

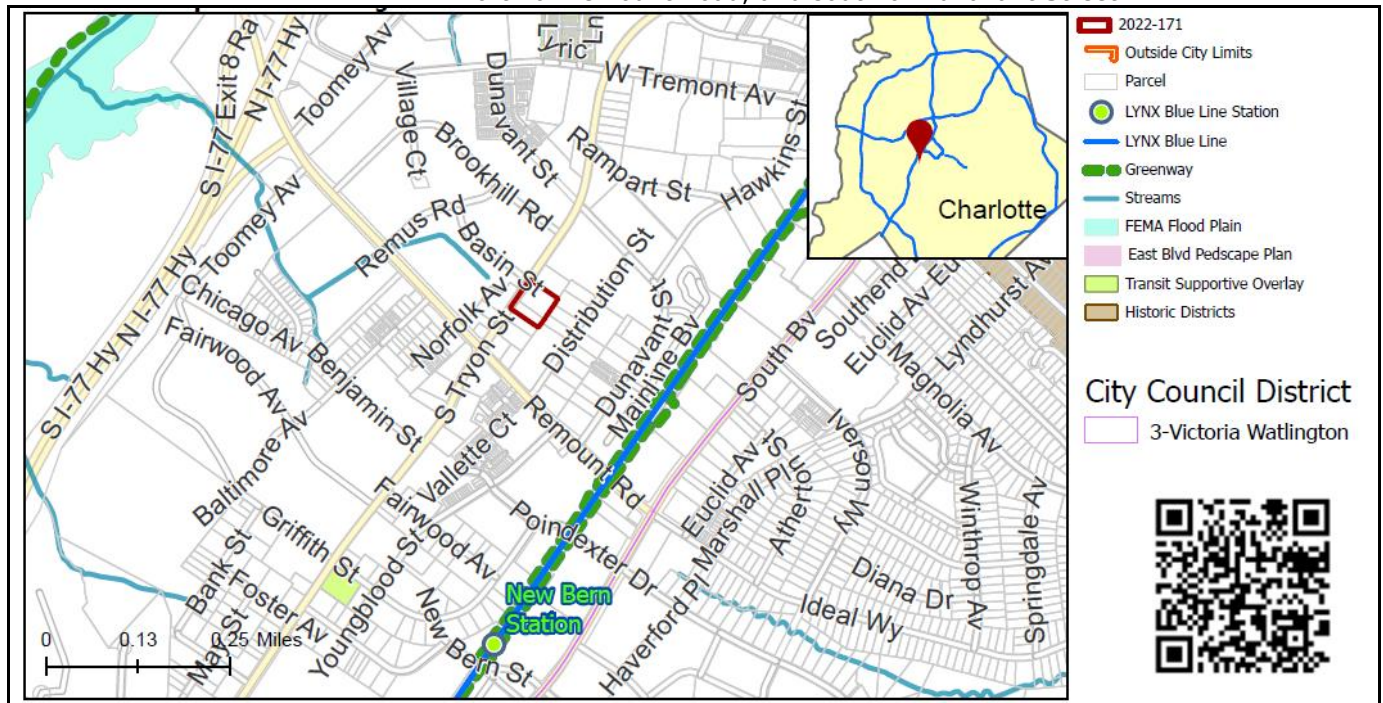
REQUEST

Current Zoning: TOD-NC (transit-oriented development, neighborhood center)

Proposed Zoning: TOD-UC (transit-oriented development, urban center)

LOCATION

Approximately 1.26 acres located on the east side of South Tryon Street, north of Remount Road, and south of Dunavant Street.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-UC zoning district on two parcels developed with auto-repair facilities and a pet crematory.

PROPERTY OWNER

DR Hinson, LLC; 2511 S. Tryon, LLC

PETITIONER

Providence Group Capital

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, 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 recommendation for Neighborhood Center.

Rationale for Recommendation

- The site is within a ½-mile walk of the proposed Rampart Station and has close proximity to the New Bern Station.
- The TOD-UC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The site is adjacent to numerous parcels zoned TOD-UC to its north, south, and east.
- Although inconsistent with the recommended Neighborhood Center Place Type, the rezoning of this site would bring the remainder of the east side of the S. Tryon Street block between Remount Road and Dunavant Street

all under the TOD-UC zoning district, allowing for a more consistent development pattern. If approved, the site would change the adopted Place Type to Regional Activity Center. The application of the RAC Place Type is appropriate for sites within a ½-mile walk of a high-capacity transit station or transportation corridor. RAC would be compatible with the surrounding Neighborhood Center, Neighborhood 2, and Commercial Place Types.

- The use of conventional TOD-UC zoning applies standards and regulations to create 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 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

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood Center to Regional Activity Center for the site.

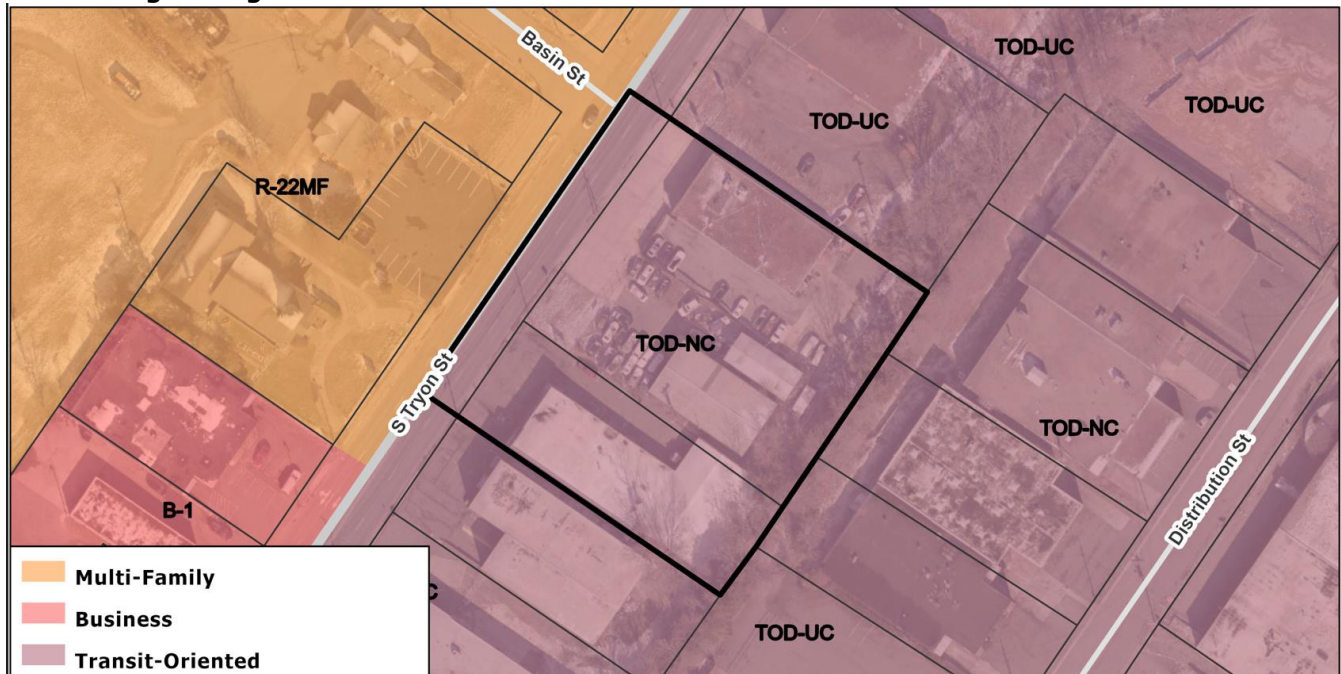
PLANNING STAFF REVIEW

Proposed Request Details

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

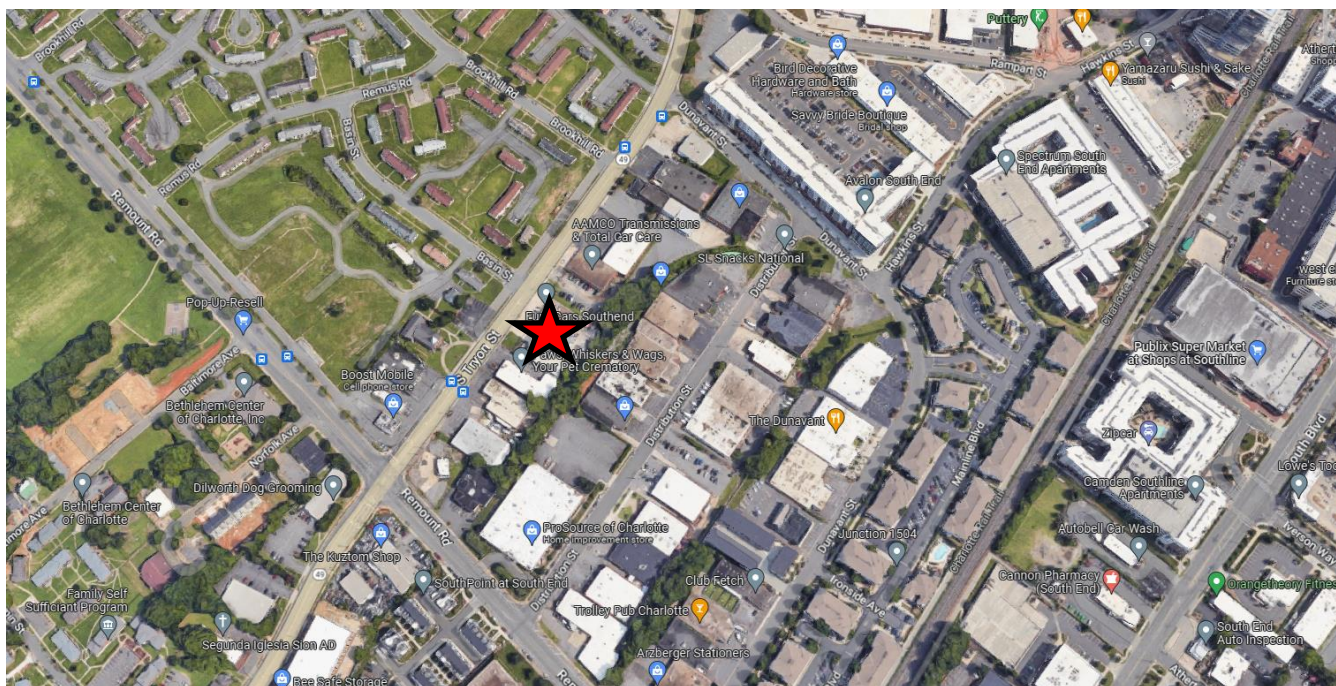
- Allows all uses in the TOD-UC (transit oriented development, urban center) zoning district.

Existing Zoning



- The site is currently zoned TOD-NC and is in an area with TOD-UC, TOD-NC, R-22MF, and B-1 zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
TOD-NC (transit-oriented development, neighborhood center)	TOD-NC (transit-oriented development, neighborhood center)	Neighborhood Center



- The subject site is denoted with a red star and is in an area with commercial, office, light industrial, institutional, and multi-family residential uses.



- North of the site is an auto-repair shop adjacent to ongoing development.



- South of the site are commercial and light industrial uses.

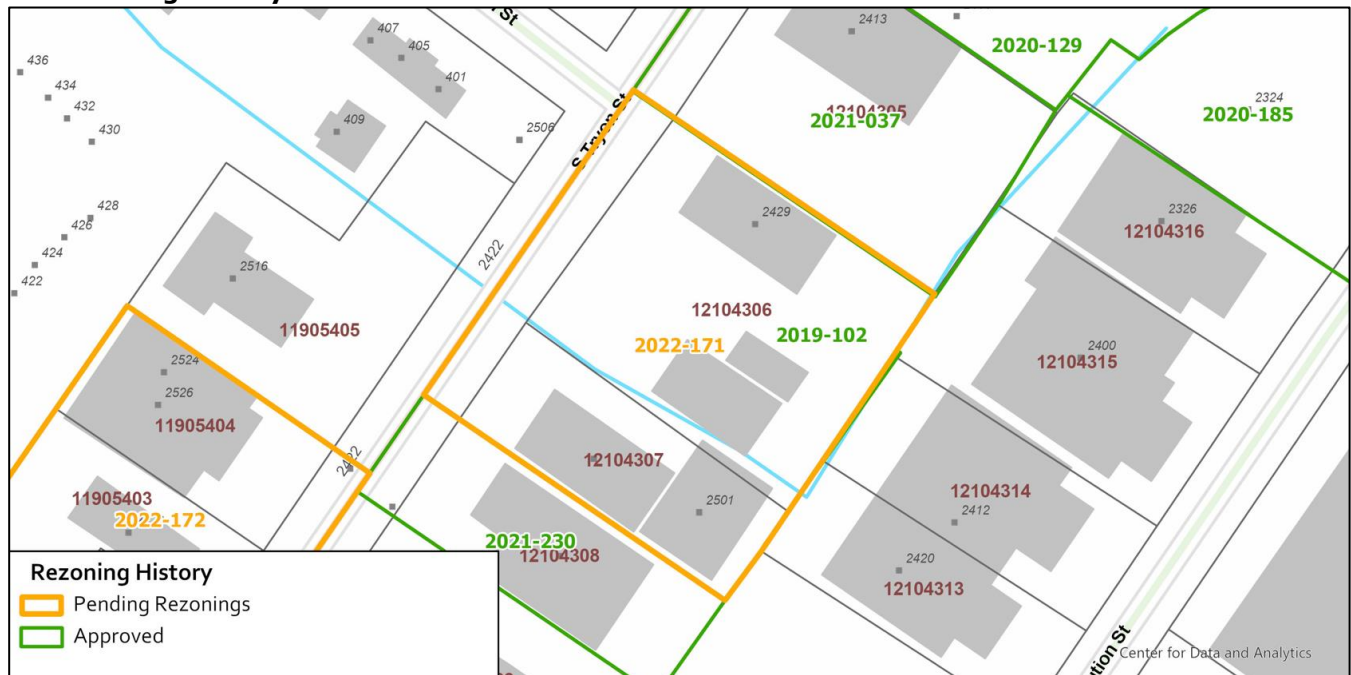


- East of the site are light industrial uses.



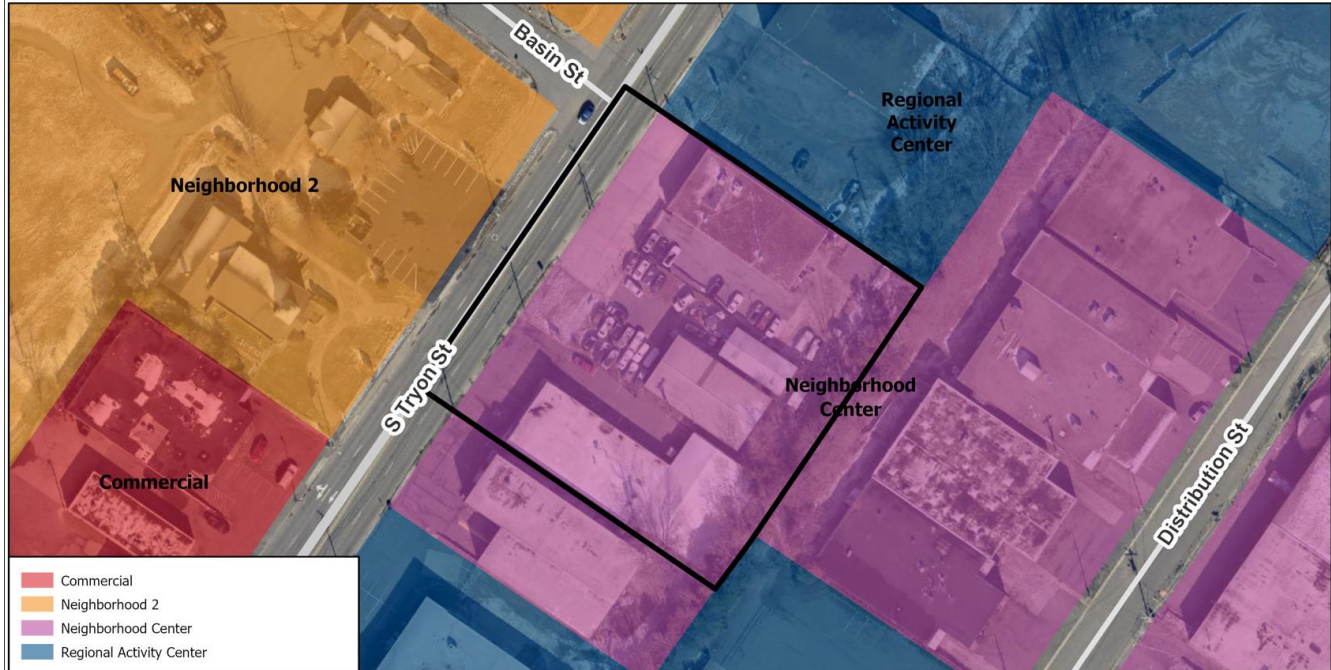
- West of the site is the Brookhill Village development and a church.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2020-129	Rezoned 3.264 acres from TOD-NC to TOD-UC.	Approved
2020-185	Rezoned 0.808 acres from TOD-NC to TOD-UC.	Approved
2021-037	Rezoned 0.76 acres from TOD-NC to TOD-UC.	Approved
2021-230	Rezoned 0.40 acres from TOD-NC to TOD-UC.	Approved
2022-172	Rezoning 0.837 acres from B-1 to TOD-CC.	Pending

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood Center.

- **TRANSPORTATION SUMMARY**

- The site is located on the west side of South Tryon Street, a State-maintained major throughfare north of Remount Road a City-maintained major throughfare. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required. The site 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 with the TOD-zoned areas.

- **Active Projects:**

- There are no active projects near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 105 trips per day (based on light industrial uses).

Entitlement: Too many uses to determine trip generation.

Proposed Zoning: Too many uses to determine trip generation.

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.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along South Tryon Street 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 existing 8-inch gravity sewer mains located along South Tryon Street and Parcel 12104306. 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.
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902