



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-150

April 5, 2022

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**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)  
(Adjacent Council District 4 - Johnson)

**PETITIONER**

Tribute Companies, Inc.

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** with the *Northeast Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends single family/multi-family/office use with residential density ranging between 4-12 units per acre.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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.

Motion/Second: Ham / Welton  
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,  
Spencer and Welton  
Nays: None  
Absent: None  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Commissioner Chirinos asked about traffic. CDOT staff explained the petitioner would be creating additional road network including construction of a future thoroughfare that would move traffic through the site.

Commissioner Welton asked to clarify the location of the thoroughfare. CDOT staff pointed out the location of the proposed Caldwell Road on the site plan and indicated it would extend into Cabarrus County.

Commissioner Samuel asked how NCDOT looks at cumulative impact considering the other recent development and development approvals in the area. CDOT staff said NCDOT has a higher trip threshold than CDOT for requiring traffic studies. They periodically perform trip counts and evaluate roads to plan for future projects. Some facilities such as Tryon are median divided to address traffic flow and in this case a u-turn will be allowed at Hudspeth Road to allow traffic to go southwest on Tryon.

There was no further discussion of this petition.

#### **PLANNER**

John Kinley (704) 336-8311