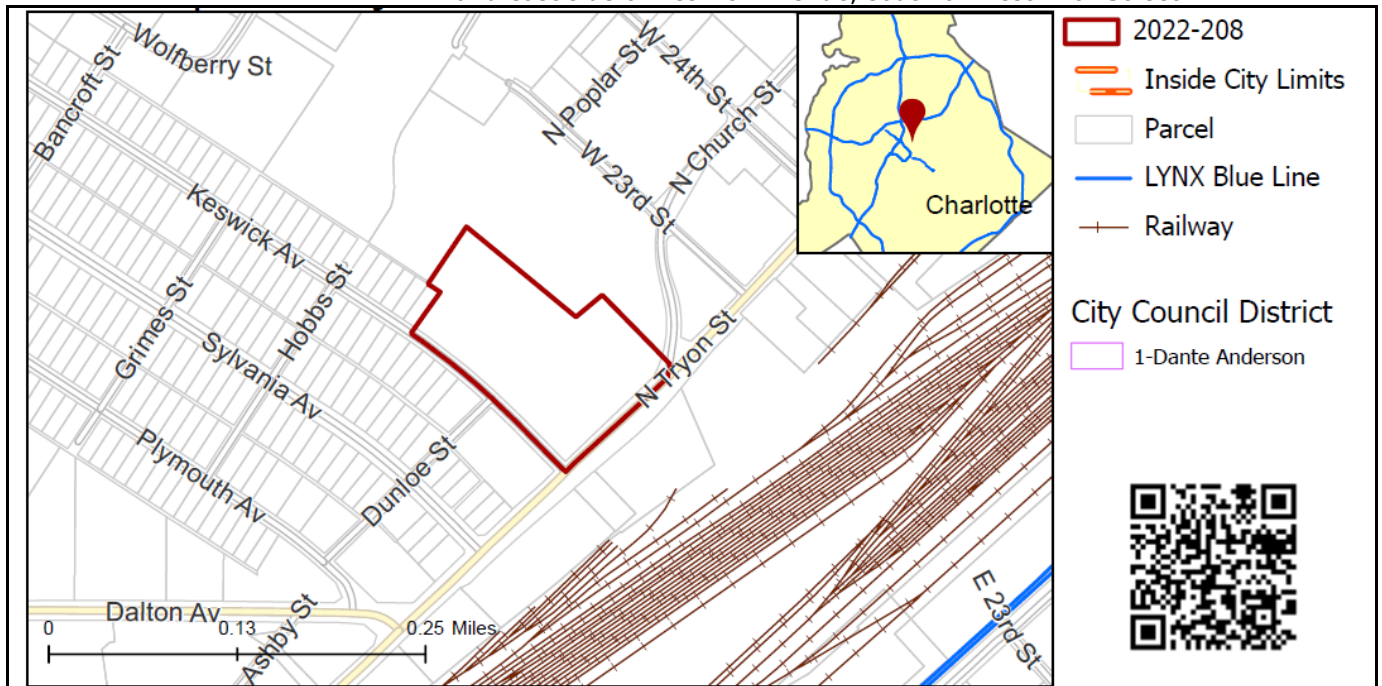


REQUEST

Current Zoning: ML-2 (manufacturing and logistics, 2) and I-2(CD) (general industrial, conditional)
Proposed Zoning: IMU (innovation mixed-use)

LOCATION

Approximately 7.6 acres located on the west side of North Tryon Street and east side of Keswick Avenue, south of West 24th Street.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and with prescribed conditions in the innovation mixed-use district on a parcel currently developed with two formerly industrial buildings that have been renovated for commercial and office space.

PROPERTY OWNER

Summit Avenue Keswick, LLC

PETITIONER

Summit Avenue Keswick, LLC

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Innovation Mixed-Use.

Rationale for Recommendation

- The North Graham Street/North Tryon Street (NGNT) is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that could better align with the goals of the NGNT Corridor.
- The innovation mixed-use zoning district is intended for sites such as these that may have formerly been reserved industrial developments but

are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses among others.

- Although the subject site is adjacent to Neighborhood 1 parcels, the proposed zoning district has a number of built-in protections for when an IMU site abuts the Neighborhood 1 Place Type. If the site were successfully rezoned, it would be subject to larger side and rear setbacks against Neighborhood 1 parcels as well as height caps for any portions of a structure within 200 feet of Neighborhood 1.
- Rezoning this site would bring it into alignment with the proposed Innovation Mixed-Use Place Type and allow more flexibility in the uses that may be developed.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

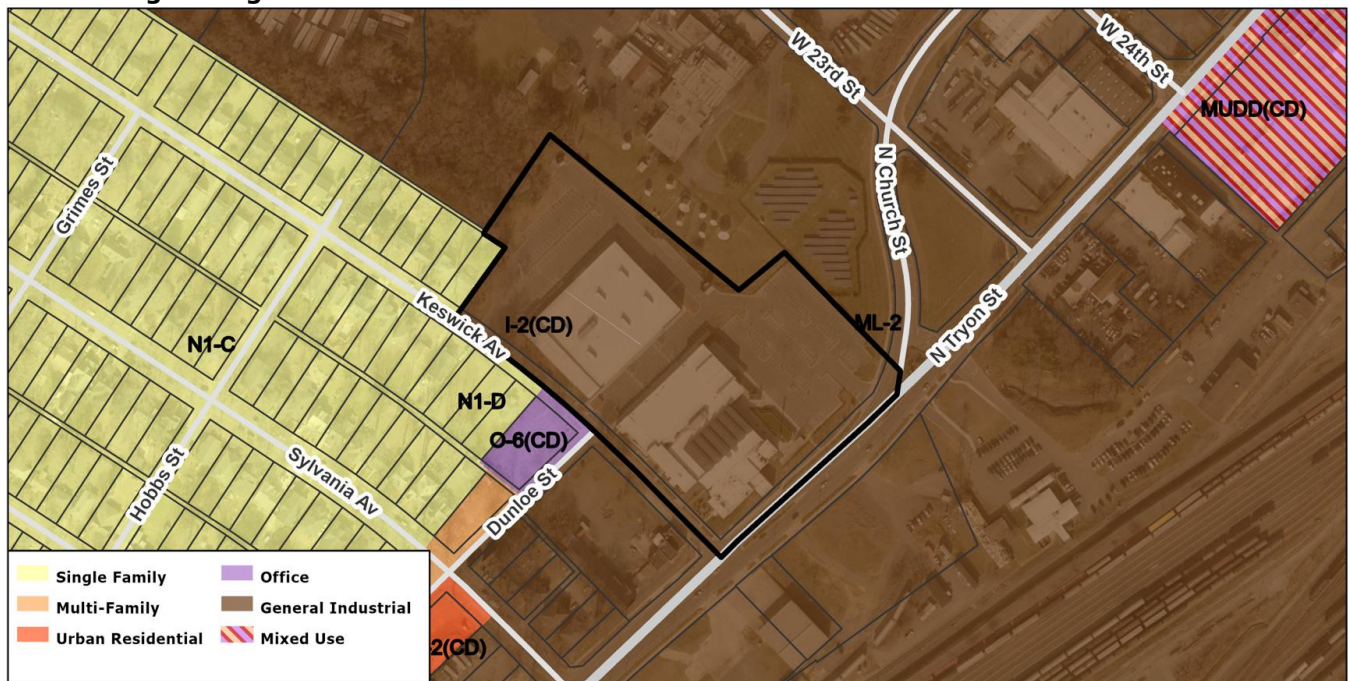
PLANNING STAFF REVIEW

• **Proposed Request Details**

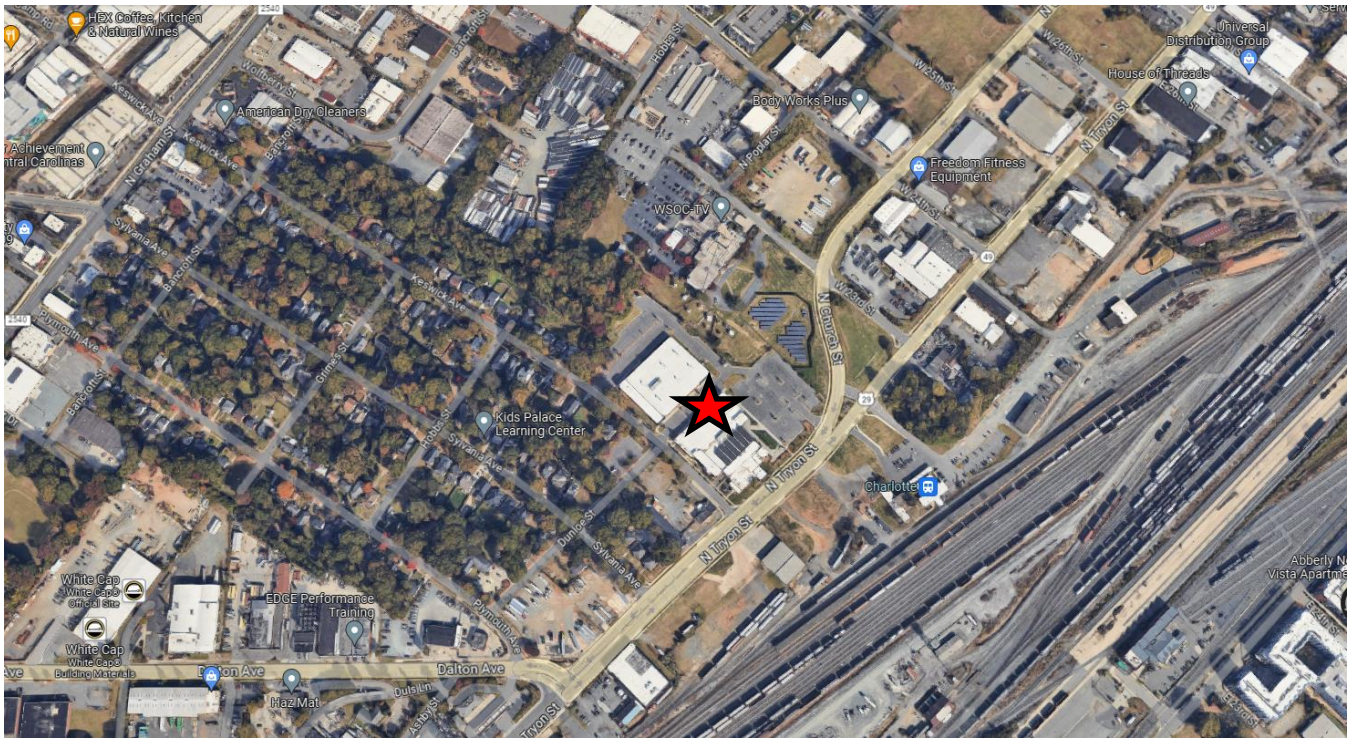
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses permitted by-right and under prescribed conditions in the IMU zoning district.

• **Existing Zoning**



- The site is currently zoned ML-2 and I-2(CD) and is in an area with ML-2, N1-C, N1-D, MUDD(CD), O-6(CD), and UR-2(CD) zoning.



- The subject site is denoted with a red star and is in an area with single family residential, office, commercial, and industrial uses along with adaptive reuse projects including Camp North End.



- North of the site is a news office.



- East and southeast of the site are industrial areas that support the adjacent railroad.

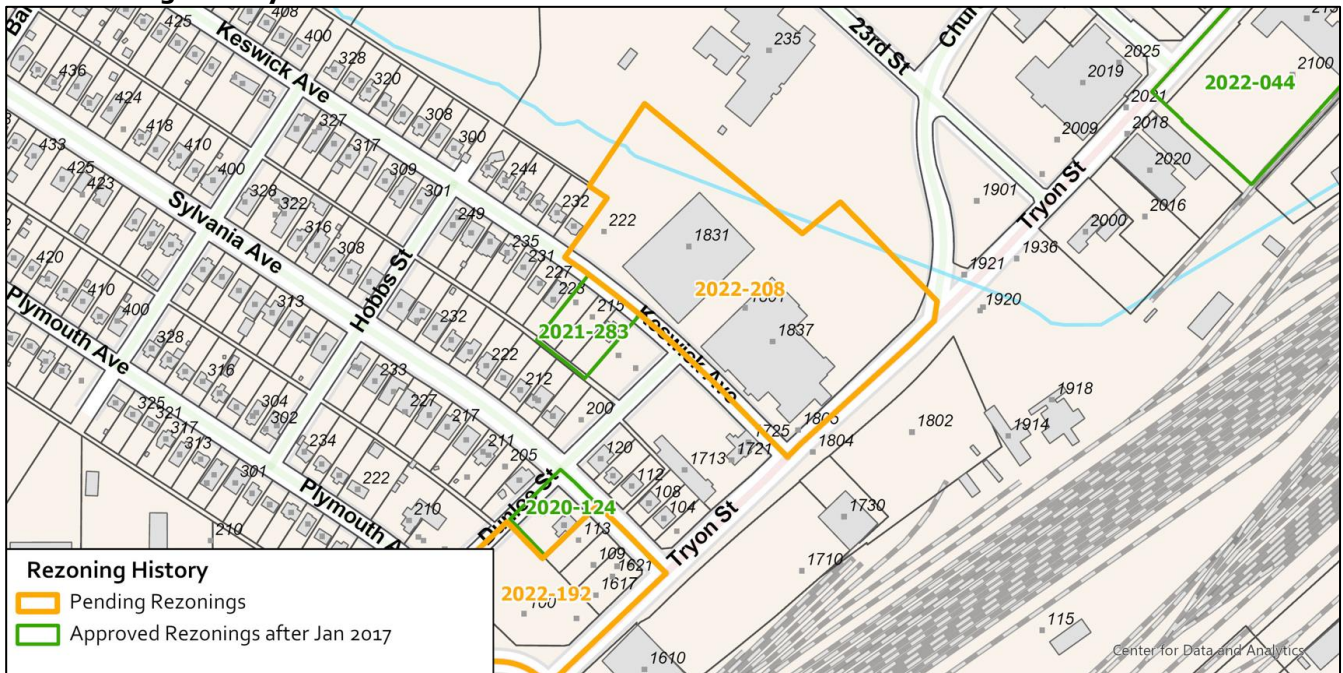


- South of the site are vacant buildings that have housed commercial uses.



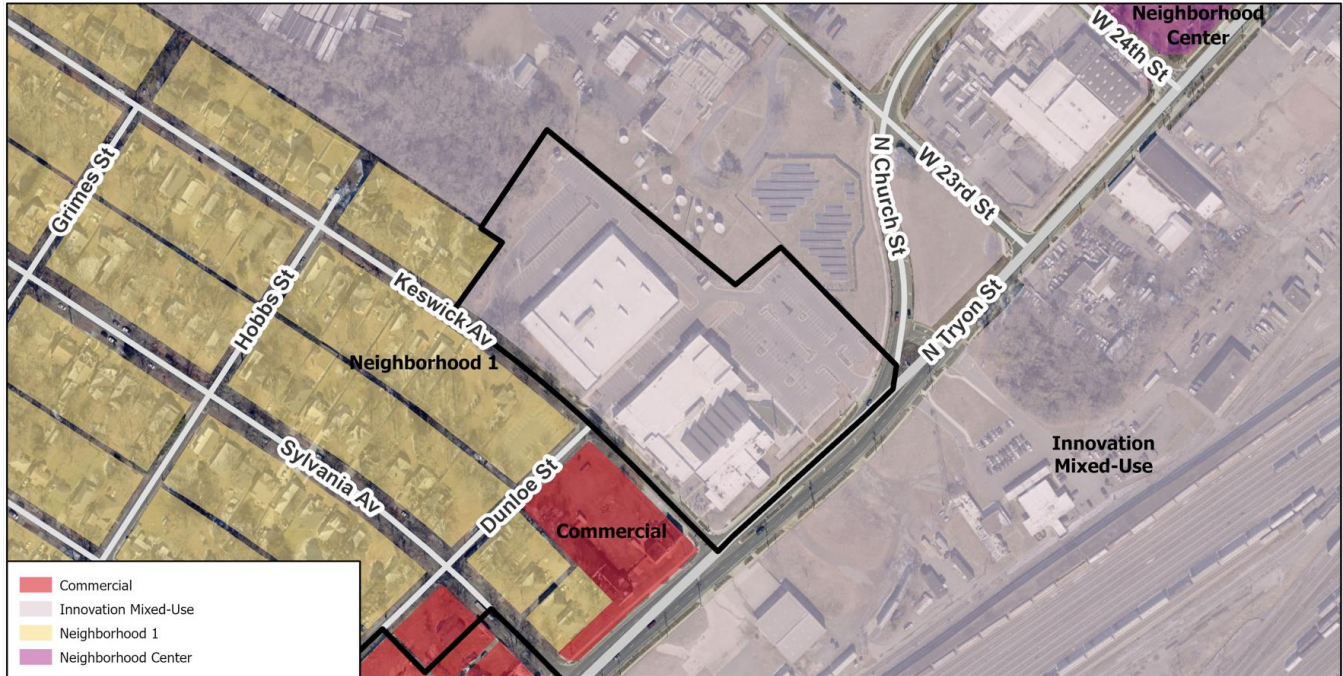
- West of the site are single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-124	Rezoned 0.33 acres from I-2 to UR-2(CD)	Approved
2021-283	Rezoned 0.60 acres from R-5 to R-8.	Approved
2022-044	Rezoned 3.67 from I-2 to MUDD(CD).	Approved
2022-192	Requesting to rezone 2 acres from I-2 to MUDD(CD).	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Innovation Mixed-Use.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Keswick Avenue, a City-maintained local street, and Tryon Street, a State-maintained major arterial. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the conventional rezoning. 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:**

- Dunloe Apartments
 - Multi-family subdivision project located at the intersection of Sylvania Avenue and Dunloe Street.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1,340 trips per day (based on 117,850 square feet of general office).

Entitlement: 565 trips per day (based on 7.6 acres of general industrial uses).

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 12-inch water distribution main located along N Tryon St and an existing 12-inch water distribution main located along Keswick Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along N Tryon St. and an existing 8-inch gravity sewer main located along Keswick Ave. 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.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902