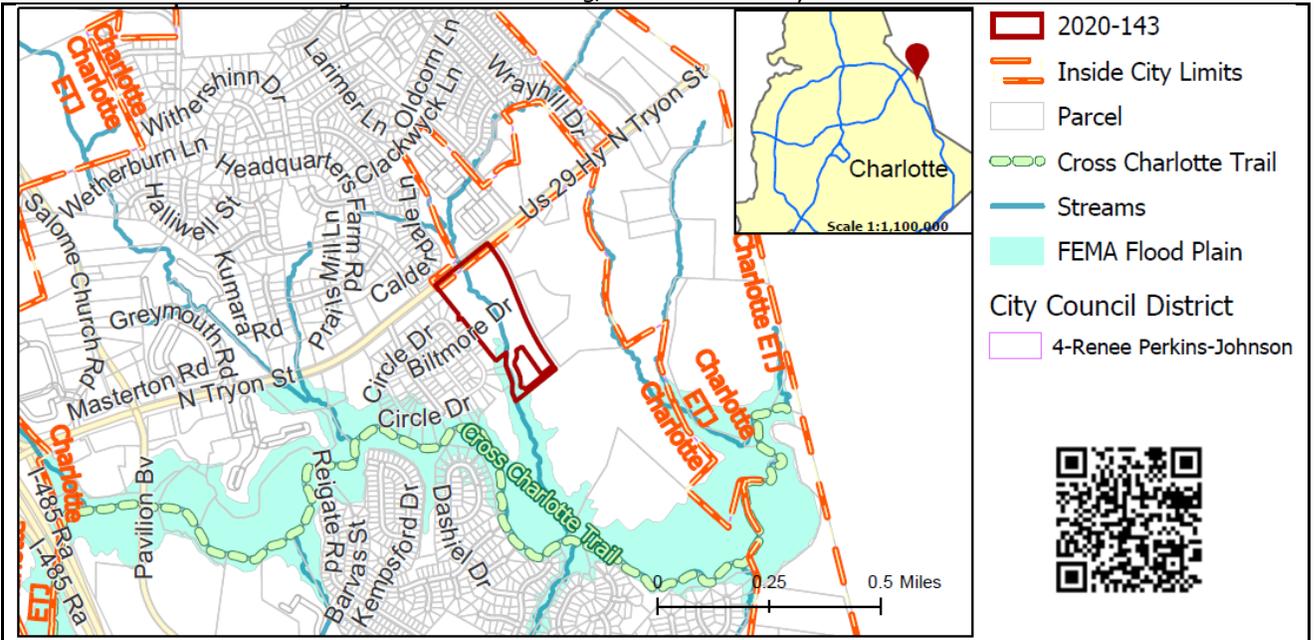


REQUEST

Current Zoning: UR-C (CD) (urban residential commercial, conditional)
Proposed Zoning: R-8 (residential)

LOCATION

Approximately 21.34 acres located along the south side of North Tryon Street west of Circle Drive near University City and the Mecklenburg/Cabarrus County line.



SUMMARY OF PETITION

The petition proposes to rezone a vacant parcel of land adjacent to a Charlotte Water facility from UR-C(CD) to R-8.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

City of Charlotte
City of Charlotte
Charlotte Water

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northeast Area Plan's* (2000) recommendation for residential uses up to 12 dwelling units per acre (DUA) for the site.

Rationale for Recommendation

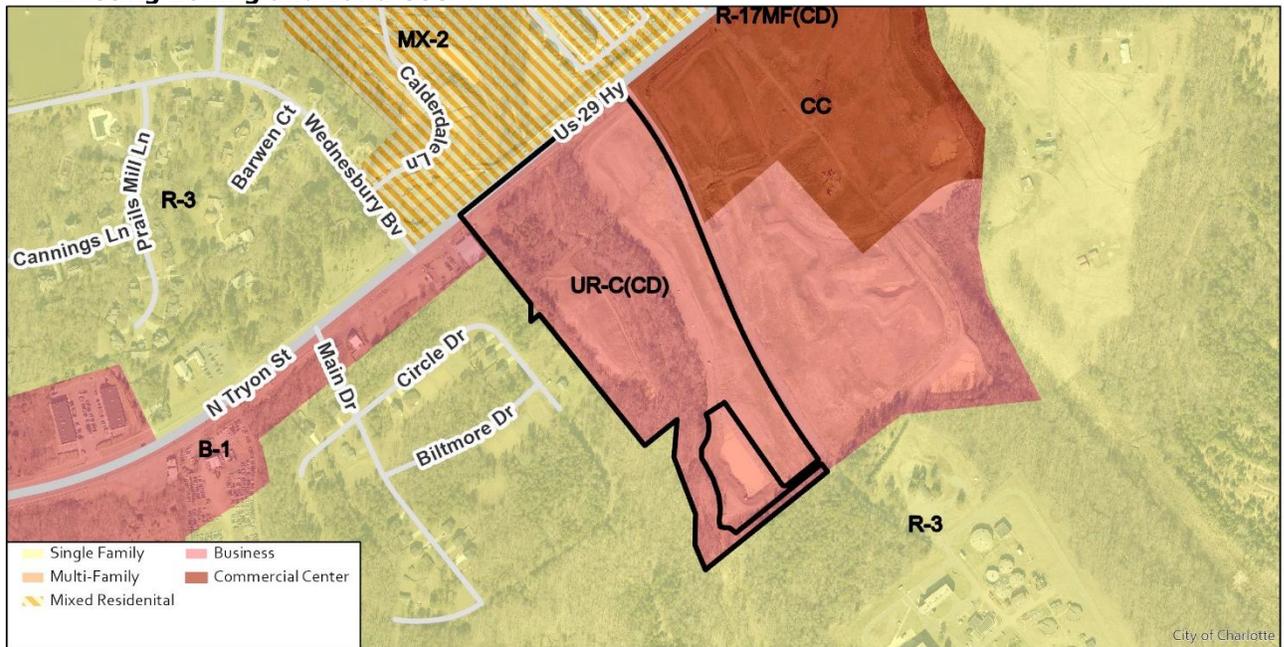
- The request is consistent with the recommended land use per the adopted land use plan for the area.
- The request creates a complimentary density between lower density residential uses to the west and non-residential zoning to the east.

PLANNING STAFF REVIEW

• **Proposed Request Details**

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

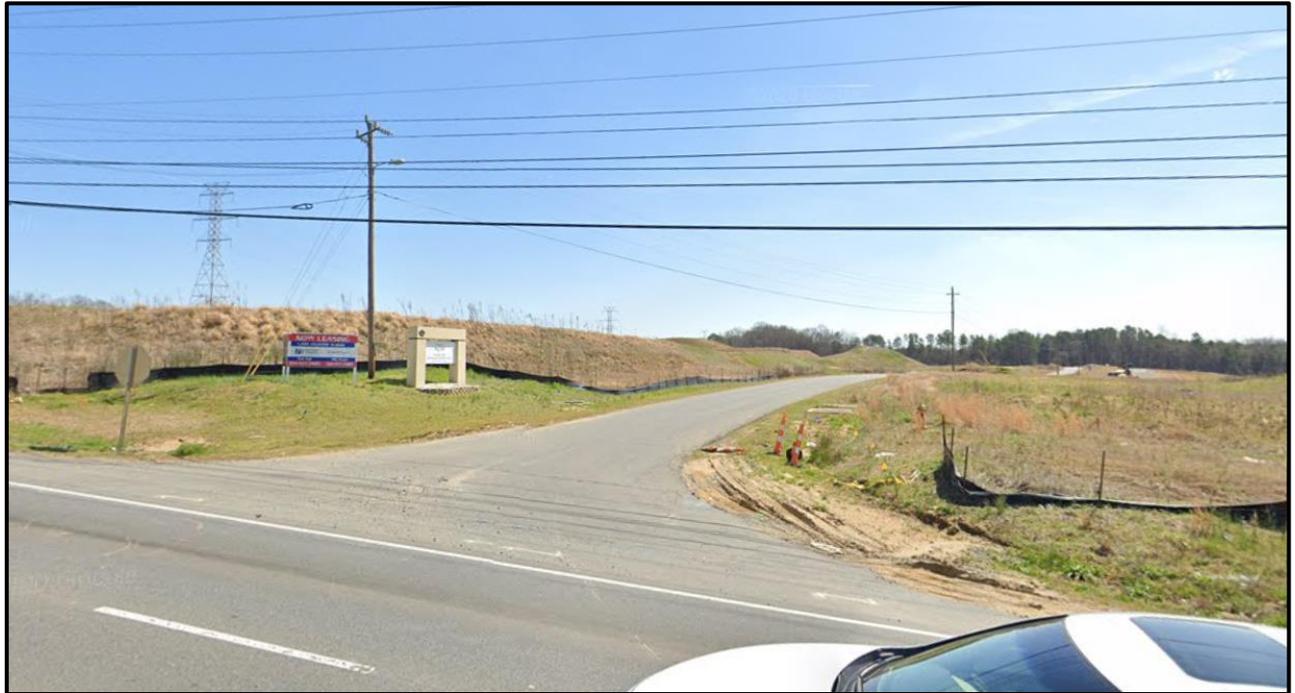
• Existing Zoning and Land Use



The subject property has been rezoned two times in the past 5 years, most recently in 2017 (2017-088) which entitled the site to up to 275 multi-family dwelling units. Residential uses of varying types surround the site while the Mallard Creek water treatment plant is directly SE of the site.

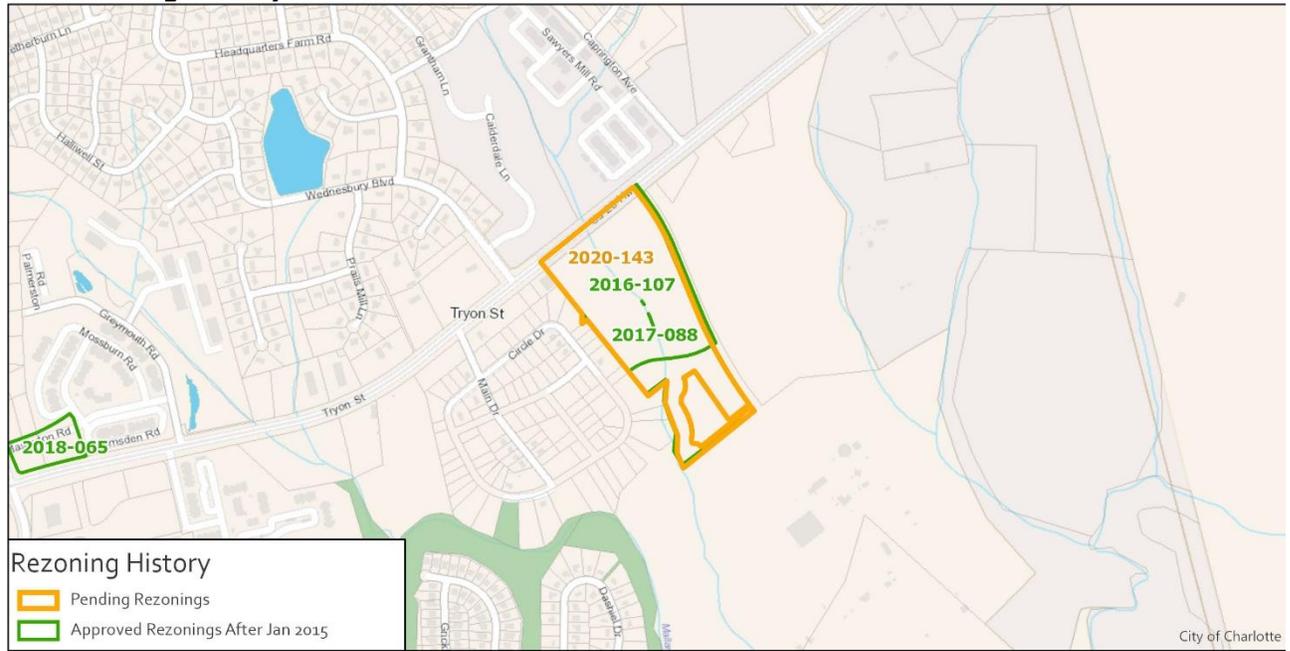


General location of subject property denoted by red star.



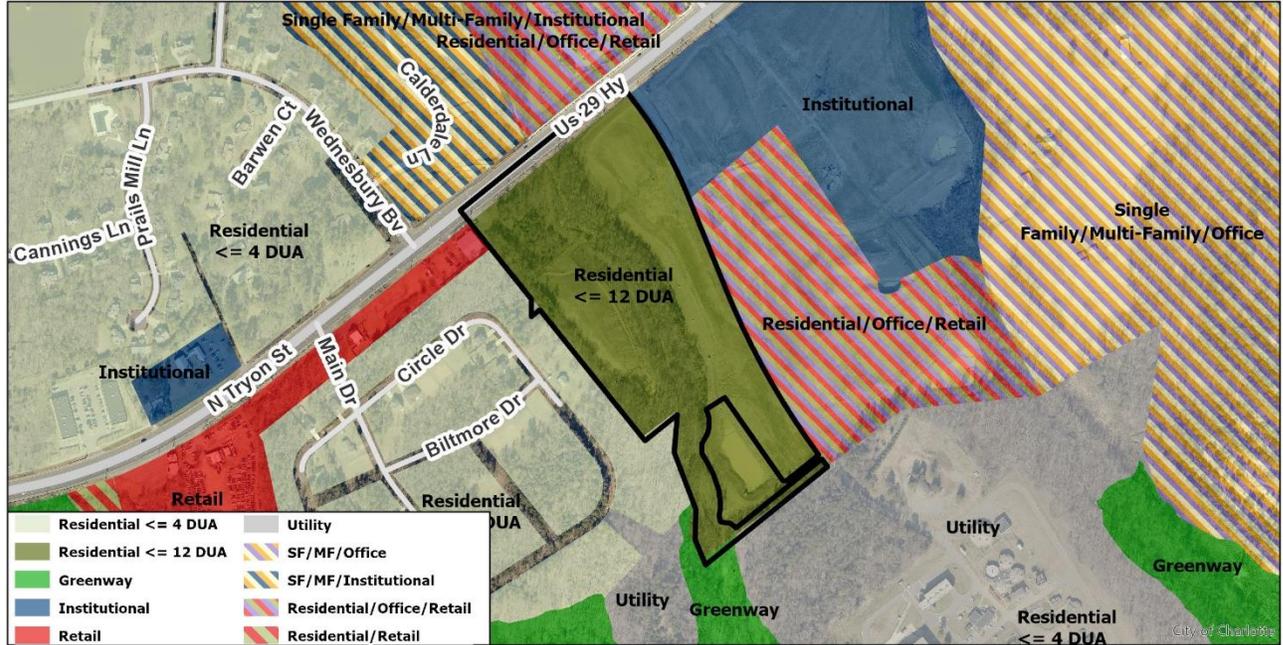
Streetview of subject property looking south along N. Tryon Street. The driveway seen in the foreground provides access to the water treatment plant.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-065	SPA for petition 2007-047 to allow gas stations and drive-through accessory windows.	Approved
2017-088	Request for SPA to amend site layout and eliminate non-residential uses permitted by 2016-107 (below).	Approved
2016-107	Request to permit up to 275 multi-family dwelling units.	Approved

• **Public Plans and Policies**



- The *Northeast Area Plan* (2000) recommends residential uses up to 12 DUA for the site.
- **TRANSPORTATION SUMMARY**
 - The site is located on a major thoroughfare road (Tryon Street). A Traffic Impact Study (TIS) is not needed for this site. This site was previously rezoned under petition 2017-088, which included a commitment to construct a multi-use path and trailhead for the future Cross-Charlotte Trail. General Services and Charlotte Water have coordinated a trail connection as shown below. City staff will continue coordination during the permitting process to plan the Cross-Charlotte Trail. NCDOT may require Charlotte Water to gain access at the existing gravel driveway along Tryon Street. CDOT will coordinate with Charlotte Water to consider installing a 12-ft multi-use path during permitting.
 - **Active Projects:**
 - Cross-Charlotte Trail (XCLT), 485-Cabarrus County section
 - Current Phase: Planning
 - Construction: Not funded
 - Project Manager: Carlos Alzate (calzate@charlottenc.gov; 704-534-3775)
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land use).
 - Entitlement: 2,040 trips per day (based on 275 dwellings).
 - Proposed Zoning: 1,685 trips per day (based on 169 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 75 students, while the development allowed under the proposed zoning may produce 95 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 20 students
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Stoney Creek Elementary from 110% to 115%
 - James Martin Middle from 74% to 75%

- Zebulon B. Vance High from 129% to 131%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along N. Tryon Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along N. Tryon Street. See advisory comments at www.rezoning.org
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090