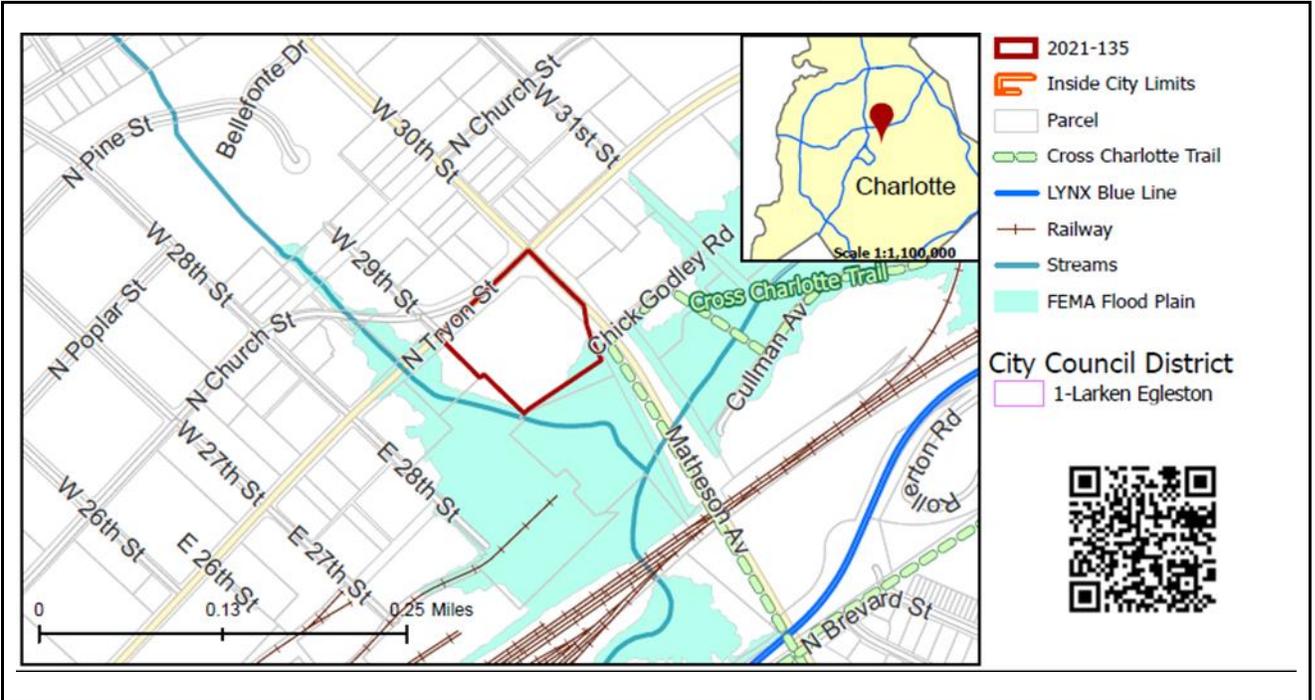


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

**LOCATION**

Approximately 3.50 acres located at the intersection of North Tryon Street and Matheson Avenue, west of North Brevard Street.



**SUMMARY OF PETITION**

The petition proposes to allow up to 340 multi-family residential units on a vacant parcel located at the intersection of N. Tryon Street and Matheson Avenue, and in close proximity to the Little Sugar Creek Greenway.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Try Math Investors LLC  
Alliance Residential  
Collin Brown and Brittany Lins, Alexander Ricks PLLC  
Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 12

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition upon resolution of the outstanding issue pertaining to transportation.

Plan Consistency

The petition is **inconsistent** with the *North Tryon Area Plan's* recommendation for institutional uses for the site.

Rationale for Recommendation

- Although inconsistent with the *North Tryon Area Plan's* land use recommendation for the site, the petition is generally consistent with the existing development pattern in the area which includes a mix of retail, industrial, adaptive re-use, and nearby residential.
- A proposed density of approximately 97 DUA is appropriate given the site's proximity to existing light rail. The site is within .55 mile of the 25<sup>th</sup> Street Station on the LYNX Blue Line.

- The requested housing density achieves the plan’s land use goal of encouraging a variety of housing types in the area to accommodate a diversity of residents.
- The petition’s proposed 8-foot sidewalk, 8-foot planting strip, and variable 2-way bicycle track along Matheson Avenue achieves the plan’s goal of creating an improved urban environment by encouraging project design that contributes to the community, creates an attractive streetscape, and enhances mobility in the area.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from institutional uses to residential/office/retail uses for the site.

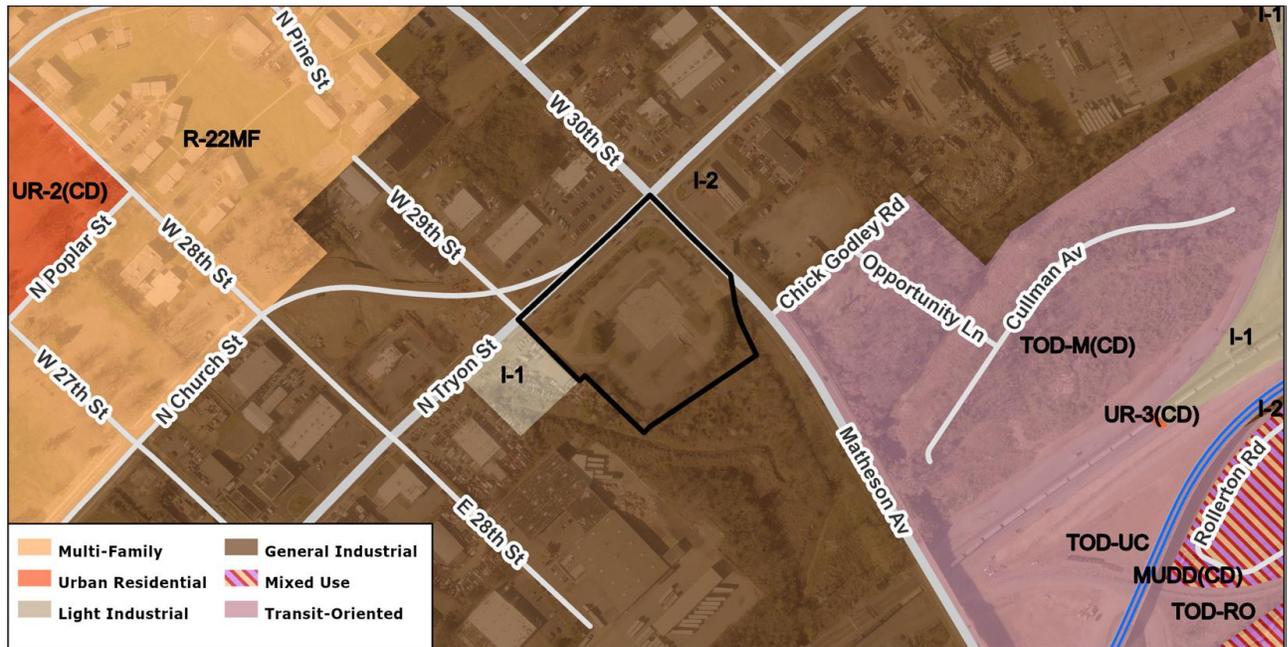
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow up to 340 multi-family residential units.
- Limit building height to 75 feet.
- Proposes access from N. Tryon Street and from Matheson Avenue.
- Proposes all principal and accessory buildings abutting a network required public or private street to comprise a minimum of 20% of that building’s entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director, of comparable quality approved by the Zoning Administrator.
- Prohibits vinyl siding (but not vinyl handrails, windows or door trim) and concrete masonry units not architecturally finished.
- Provides architectural design standards to address building placement, massing, height, blank walls, and roof form and articulation.

• **Existing Zoning and Land Use**



The rezoning site is currently vacant previously developed with a United States Postal Office building and associated parking area, and is surrounded by commercial, industrial, residential activities, and vacant land zoned R-22MF, UR-2(CD), UR-3(CD), MUDD(CD), TOD-RO, TOD-UC, I-1 and I-2.



The rezoning site is currently vacant.

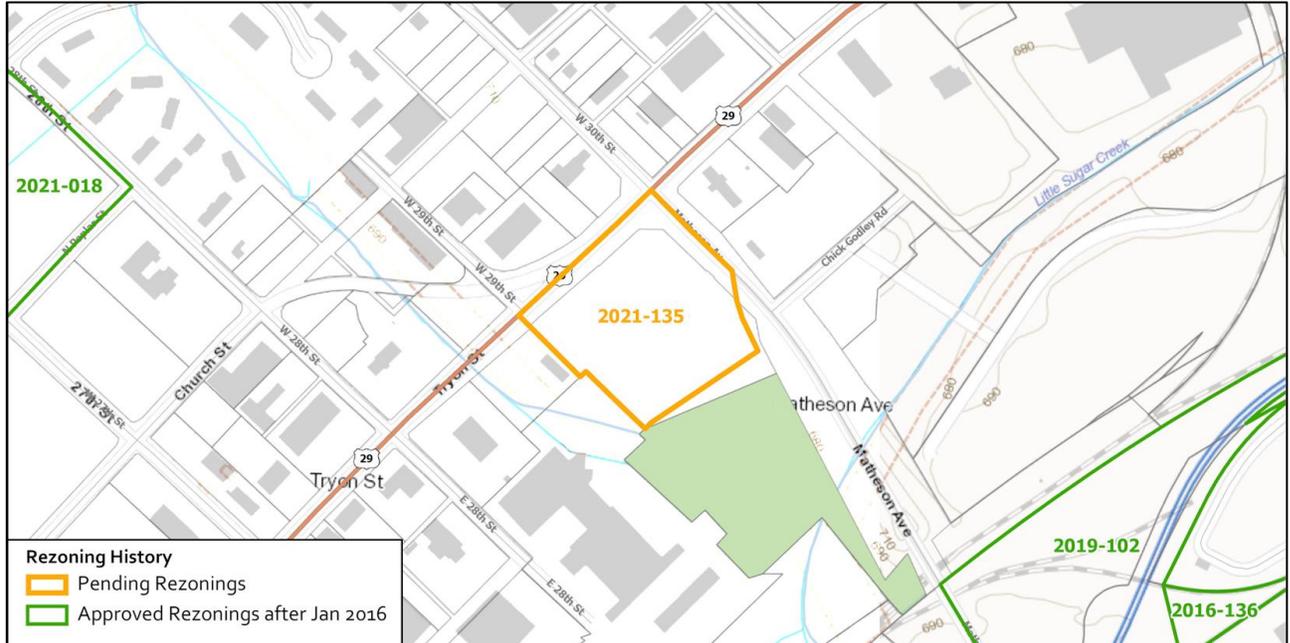


The properties located at the intersection of N. Tryon Street and Matheson Avenue are developed with commercial and industrial uses.



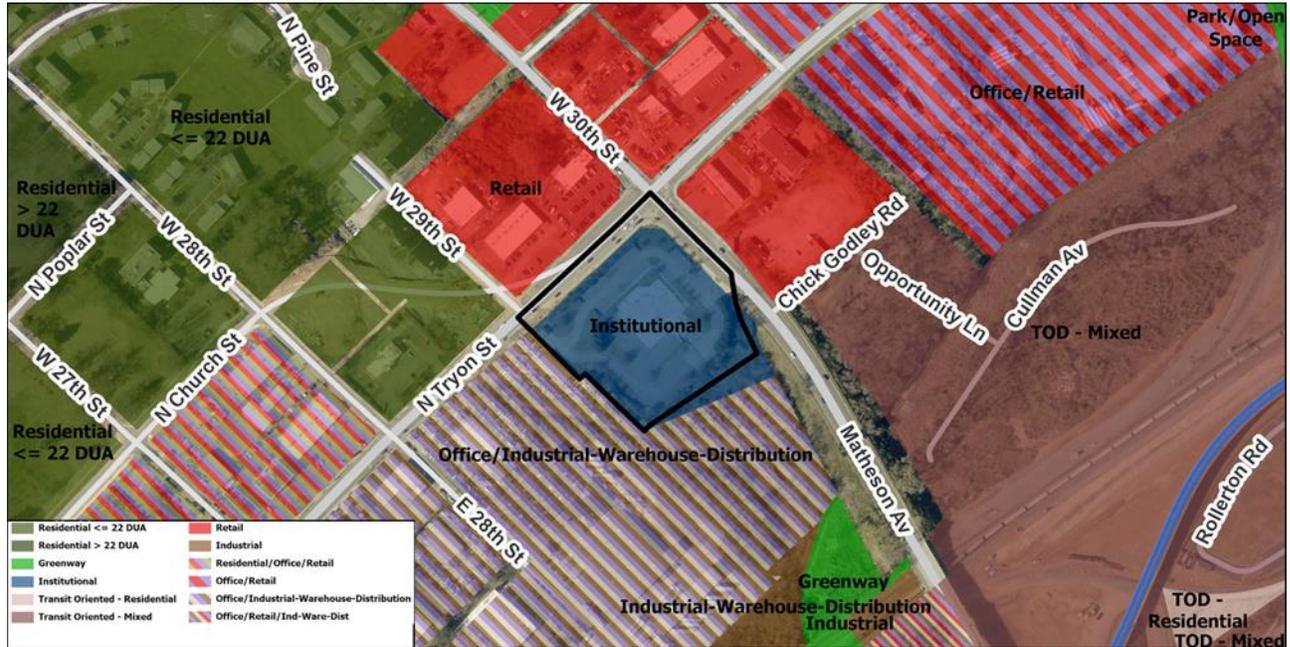
The rezoning site (denoted by purple star) is immediately surrounded by commercial and industrial uses and vacant land.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-018	Rezoned 10.81 acres to UR-2(CD) to allow up to 323 residential dwelling units.	Approved
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR.	Approved
2016-136	Rezoned 0.68 acres to TOD-RO to allow 40 multi-family apartments.	Approved

• **Public Plans and Policies**



- The *North Tryon Area Plan* recommends institutional and uses for the site.

• **TRANSPORTATION SUMMARY**

- The petition is located at the intersection of Matheson Avenue, a City-maintained major thoroughfare and North Tryon Street, a State-maintained major thoroughfare. The proposed project includes up to 340 multi-family units, with the site located near multiple multi-modal transportation projects in the area. The petitioner has incorporated the Matheson Bridge Streetscape CIP Project into the site plan. These improvements include a two-way cycletrack

along Matheson Avenue, a truck apron at the southern corner of the Matheson Avenue and North Tryon Street intersection to calm traffic as well as shorten crossing distances for pedestrians and cyclists in accordance with the City's Charlotte WALKS policy. There are also existing planting strips and sidewalks along the site's frontage of North Tryon Street in accordance with the City's Charlotte BIKES policy. Site plan revisions are needed to adding a right turn lane with 100' of storage as required by NCDOT. Further details are listed below:

- **Active Projects:**
  - Matheson Bridge Streetscape
    - Incorporate pedestrian, bicycle, and aesthetic improvements from North Tryon Street to Jordan Place.
    - Project is currently in the design phase with an anticipated construction completion date of mid-2024.
  - XCLT Matheson to Craighead
    - Status: Preliminary design
    - Scope: Construct multi-use path (Cross-Charlotte Trail) from Matheson Ave. to Craighead Rd.
- **Transportation Considerations**
  - See Outstanding Issues, Notes 1.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant).
    - Entitlement: 130 trips per day (based on 52,500 sq ft warehouse).
  - Proposed Zoning: 1,855 trips per day (based on 340 apartments).

#### **DEPARTMENT COMMENTS** (see full department reports online)

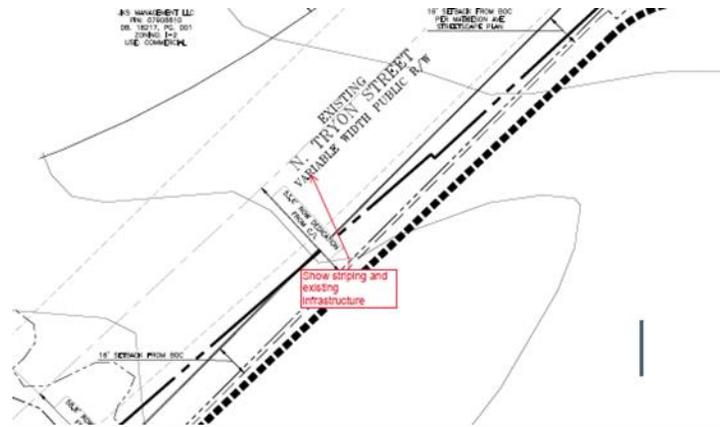
- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 62 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 62.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Highland Renaissance Academy from 74% to 79%
    - Martin Luther King, Jr. Middle from 94% to 96%
    - Garinger High from 117% to 119%.
- **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. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along N Tryon St. See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **City Arborist:** No comments submitted.
- **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:** ~~See Outstanding Issues, Note 4.~~  
Addressed
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Transportation

1. NCDOT will require a right turn lane on N Tryon St with 100' of storage into the site. Revise site plan and notes committing to either building proposed driveway per Matheson Streetscape project plans or provide driveway type and dimensions of what is being proposed. -

**OUTSTANDING**



2. ~~A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City of Charlotte and NCDOT before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.~~ **Addressed**
- Environment
3. ~~Coordinate with the Matheson Avenue Streetscape project to provide ped/bike connection to the Cross Charlotte Trail from the development.~~ **Addressed**
- Site and Building Design
4. ~~On Sheet 1 under Site Data specify type of residential units proposed for consistency with development notes on Sheet 2.~~ **Addressed**
5. ~~Replace language in Note V.a. "...other material approved by the Planning Director" with "...other material of comparable quality approved by the Zoning Administrator."~~ **Addressed**

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782

## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-135

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p><b>Goal 1: 10- Minute Neighborhoods</b> All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.</p>	
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p>	
	<p><b>Goal 3: Housing Access for All</b> Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	
	<p><b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.</p>	

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b> Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b> All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b> Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b> Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b> Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b> Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>