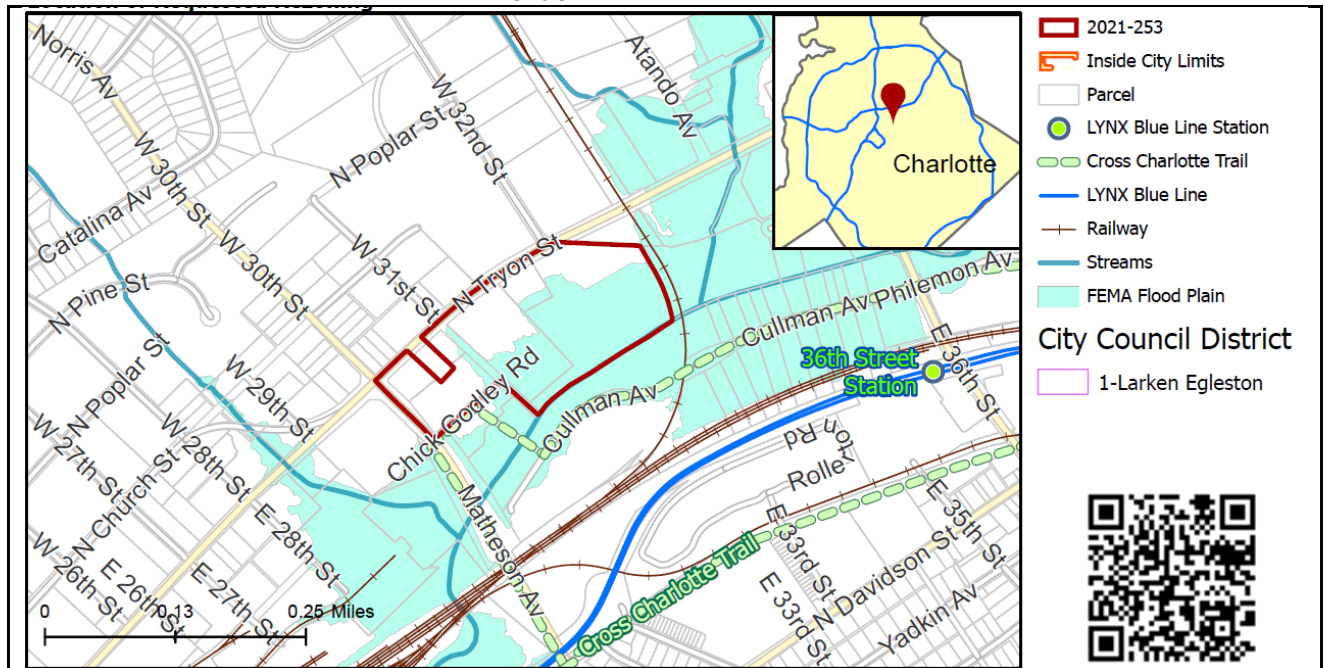


## REQUEST

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

## LOCATION

Approximately 15.58 acres located on the southeast side of North Tryon Street and east side of Matheson Avenue, north of Cullman Avenue.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-NC, transit oriented development – neighborhood center, zoning district on parcels developed with a recycling and salvage center, warehousing, a former gas station, and an operational gas station.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Anthony Kuhn  
Flywheel Group  
Anthony Kuhn  
Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *North Tryon Area Plan* (2010) recommendation for mixed non-residential, office and retail uses on this site.

### Rationale for Recommendation

- This site is within a 1-mile walk of the 36<sup>th</sup> Street Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- A majority of this site is currently utilized for industrial uses, this petition would allow for the redevelopment of the area to transit supportive mixed uses.

- The site is immediately adjacent to other areas with TOD zoning designations.
- The use of conventional TOD-NC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

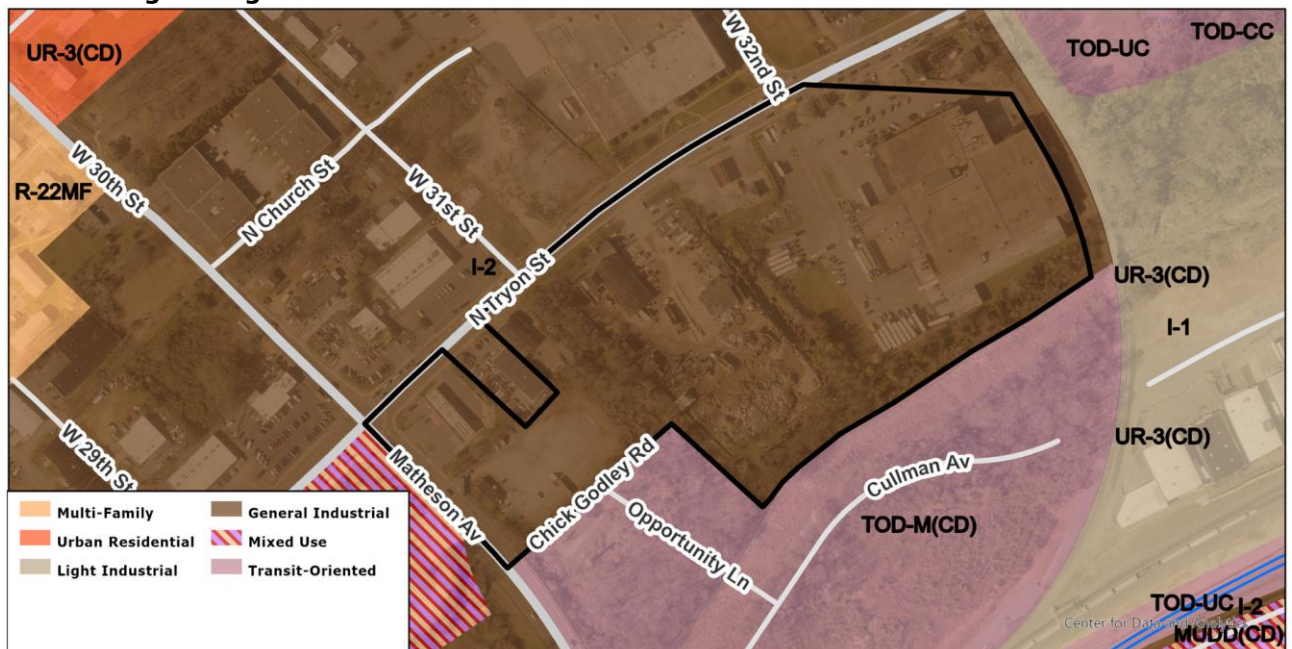
## PLANNING STAFF REVIEW

### Proposed Request Details

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

- Allows all uses in the TOD-NC (transit oriented development – neighborhood center) zoning district.

### Existing Zoning and Land Use



- The site is currently zoned I-2 and is in an area with industrial, retail, institutional, and multi-family residential mixed uses.



- The subject site is denoted with red stars.





- North of the site are mostly industrial uses with some retail.



- East of the site is a vacant lot and auto-oriented uses.



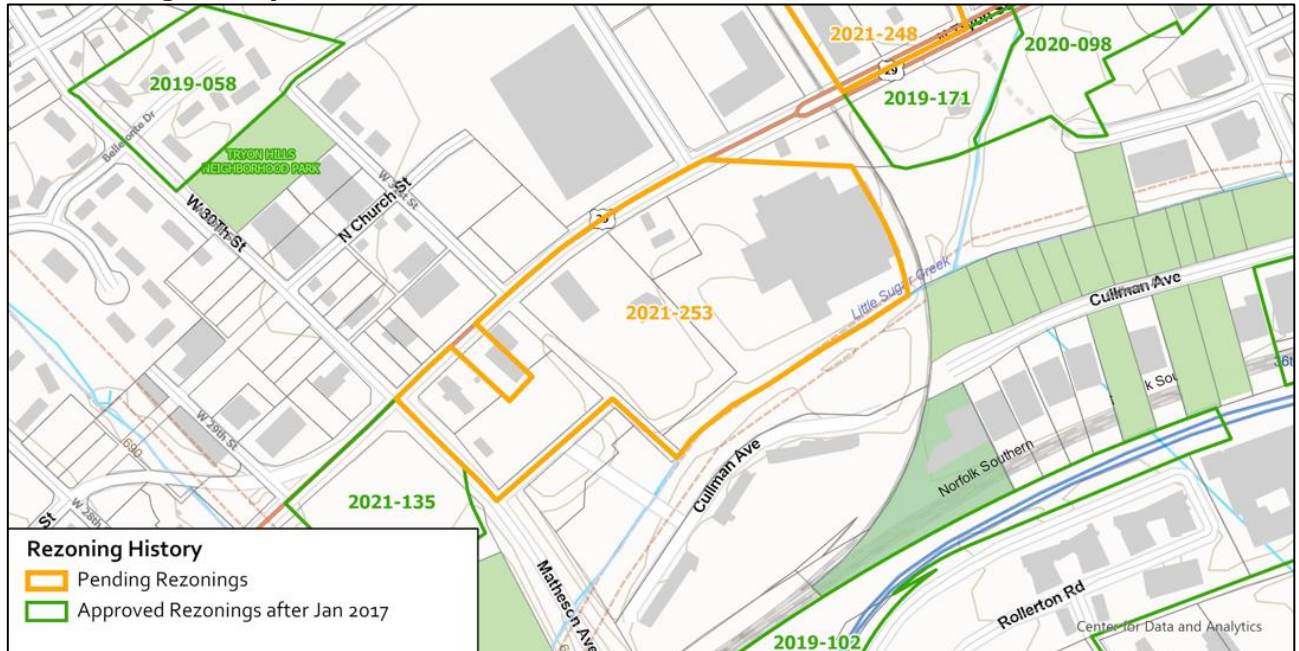
- South of the site is a residential community under development.



- The parcel west of the site is currently vacant and was recently rezoned to MUDD(CD) from I-2.



- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-058	Rezoned 4.27 acres from R-22MF to UR-3(CD).	Approved
2019-102	Rezoned 1,7771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2019-171	Rezoned 2.55 acres from I-2 to TOD-UC.	Approved
2020-098	Rezoned 4.18 acres from B-2 to TOD-CC.	Approved
2021-135	Rezoned 3.5 acres from I-2 to MUDD(CD).	Approved
2021-248	Rezoning 7.02 acres from I-2 to MUDD(CD).	Pending

- Public Plans and Policies**



- The North Tryon Area Plan (2010) recommends mixed uses non-residential, office and retail for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on North Tryon Street, a State-maintained major thoroughfare, at the intersection of 31st Street, a City-maintained local street. This site is requesting a TOD-NC zoning and will be subject to transportation improvements in accordance with the TOD Ordinance and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated in the TOD-zoned areas.
- **Active Projects:**
  - Matheson Avenue Bridge Streetscape
    - Incorporate pedestrian, bicycle, and aesthetic improvements from North Tryon Street to Jordan Place.
  - XCLT- Matheson Avenue to Craighead Road
    - XCLT extension from Matheson Avenue to Craighead Avenue
  - North Tryon Street to 36<sup>th</sup> Street Streetscape Project
    - Provide infrastructure improvements including sidewalk, curb and gutter, paving pedestrian refuge islands, signals, crosswalks, street trees, lighting, bike lanes, and on-street parking, creating a connection to the Blue Line Extension at 36<sup>th</sup> Street.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 2,805 trips per day (based on 309,958 square feet of warehousing and 2,659 square feet of gas station/retail).  
Entitlement: 1,120 trips per day (based on 15.58 acres of industrial uses).  
Proposed Zoning: Too many uses to determine trip generation.

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

- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

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





**Planner:** Holly Cramer (704) 353-1902









## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-253

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.	✓

	<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>N/A</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>N/A</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><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>