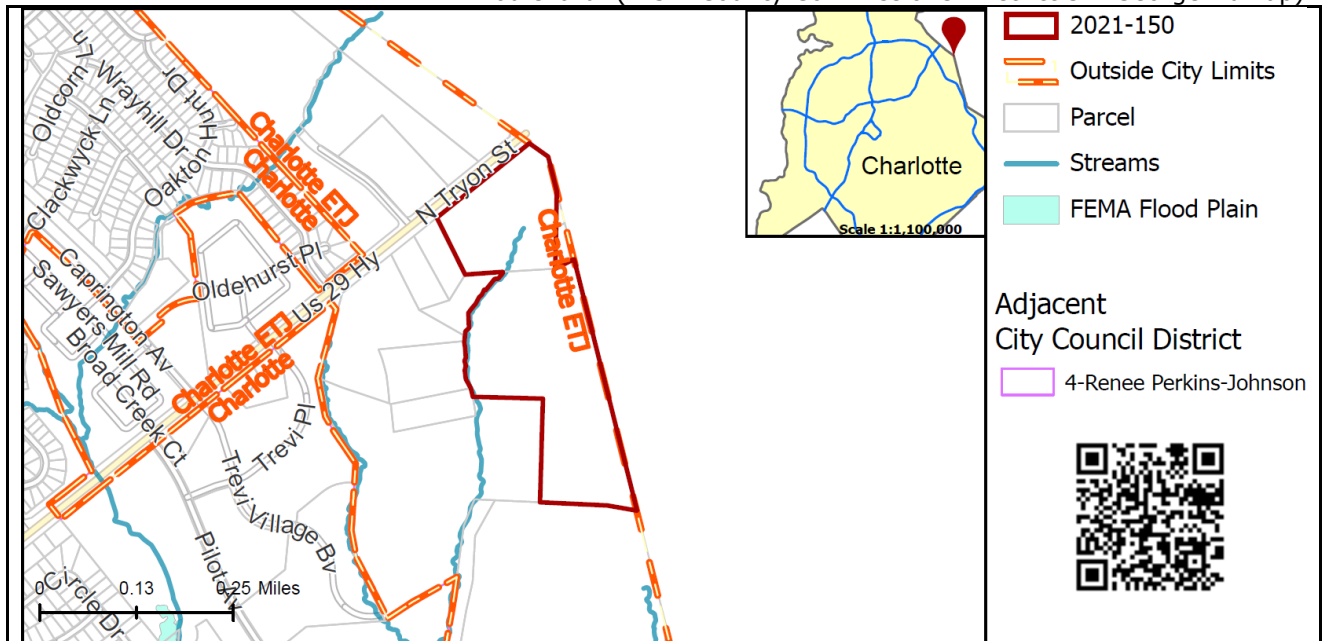


## REQUEST

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

## LOCATION

Approximately 37.14 acres located on the southeast side of North Tryon Street, east of Interstate 485, and north of University City Boulevard. (ETJ – County Commissioner District 3 – George Dunlap)



## SUMMARY OF PETITION

The petition proposes to develop the vacant parcels with a multi-family residential community with up to 380 dwelling units at a density of 10.25 units per acre in northeast Mecklenburg County adjacent to the Cabarrus County border.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Christenbury Family LLC; Speedway-Hudspeth LLC  
Tribute Companies, Inc.  
Collin Brown & Brittany Lins / Alexander Ricks

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *Northeast Area Plan* recommendation for single family/multi-family/office use with residential density ranging between 4-12 units per acre.

### Rationale for Recommendation

- Limits the number of units to 380 for a density of 10.25 dwelling units per acre.
- The site is located on a major thoroughfare and provides new public street network including the extension of Caldwell Road a proposed major thoroughfare.

- The site is located in area with recent similar type and density development activity including multi-family and commercial uses to the west at Trevi Village and is in close proximity to the Charlotte Motor Speedway across the Cabarrus County border.
- The petition commits to dedicate 1.1 acres for future neighborhood park to Mecklenburg County Parks and Recreation.

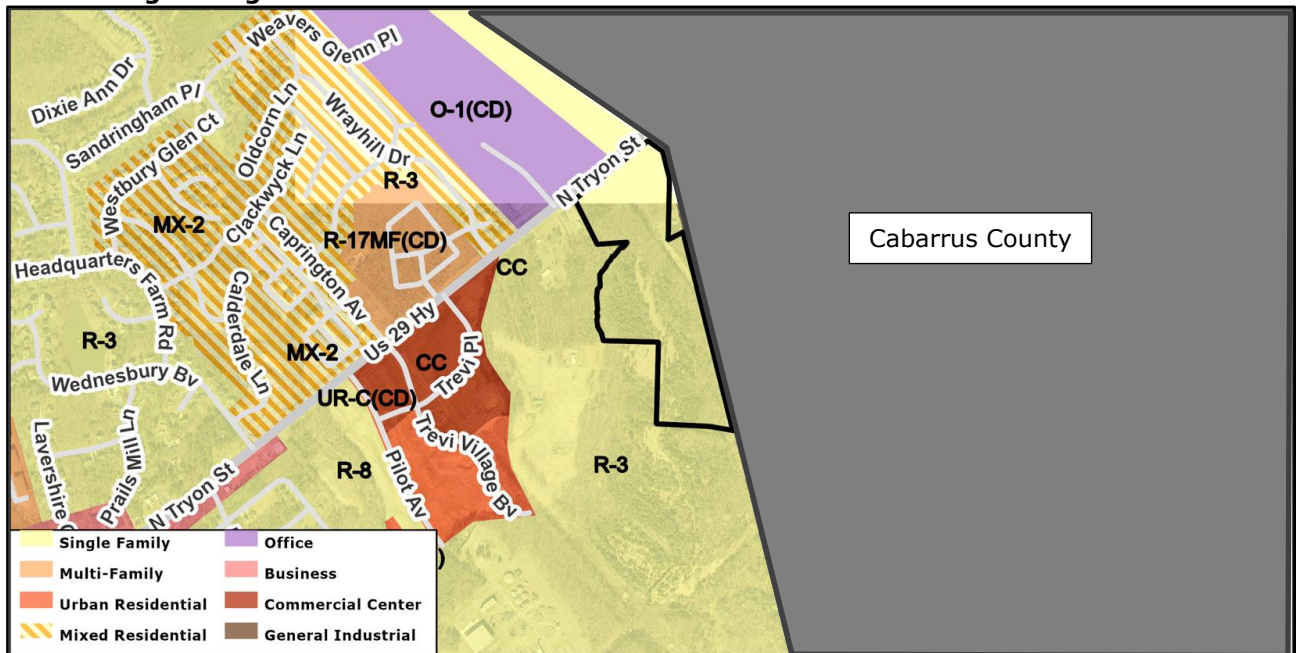
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

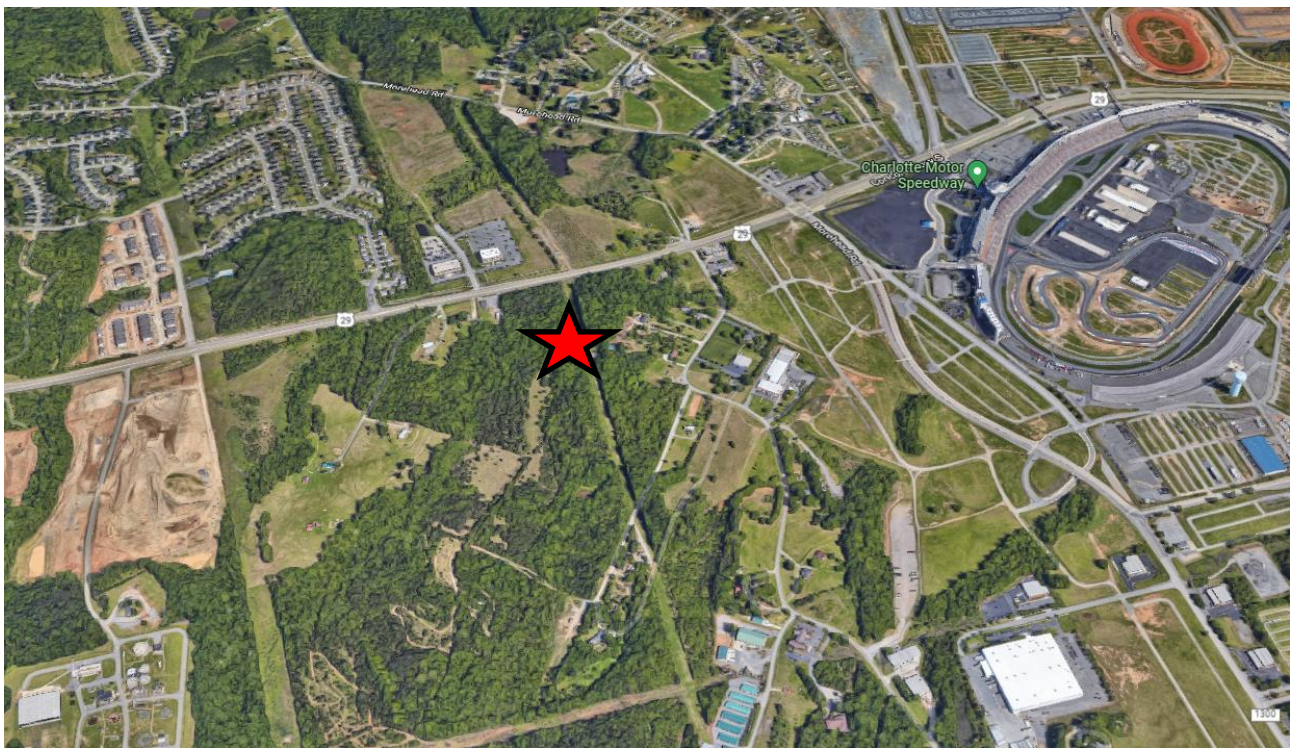
- Allows up to 380 multi-family buildings in up to 18 buildings.
- Provides access from North Tryon Street via a new internal street network. Primary access from proposed Caldwell Road Extension extending from North Tryon Street into Cabarrus County. Provides a number of street stubs to adjacent large parcels.
- Establishes a 50ft class C buffer reduced 25% with a fence along portions of the western and southern property lines and provides a full 50 ft Class C buffer in common with a 50 ft stream buffer along a portion of the western property line.
- Provides 12 ft multi-use path and 8 ft planting strip along North Tryon Street and proposed Caldwell Road extension. Provides 6 ft sidewalk and 8ft planting strip on all internal public streets.
- Constructs a left-over at the sites North Tryon Street access and U-turn bulbs at Hudspeth Rd.
- Provides architectural standards related to exterior building materials, building placement, blank walls, roof form, and screening for service area and mechanical equipment.
- Commits to provide a minimum of 0.5 acre amenity area to include at least two of the following: pool, clubhouse, grills, community garden, seating area, gym, cabana, dog park, picnic tables, benches and/or enhanced landscaping.
- Dedicates and conveys 1.1 acre area near the intersection of North Tryon Street and proposed Caldwell Road extension to Mecklenburg County Parks and Recreation for future neighborhood park space.

### • Existing Zoning and Land Use

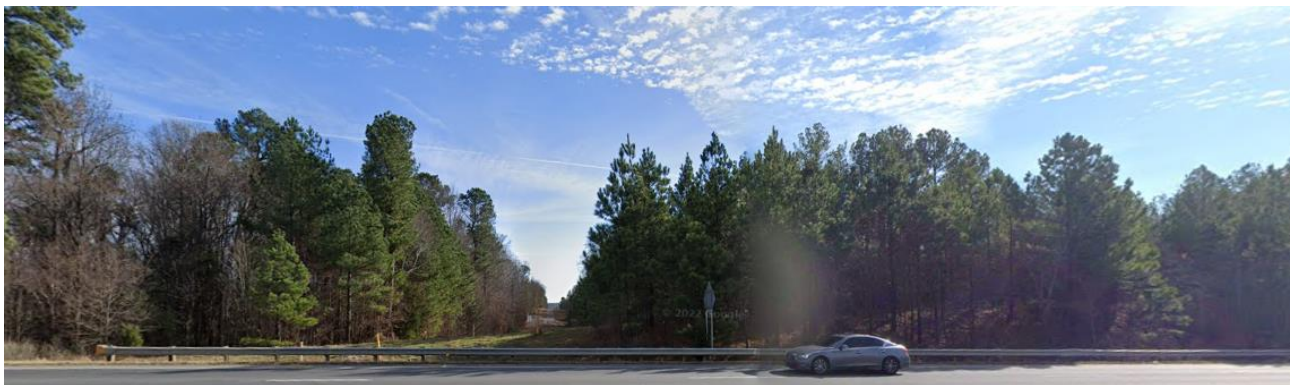


Site is on the eastern edge of Mecklenburg County in an area with a mix of uses. Much of the nearby area is under construction or was recently approved for development.





The site, indicated by the red star) is in an area with a mix of uses. Charlotte Motor Speedway is located to the northeast.



The site is currently vacant. A 60 ft gas easement (cleared area shown above) runs through the site, parallel to the proposed Caldwell Road extension.



North of the site are office uses.



East of the site are single family homes and a campground along Hudspeth Road in Cabarrus County



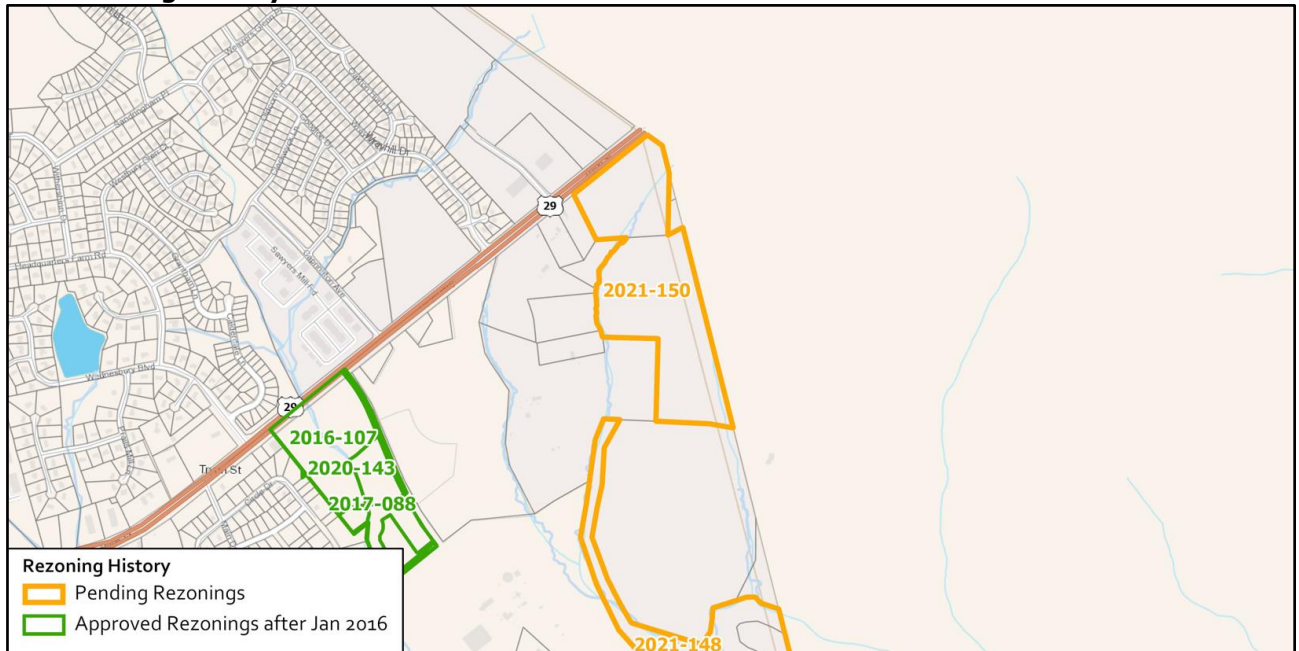


South of the site is vacant land east of Charlotte Water's Mallard Creek wastewater facility.



West of the site is an arcade and a couple single family homes are large parcels.

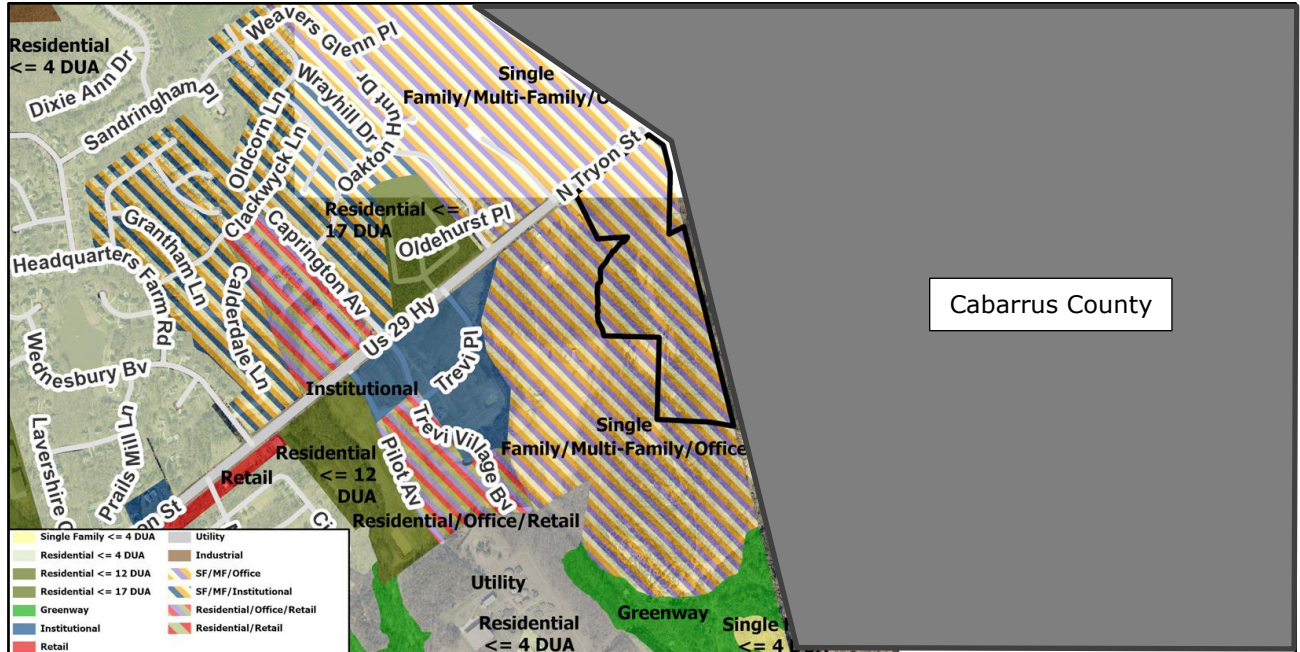
- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-107	15.86 acres west of the site on the south side of North Tryon St. to UR-C(CD) (urban residential, commercial, conditional) to allow 275 multi-family dwelling units.	Approved

2017-088	23.3 acres west of the site on the south side of North Tryon St. to UR-C(CD) and UR-C(CD) SPA to allow 275 multi-family dwelling units.	Approved
2020-143	21.34 acres west of the site on the south side of North Tryon St. (covers the same area as 2016-107 and 2017-088) to R-8 allowing all uses in the R-8 district.	Approved

• **Public Plans and Policies**



- The *Northeast Area Plan* (2000) recommends single family/multi-family/office use for the site and surrounding area and specifies density in this area should range between 4 and 12 units per acre.

• **TRANSPORTATION SUMMARY**

- The site is located on North Tryon Street, a State-maintained major thoroughfare northeast of Floyd Smith Office Park Drive, a Private local street. The 37-acre site abuts Cabarrus County limits. A TIS study is not required due the generated trips being below both NCDOT and CDOT thresholds. The petitioner has committed to dedicating 100' of right-of-way for the Caldwell Road Extension project, installing a 12-foot multi-use path with an 8-foot minimum planting strip along N Tryon Street to meet the City Charlotte BIKES and Charlotte WALKS Council-Adopted policies and constructing an 8-foot planting strip and 6-foot sidewalk on all proposed public local roads per Chapter 20. The petitioner has also committed to constructing a leftover at the site's N Tryon Street access point with a U-turn bulb north of the site's access point per NCDOT standards. CDOT has no outstanding issues.

• **Active Projects:**

- XCLT Segment 12 (Pavilion Blvd. to Cabarrus County)
  - Status: Planning
  - Scope: Construct XCLT multi-use path in 2 phases
    - Phase 1: Pavilion Blvd. to Kempsford Dr.
    - Phase 2: Kempsford Dr. to Cabarrus County
  - PM: Carlos Alzate

• **Transportation Considerations**

- See Outstanding Issues, Note 1: Addressed

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 1145 trips per day (based on 111 single family dwellings).

Proposed Zoning: 2070 trips per day (based on 380 multi-family 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 62 students, while the development allowed under the proposed zoning may produce 103 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 41 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 65% to 68%
    - Julius L Chambers High from 126% to 127%.
- **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. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. Petitioner is advised to contact the Charlotte Water New Services group. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **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:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**Transportation

1. ~~Show 2' sidewalk utility easement set behind back of multi-use path.~~ Addressed.
- 

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





**Planner:** John Kinley (704) 336-8311










## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-150

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
	<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.	✓
	<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.	X
	<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.	X
	<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.	X

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>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></p> <p>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></p> <p>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><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>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></p> <p>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></p> <p>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>