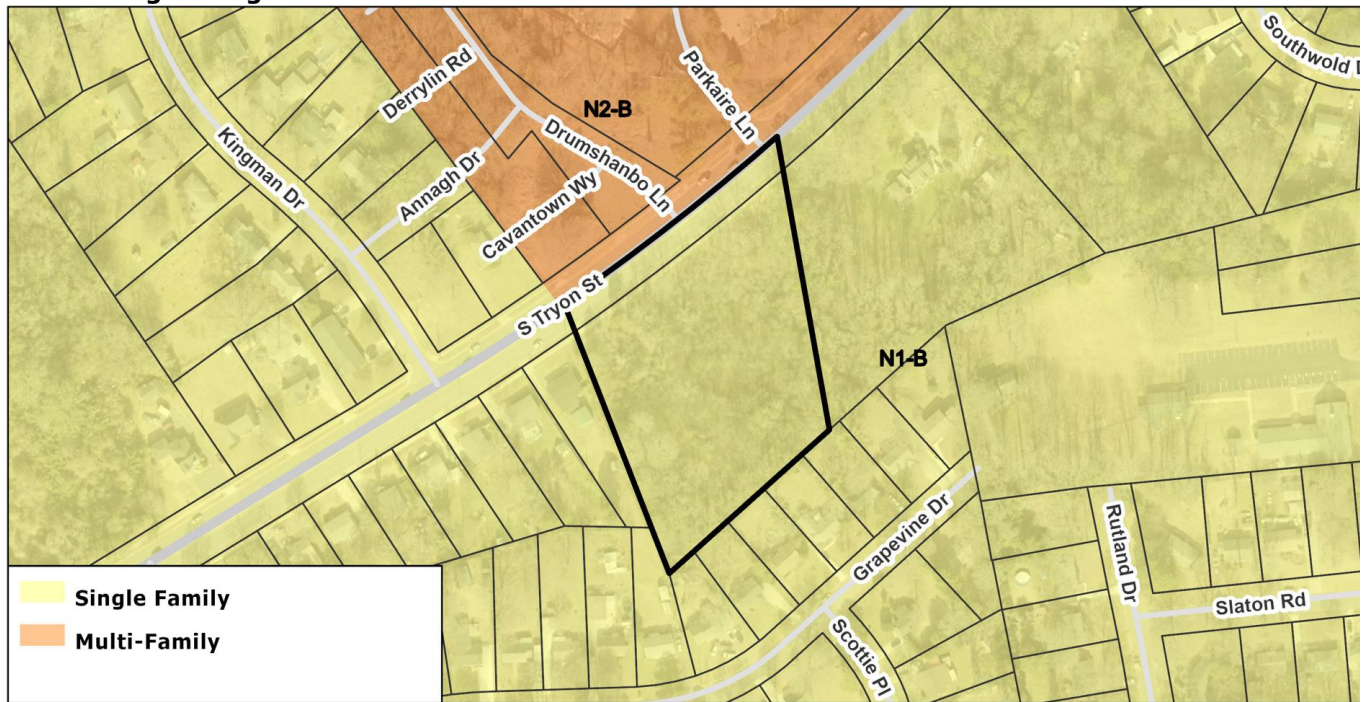
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

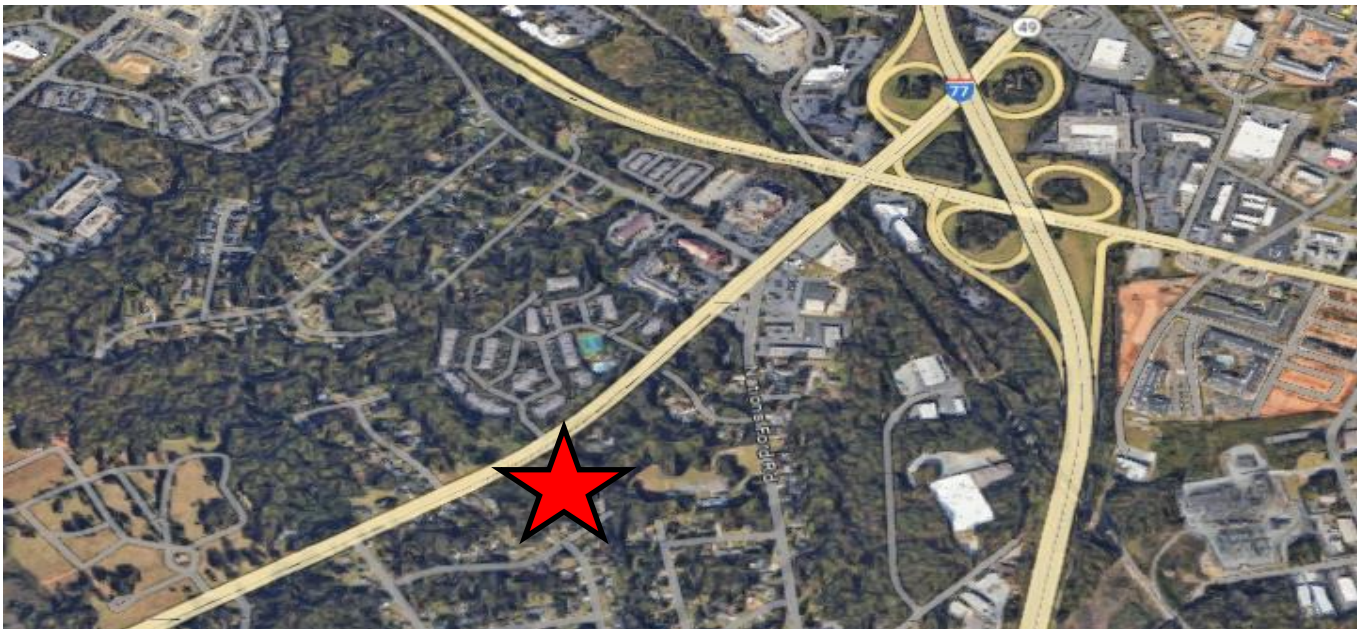
The site plan accompanying this petition contains the following provisions:

- Proposes a single family attached dwelling community of 33 units.
- Limits building height to 49’.
- Proposes a mix of rear loaded (23 units) and front loaded (10 units) dwellings.
- Limits the number of units per building to four.
- ~~Establishes a 14’ setback from the existing or proposed curb of S Tryon Street or at the right-of-way line where it exceeds the setback.~~
- Establishes a 27’ setback from future back of curb.
- Commits to the following transportation improvements:
  - Dedicates 61’ of right of way from the centerline of S Tryon Street.
  - Limits site access to right in, right out from S Tryon Street.
  - Implements 8’ planting strip and 12’ multi-use path along the site’s S Tryon Street frontage.
- Provides an 18’ Class C buffer with a 6’ wooden fence along the northeastern property boundary.
- Commits to raising or lowering residential entrances within 15’ of the multi-use path a minimum of 12 inches.
- Requires all corner/end units facing a public or private street to have a porch or stoop or limit blank wall expanses to 10’.
- Limits freestanding lighting fixtures 21’ in height and requires that they be fully capped, shielded, and downwardly directed.

• **Existing Zoning**



- The zoning for the site and most of the surrounding properties is N1-B with some N2-B across S Tryon Street.



The site is located on S Tryon Street south of Billy Graham Parkway and is adjacent to single family detached dwellings with multifamily dwellings and commercial uses to the north along S Tryon Street. The site is marked by a red star.



Streetview looking north of the site along S Tryon Street. Single family detached dwellings are present to the east side of S Tryon Street with multifamily dwellings to the west side.

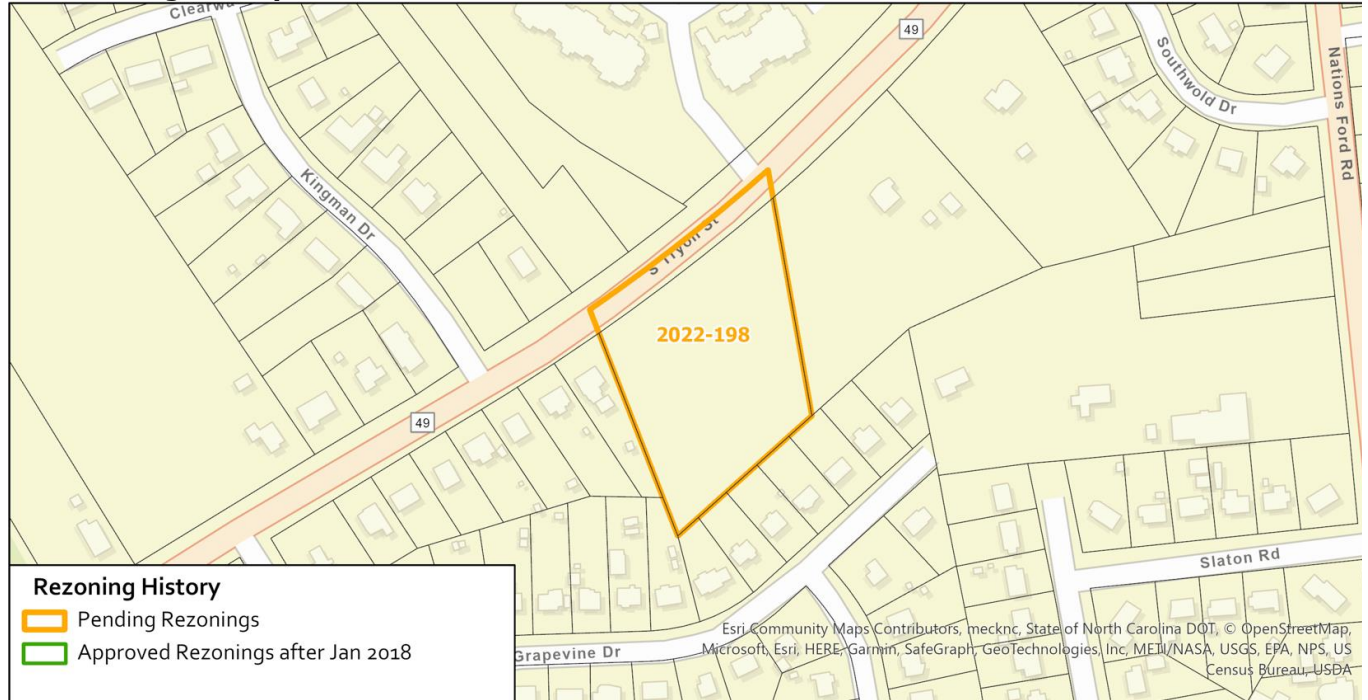


Streetview of single family detached dwellings to the east and south of the site along Grapevine Drive.



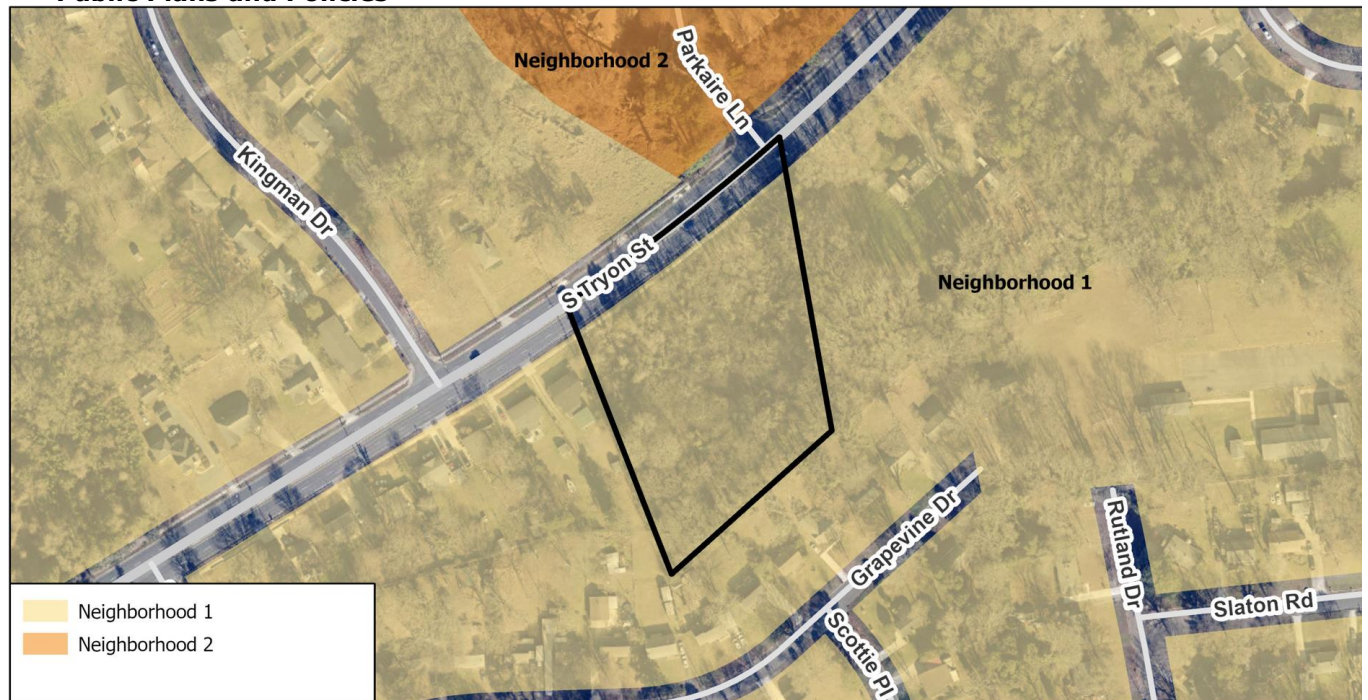
Streetview to the west of the site across S Tryon Street. There are single family detached dwellings to the left of the image along Kingman Drive. The vacant property to the right of the image is currently in permitting for proposed single family attached dwellings.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There are no recent rezoning petitions in the vicinity of the site.	

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to South Tryon Street, a State-maintained major throughfare, and north of Kingman 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. Site plan and/or conditional note revisions are needed to clarify the timing of transportation improvements. Further details are listed below.

- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 125 trips per day (based on 10 single family detached dwelling units).
  - Proposed Zoning: 205 trips per day (based on 33 single family attached dwelling units).

#### 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 outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 6 students, while development allowed with the proposed zoning may produce 5 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 0.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Pinewood Elementary remains at 100%
    - Alexander Graham Middle remains at 108%
    - Harding High remains at 129%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located on S. Tryon St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located on S. Tryon 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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. ~~Remove the following language from note C.8: "required to be constructed by petitioner under this section C of the development standards."~~ **ADDRESSED**

##### Site and Building Design

2. ~~Increase minimum setback of S Tryon Street to 20 feet.~~ **ADDRESSED**

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Joe Mangum (704) 353-1908