



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-248

July 5, 2022

REQUEST

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

LOCATION

Approximately 7.02 acres located at the northwest intersection of North Tryon Street and Atando Avenue, east of West 32nd Street.
(Council District 1 - Egleston)

PETITIONER

Embrey Development Company

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Charlotte Future 2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *Charlotte Future 2040 Policy Map* recommends the Manufacturing & Logistics place type at this site.

However, 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:

- While the petition is inconsistent with the Manufacturing & Logistics recommendation in the *Charlotte Future 2040 Policy Map*, the petition is aligned with the growing multifamily residential uses in the area and along the North Tryon Street corridor.
- The request provides appropriate and compatible uses to the growing mixed use and transit-oriented development along this corridor.
- The site is located within a ½ mile to a transit station, providing future residents with access to transit.
- The petition commits to installing an 8-foot sidewalk and 8-foot planting strip, as well as the proposal of a buffered bike lane (subject to NCDOT approval) along North Tryon Street.

- Due to the changing nature of industrial development, older, more urban industrial sites, such as this one, are unlikely to redevelop or maintain the industrial land uses.

The proposal of multifamily residential land uses is more compatible with the existing, established neighborhoods.

The approval of this petition will revise the adopted place type as specified by the *Charlotte Future 2040 Policy Map*, from Manufacturing & Logistics to Community Activity Center for this site.

Motion/Second: Barbee / Gaston

Yeas: Barbee, Gaston, Gussman, Harvey, and Samuel

Nays: Russell

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Russell inquired about the installation of buffered bike lanes. Staff responded that buffered bike lanes would be installed along the frontages of the site along Atando Avenue and North Tryon Street. Commissioner Russell had concerns about adding residential units in the middle of a manufacturing and logistics district with a stream prone to flooding. Chairperson Gussman had concerns about the existing creek as well. Staff replied that during the permitting process Land Development would need to see approval from the State DEQ and the Corps of Engineers for relocating and/or impacts to the channel. There would also be PCSO Buffer disturbance & approval from Storm Water with potential mitigation for a new buffer. This is covered under note 6c on sheet RZ-2. There are several types of mitigation for approval, but we typically see either a revegetation of the buffer or a mitigation fee.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Russell stated that he had concerns due to the large residential project in a manufacturing and logistics place type and concerns about flooding.

PLANNER

Michael Russell (704) 353-0225