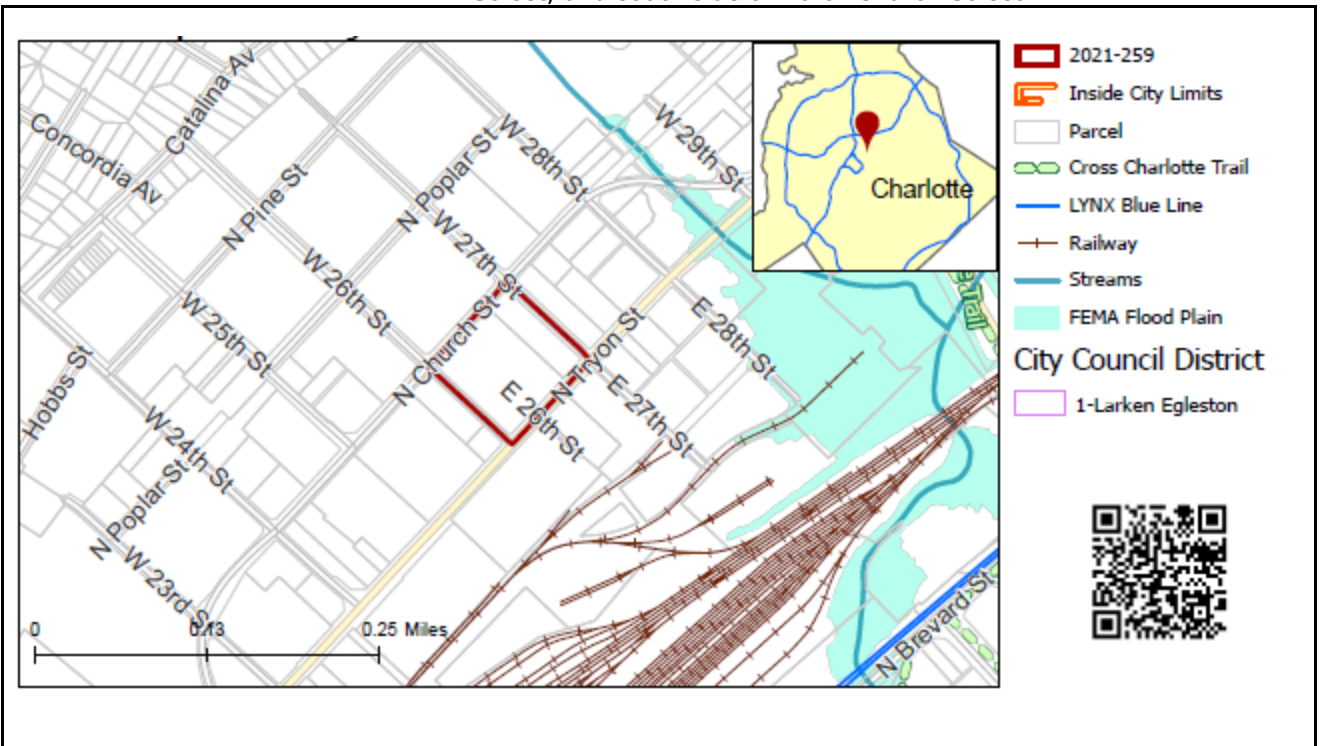


REQUEST

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

LOCATION

Approximately 3.57 acres bound by the north side of North Tryon Street, east side of West 26th Street, west side of West 27th Street, and south side of North Church Street.



SUMMARY OF PETITION

The petition proposes to develop a residential community of up to 350 multi-family dwelling units with a density of 98 dwelling units per acre. And at least 2,500 square-feet of non-residential uses.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Summit Avenue Northend, LLC and Travis Adams Investments, LLC
Integra Land Company
Ty Shaffer, Robinson Bradshaw, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site design.

Plan Consistency

The petition is **consistent** with the *North Tryon Area Plan* recommendation of residential land uses in the area, but **inconsistent** with the recommendation of no more than 22 DUA.

Rationale for Recommendation

- The petition is aligned with the growing multifamily residential uses in the area and along the North Tryon Street corridor.

- While the density proposed is higher than what's recommended by the plan, higher density developments are more appropriate in high traffic corridors such as this area.
- While the petition does not propose a mixture of uses at the site, the larger, surrounding area has a growing mix of uses.
- The petition commits to increasing connectivity by installing an 8-foot sidewalk and 8-foot planting strip on all 4 sides of the site.
- The proposal of multifamily residential land uses is a compatible use adjacent to the existing, established neighborhoods along this corridor.

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

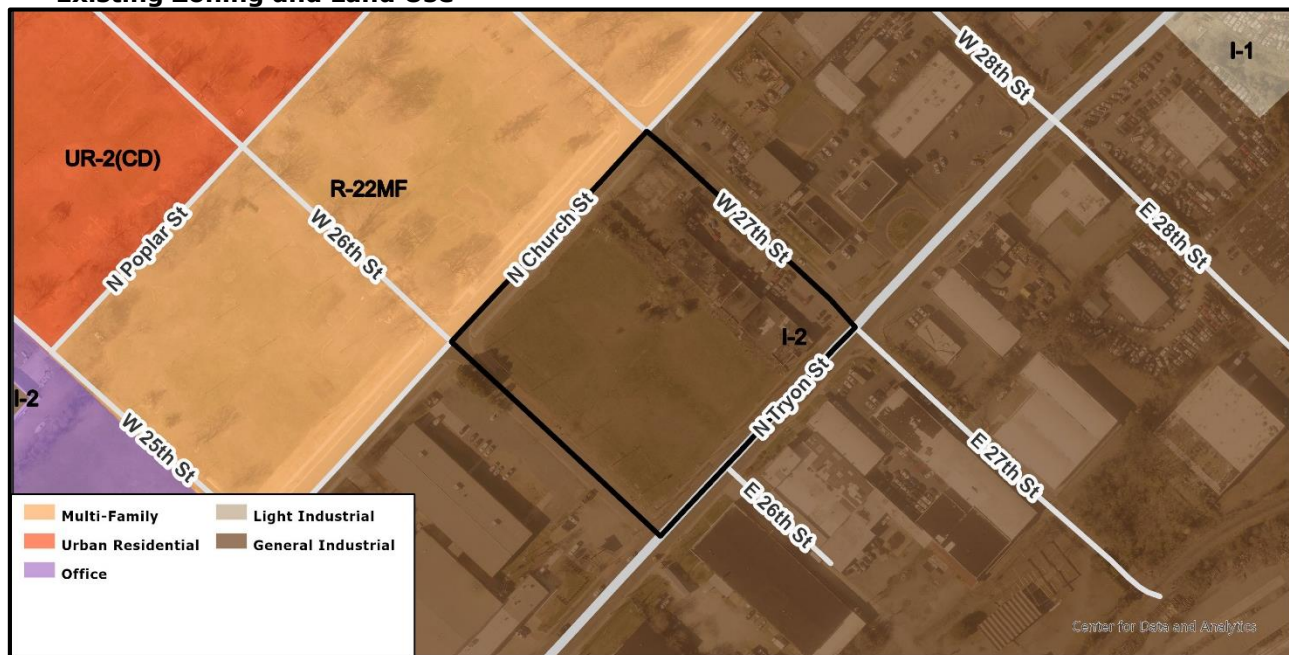
PLANNING STAFF REVIEW

• **Proposed Request Details**

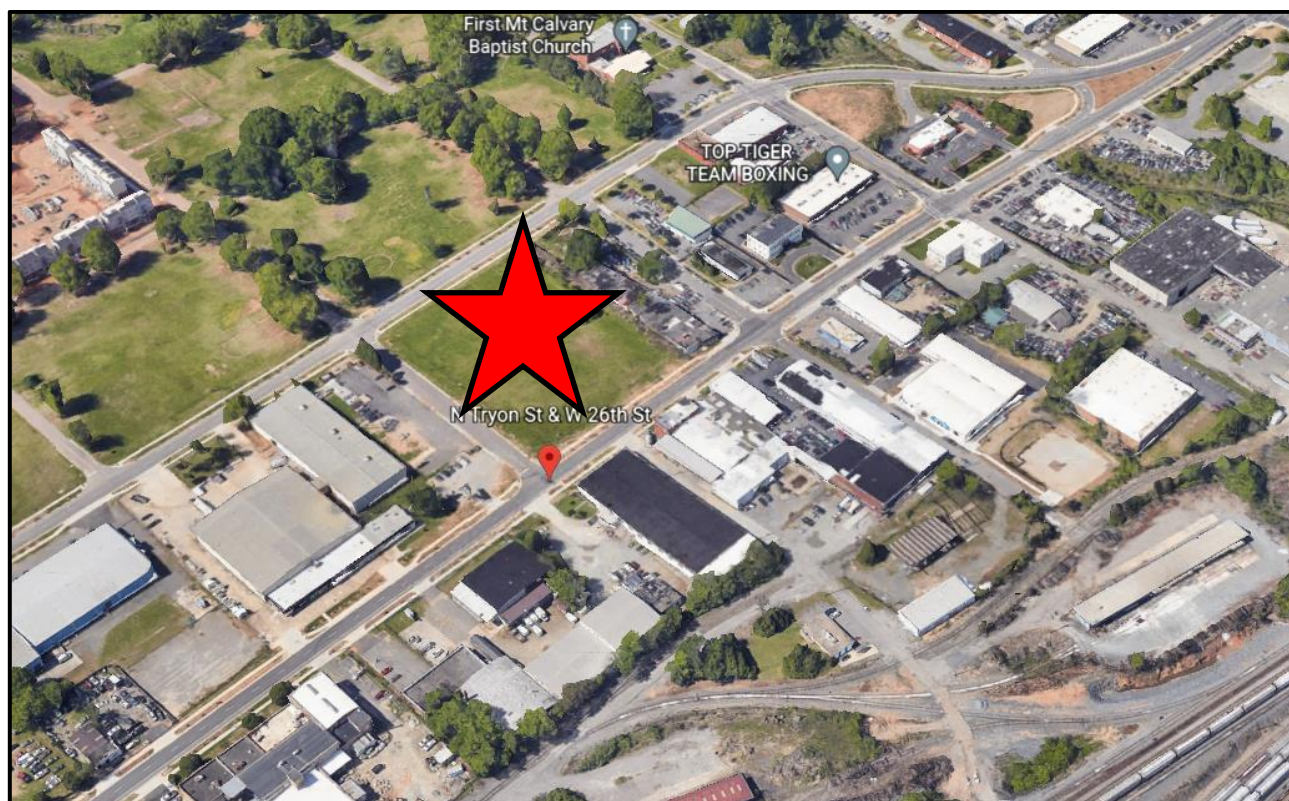
The site plan accompanying this petition contains the following provisions:

- Allows up to 350 multi-family units.
- Provides at least 2,500 square-feet of non-residential uses facing North Tryon Street.
- Limits the building height to 75-feet.
- Prohibits the following uses: adult establishments, auction sales, automotive service stations, boarding houses, bed and breakfasts, building material sales, bus passenger stations, car washes, group homes, outdoor seasonal sales, warehousing within an enclosed building.
- Vehicular access to the site shall be from West 27th Street.
- Provides 8-foot sidewalks and 8-foot planting strip along all public street frontages.
- Provides approximately 3,000 square-feet of open space along North Church Street with hardscape and landscape features.
- Architectural details:
 - All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), and stucco.
 - All ground floor entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks.
 - Buildings exceeding 120-feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10-feet wide and shall project or recess a minimum of 6-feet extending through the building.
 - Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

- Existing Zoning and Land Use



The surrounding land use include residential, commercial/retail, and industrial uses.



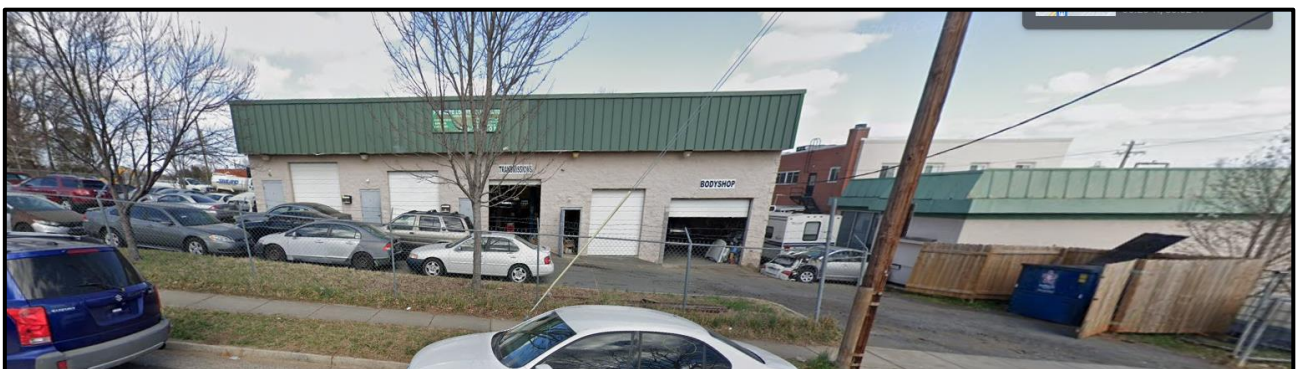
The subject property is denoted with a red star.



The abutting property along West 26th Street is developed with a warehouse use.



The property across North Tryon Street from the site is developed with a commercial use.

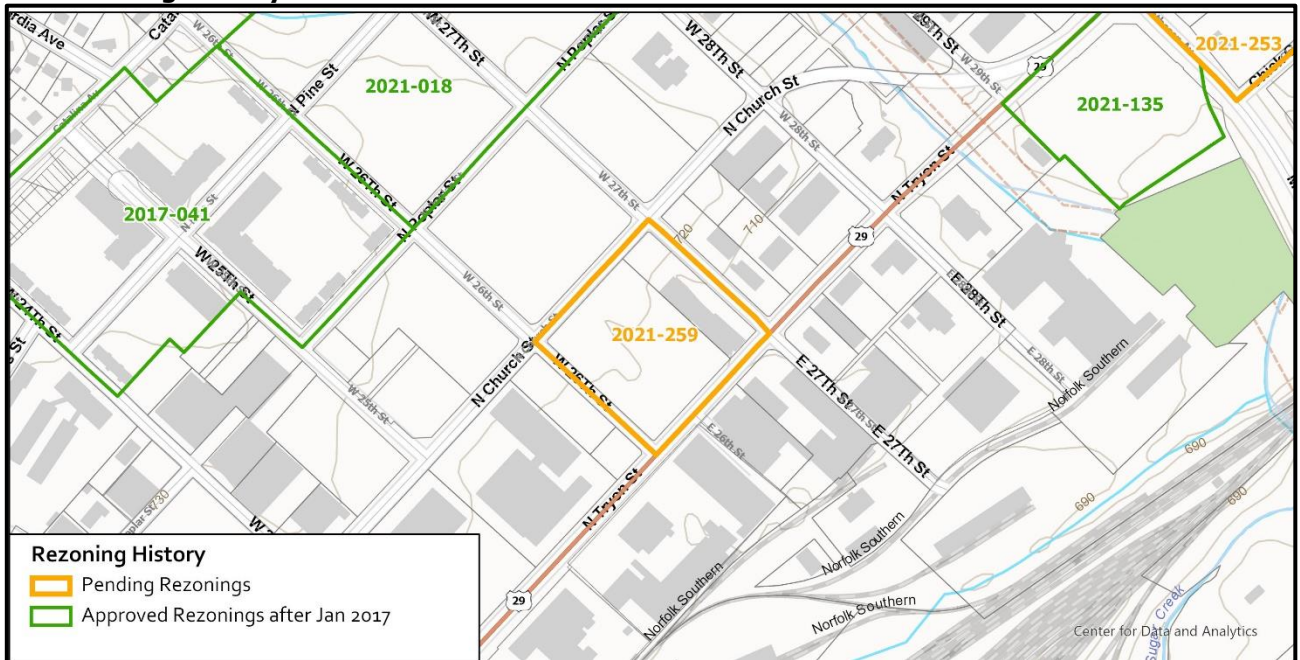


The abutting property along West 27th Street is developed with an auto repair use.



The abutting property along North Church Street is currently vacant.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-041	Rezoned 12.67 acres to allow up to 314 residential dwelling units consisting of single family detached, single family attached, and multi-family residential.	Approved
2021-018	Rezoned 10.81 acres to allow up to 323 residential dwelling units consisting of single family detached, single family attached, and multi-family residential dwellings.	Approved
2021-135	Rezoned 3.5 acres to allow up to 340 multi-family residential units.	Approved
2021-253	Proposes to rezone 15.58 acres to allow all the uses permitted in the TOD-NC zoning district.	Pending

- **Public Plans and Policies**



- The *North Tryon Area Plan* recommends mixed office, retail, and residential uses for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on 26th Street, a City-maintained local street, between the North Tryon Street / Church Street one-way pair facility. Church Street is a City-maintained minor thoroughfare, and North Tryon Street is a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site due to the site generating less than 2,500 daily trips. CDOT is coordinating with the petitioner to provide 8-foot sidewalks along all public street frontages per the council-approved Charlotte WALKS policy. There are existing bike facilities along North Tryon Street and Church Street that will be utilized in accordance with the council-approved Charlotte BIKES policy. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to, revising the driveway location to provide a minimum 100-foot protected stem on 27th Street from North Tryon Street. Further details are listed below.

- **Active Projects:**

- Rezoning 2021-018
 - The Site may be developed with up to 323 residential dwellings units together with accessory uses allowed in the UR-2 zoning district as generally depicted on the Rezoning Plan.
 - All portions of the existing public streets that abut the Site will be improved with eight (8) foot sidewalks, and a minimum of eight (8) foot planting strips. Two accessible ramps will be provided at each accessible street crossing across each road adjacent to the Site. Accessible ramps will meet CLDSM standards and Public Right-of-way Accessible Guidelines (PROWAG).

- **Transportation Considerations**

- See Outstanding Issues, Note 1

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 230 trips per day (based on auto parts & service center).

Entitlement: 295 trips per day (based on 155,684 square-feet of industrial uses).

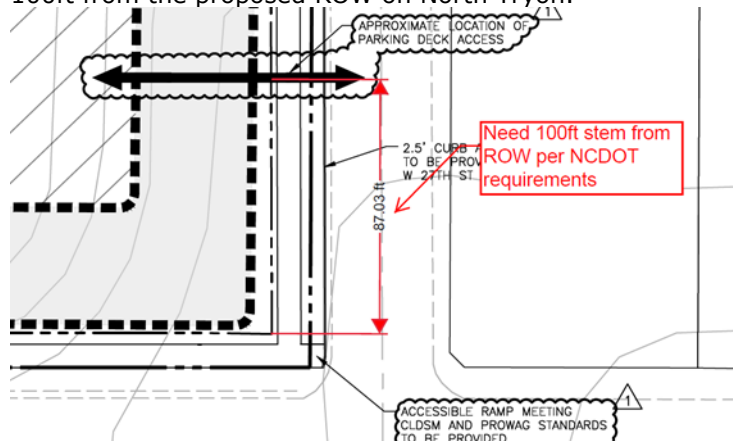
Proposed Zoning: 1,910 trips per day (based on 350 multi-family units).

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 development allowed under the existing zoning could generate zero students, while the development allowed under the proposed zoning may produce 64 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 64 students.
 - 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 101% to 103%.
 - Garinger High from 115% to 116%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Neal Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located to the southwest of the parcel. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. Per NCDOT requirements, revise proposed driveway location on 27th Street to be a minimum of 100ft from the proposed ROW on North Tryon.

Site and Building Design

2. Provide minimum square footage for open space instead of an approximation.

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 # 2021-259

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>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>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>