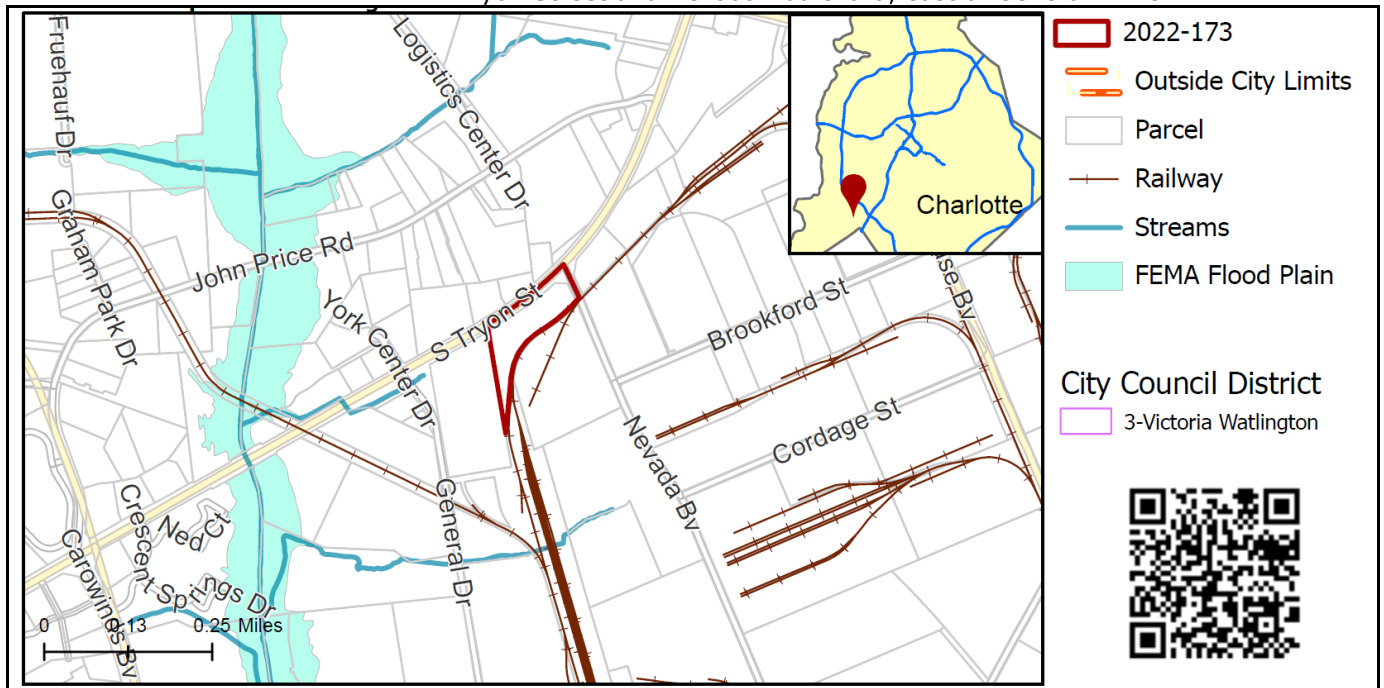


REQUEST

Current Zoning: ML-1 (manufacturing and logistics, 1) and ML-2 (manufacturing and logistics, 2)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 5.33 acres located at the southwest intersection of South Tryon Street and Nevada Boulevard, east of General Drive.



SUMMARY OF PETITION

The petition proposes to allow uses in the I-2, general industrial, zoning district with prescribed conditions on a parcel that is currently vacant.

PROPERTY OWNER

Tryon 49, LLC

PETITIONER

Tryon 49, LLC

AGENT/REPRESENTATIVE

Caren Wingate, Wingate Advisory 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 Manufacturing & Logistics.

Rationale for Recommendation

- This portion of the South Tryon Street corridor in southwest Charlotte houses a swath of industrial uses and is distanced from residential areas and otherwise incompatible uses.
- The proposal is consistent with the adopted Manufacturing & Logistics Place Type and matches the surrounding existing industrial uses.
- The parcel is currently split-zoned, this rezoning would bring the site under one district, allowing for more uniform infill development.
- The conditions proposed prohibit the more noxious uses of the I-2 zoning district such as petroleum storage facilities, landfills, and crematory facilities among others.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

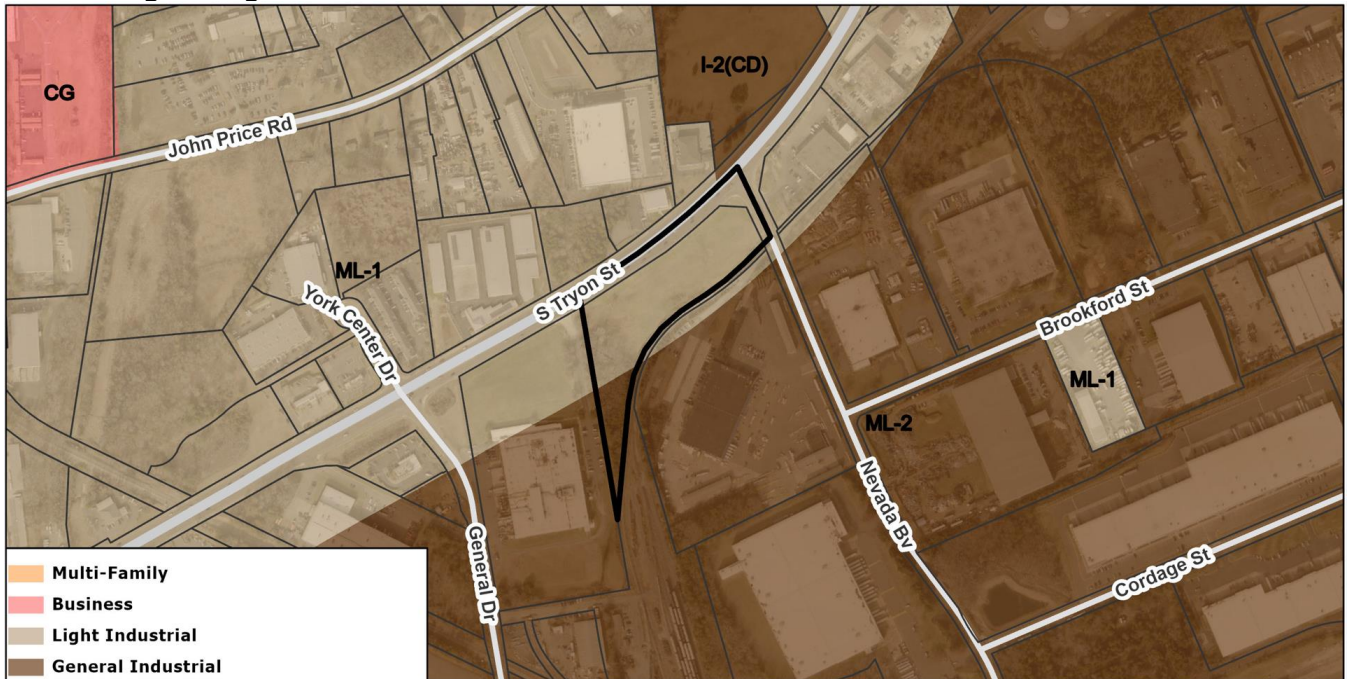
PLANNING STAFF REVIEW

• **Proposed Request Details**

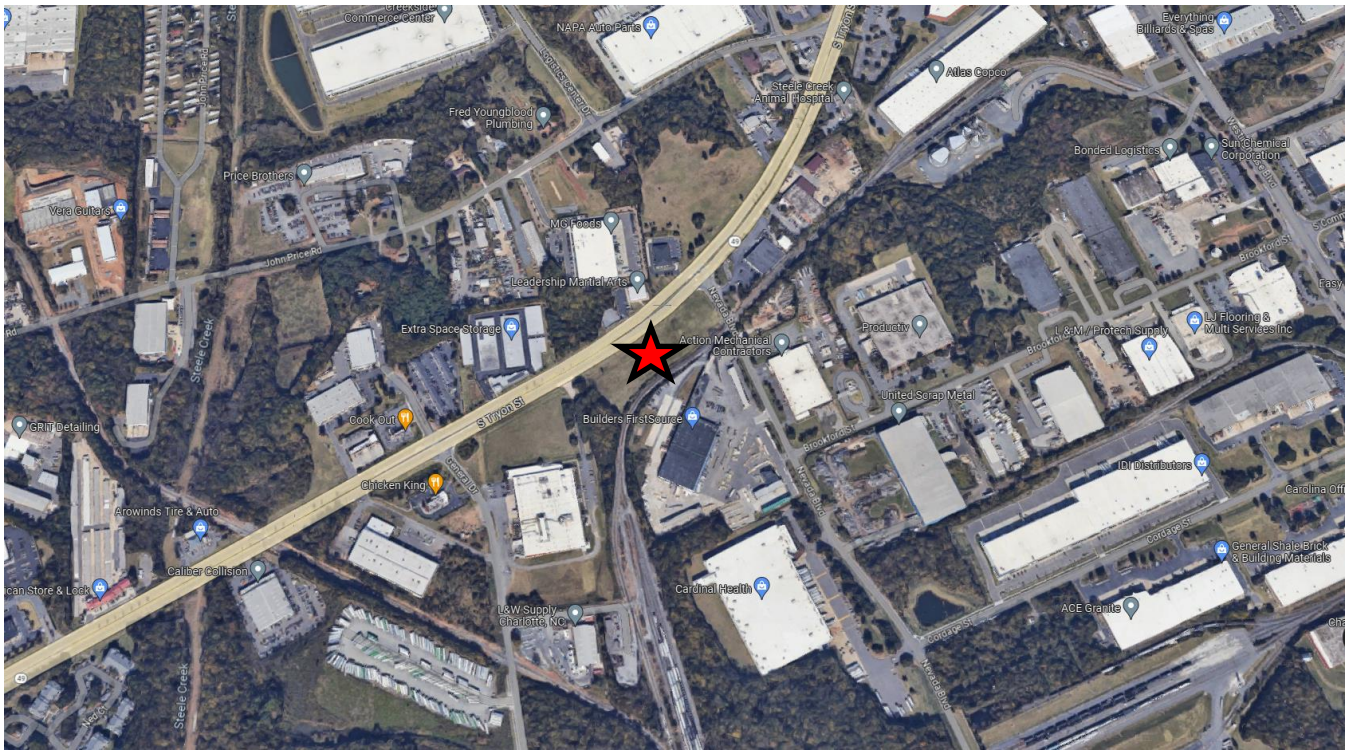
The site plan accompanying this petition contains the following provisions:

- Permits industrial development including outdoor storage together with any incidental and accessory uses allowed in the I-2 district with the exception of the following prohibited uses:
 - Abattoir
 - Adult Establishments
 - Amusement, Commercial Outdoors
 - Animal Crematoriums
 - Construction and Demolition Landfills
 - Crematory Facilities
 - Foundry
 - Junk Yard
 - Landfill
 - Medical Waste Disposal Facility
 - Petroleum Storage Facility
 - Quarry
 - Sanitary Landfills
 - Raceway or Drag Strip
 - Truck Stops
 - Truck Terminals
 - Underground Fuel Tanks
 - Waste Incinerator

• **Existing Zoning**



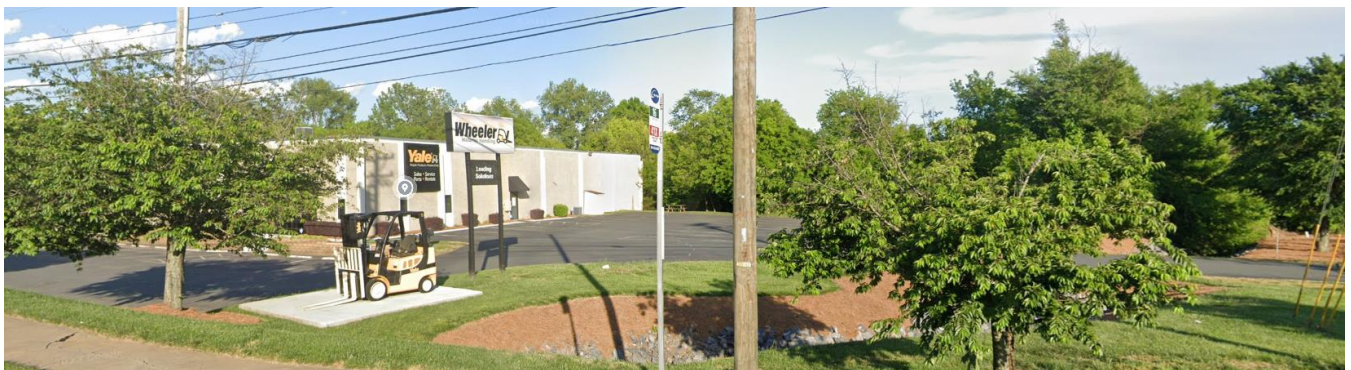
- The site is zoned ML-1 and ML-2 and is in an area with CG, ML-1, ML-2, and I-2(CD).



- The subject site is denoted with a red star and is in an area with light industrial, heavy industrial, and commercial uses.



- North of the site are various commercial and industrial uses.



- East of the site is a retail and warehouse center for heavy machinery.

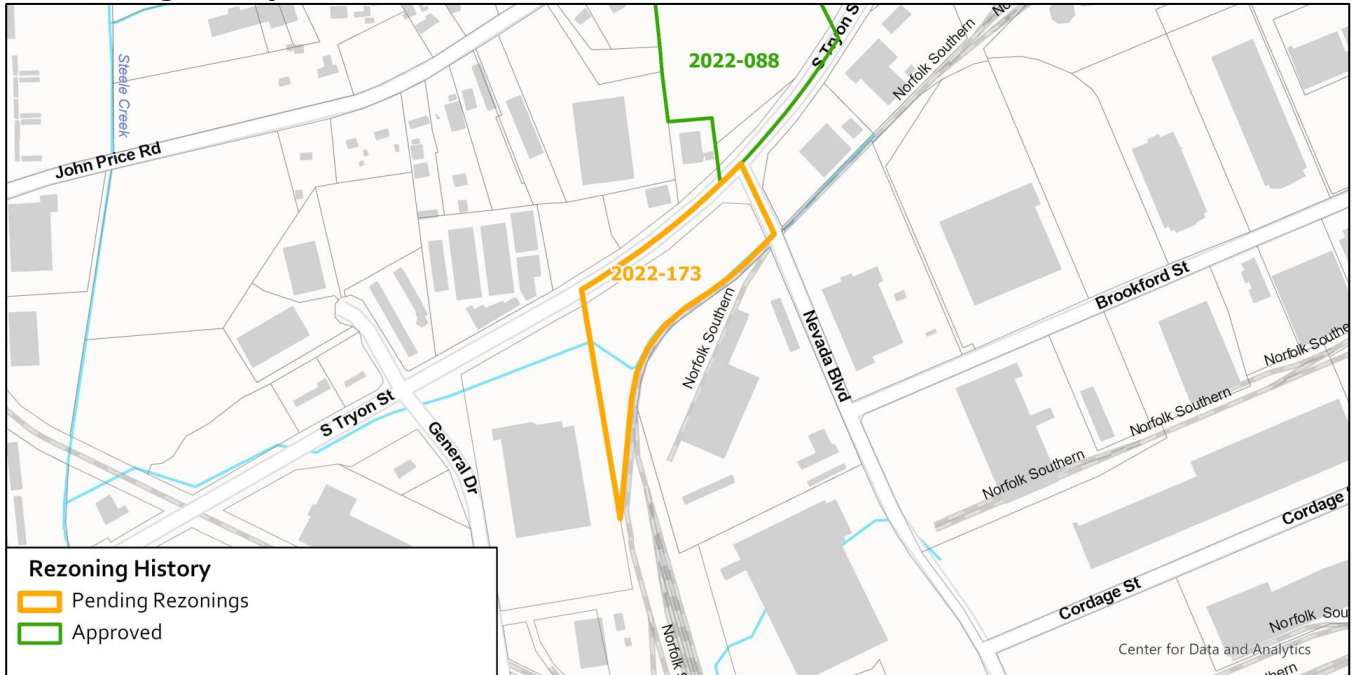


- South of the site is a building material manufacturer.



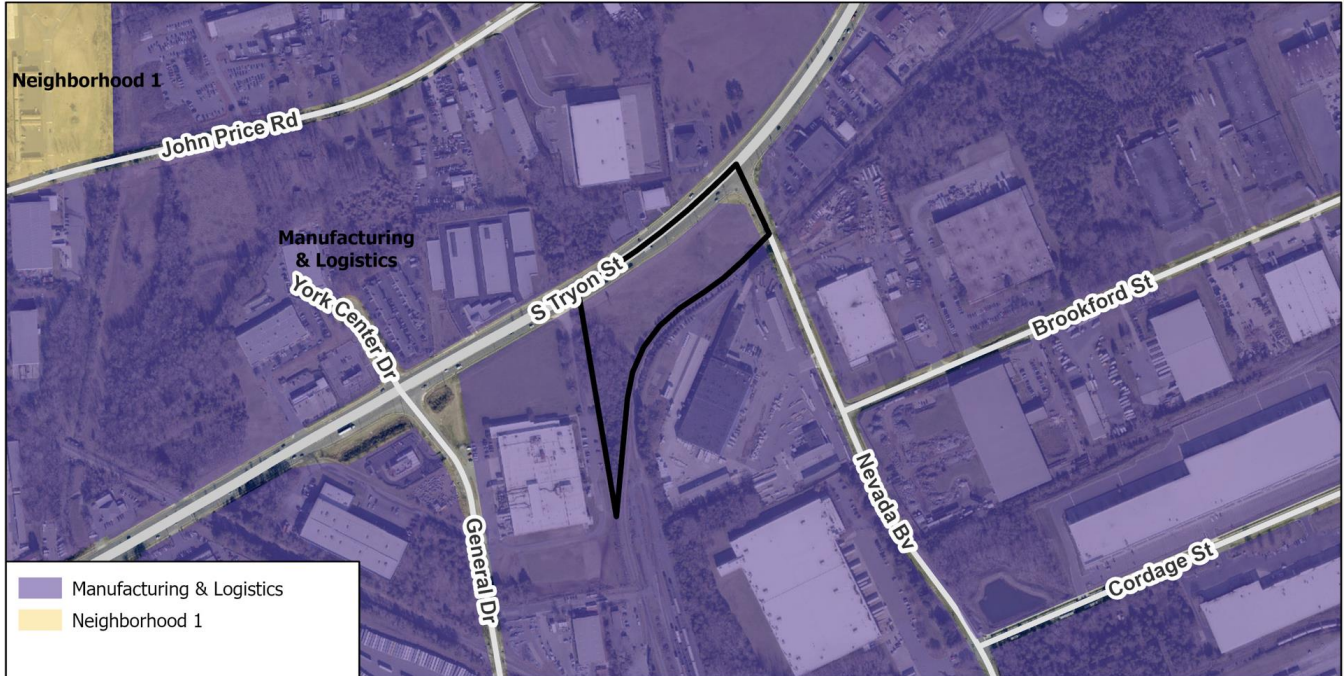
- West of the site is a rubber products manufacturer.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-088	Rezoned 10.538 acres from I-1 to I-2(CD).	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Manufacturing & Logistics.

• **TRANSPORTATION SUMMARY**

- The site is located on the south side of South Tryon Street, a State-maintained major throughfare west of Nevada Boulevard, a State-maintained major collector. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

• **Active Projects:**

- NCDOT spot safety project to convert Nevada Boulevard to a left-over and signalize the intersection at General Drive. The schedule for this project is not available at this time.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 205 trips per day (based on 5.337 acres of ML-1 and ML-2 uses).

Proposed Zoning: 410 trips per day (based on 5.337 acres of I-2 uses).

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:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 10-inch water distribution main located along the southern boundary of parcel 203-16-105 and an existing 16-inch water transmission main located along South Tryon Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Nevada Blvd. No outstanding issues.
- **Erosion Control:** No comments submitted.
- **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.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. ~~Add a site map showing the rezoning boundary around the parcel.~~ **Addressed**
-

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

Planner: Holly Cramer (704) 353-1902