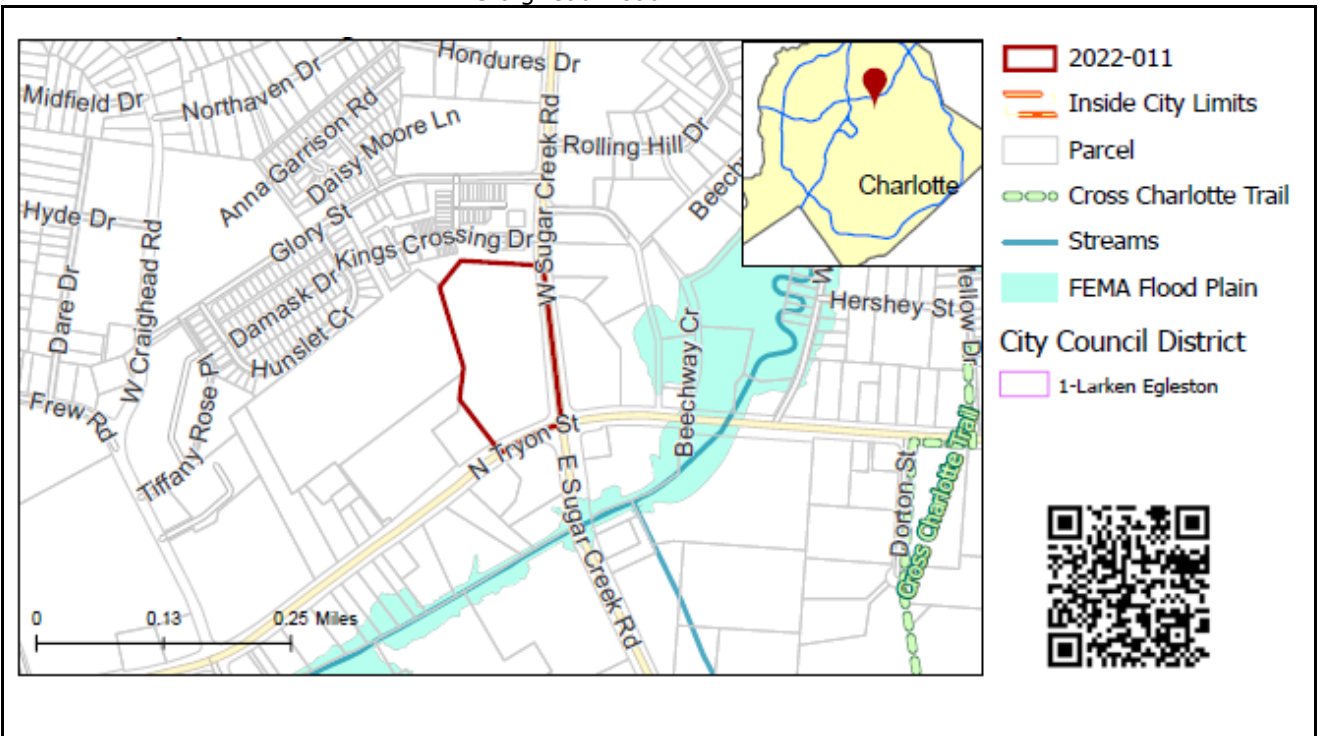


REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: INST (institutional)

LOCATION

Approximately 8.34 acres located at the northwest intersection of North Tryon Street and West Sugar Creek Road, east of West Craighead Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the INST (institutional) district.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Sugaw Creek Presbyterian Church
Starmount Healthcare Management
Collin Brown, Alexander Ricks, PLLC
Meeting is not required.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *North Tryon Area Plan* recommendation of institutional land uses at this site.

Rationale for Recommendation

- The petition is consistent with the area plan's recommendation of institutional land uses for this site.
- The site abuts other institutional land uses to the east and west and residential land uses to the north. Religious, educational, and institutional uses are considered compatible with residential land uses.
- This petition will provide a benefit to the surrounding neighborhoods by creating a temporary medical clinic at this site, increasing health care access for surrounding residents.

- The petition aligns with the area plans focus to “preserve and maintain the existing civic and residential uses as they are essential elements that contribute to the vision for the corridor.”

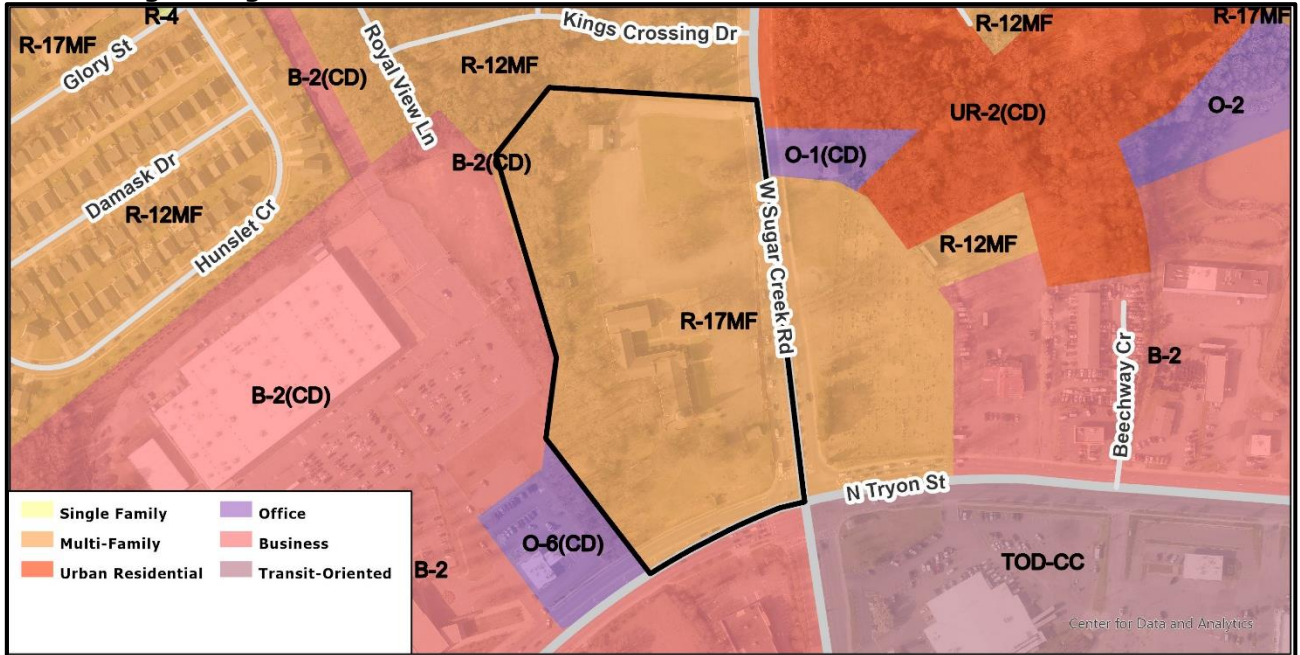
PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- Petition seeks to allow all uses in the INST zoning district, which include clinics, cultural facilities, and religious institutions.

- **Existing Zoning and Land Use**



Sugaw Creek Presbyterian Church occupies the site. The surrounding land uses include retail commercial, school, library, office, and multi-family uses.



The subject property is denoted by a red star.



The property to the south across North Tryon Street is developed with a retail use.



The property to the west along North Tryon Street is developed with the Sugar Creek Library.

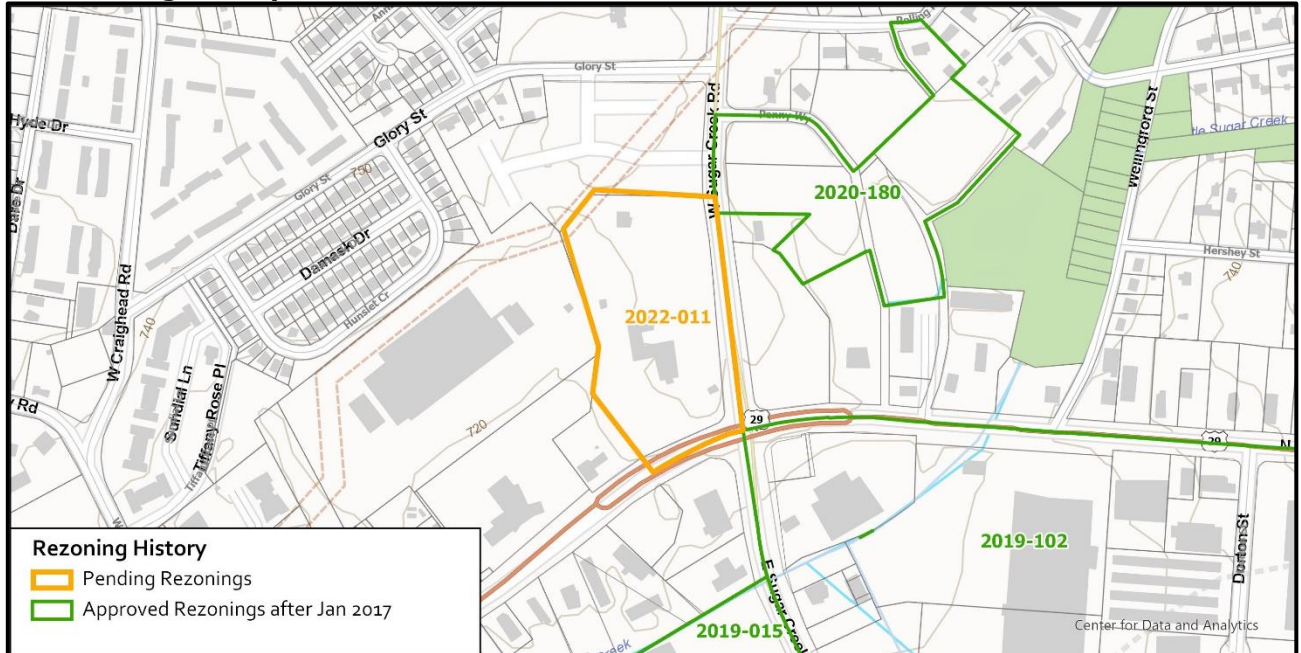


The property to the east along West Sugar Creek Road is developed with a cemetery.



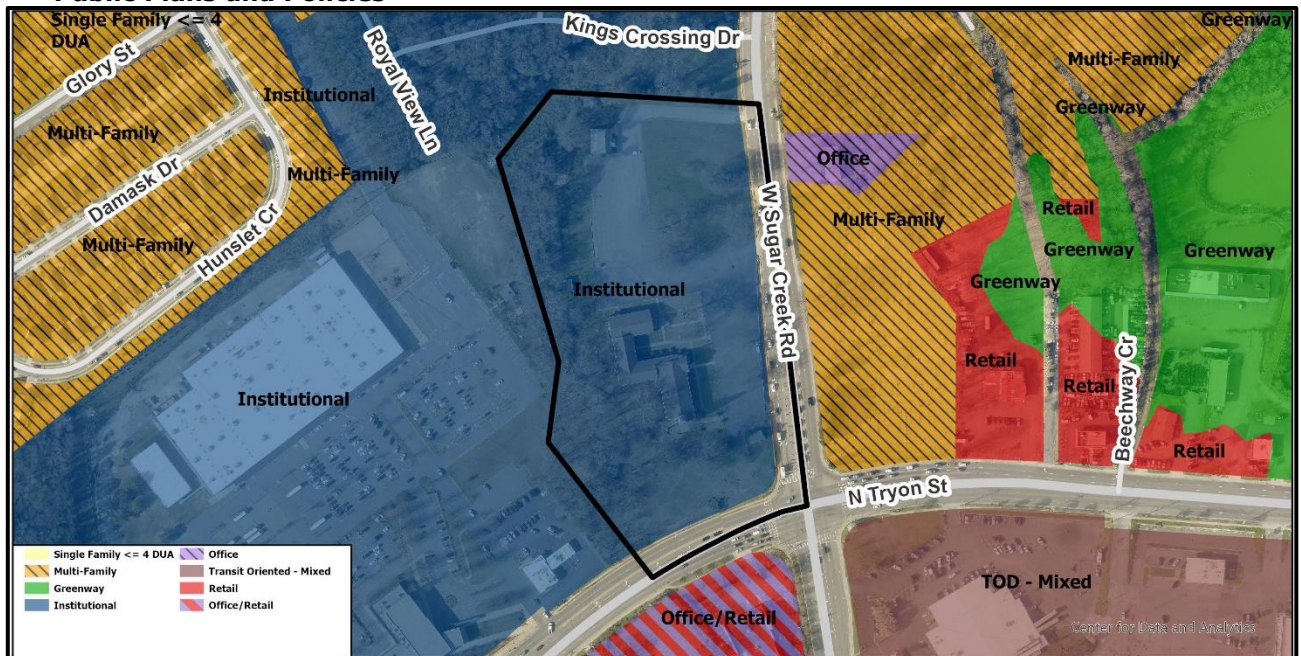
The property to the north along West Sugar Creek Road is under construction with multi-family units.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-015	Rezoned 18.5 acres to allow all uses in the TOD-CC (transit-oriented development - community center) district.	Approved
2019-102	Rezoned parcels under a range of zoning districts to one of four transit-oriented development (TOD) districts.	Approved
2020-180	Rezoned 9.93 acres to allow up to 200 multi-family units.	Approved

• **Public Plans and Policies**



The North Tryon Area Plan recommends institutional land uses at this site.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Tryon Street, a State-maintained major thoroughfare and West Sugar Creek Road a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. CDOT will coordinate site access and streetscape improvement requirements during permitting.

- **Active Projects:**

- Sugar Creek Road Streetscape
 - Plaza to North Tryon Street
 - Add bike lanes, sidewalk, and lighting along Sugar Creek Road between Greensboro Street and North Tryon Street.
- Cross Charlotte Trail
 - Craighead Road to North Tryon Street
 - This project will complete a new segment of the Cross Charlotte Trail (XCLT) from approximately Craighead Road at Raleigh Street to Tryon Street, near the intersection with Dorton Road.
- Cross Charlotte Trail
 - Tryon Street to Orr Road
 - This project will complete a new segment of the Cross Charlotte Trail (XCLT) through the Hidden Valley Neighborhood from approximately Wellingford Road to Tryon Street at Orr Road.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 285 trips per day (based on 32,389 square-feet of church and 1,932 square-feet of office uses).

Entitlement: 770 trips per day (based on 141 multi-family units).

Proposed Zoning: 170 trips per day (based on 3,755 square feet of medical clinic).

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 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:** 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 accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along W Sugar Creek Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org




Planner: Michael Russell (704) 353-0225




Goals Relevant to Rezoning Determinations

Rezoning Petition # 2022-011

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
	Goal 1: 10- Minute Neighborhoods 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.	✓
	Goal 2: Neighborhood Diversity & Inclusion 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.	N/A
	Goal 3: Housing Access for All 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.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) 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.	N/A

	<p>Goal 5: Safe & Equitable Mobility</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>N/A</p>
	<p>Goal 6: Healthy, Safe & Active Communities</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>✓</p>
	<p>Goal 7: Integrated Natural & Built Environments</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>Goal 8: Diverse & Resilient Economic Opportunity</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>Goal 9: Retain Our Identity & Charm</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>Goal 10: Fiscally Responsible</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>