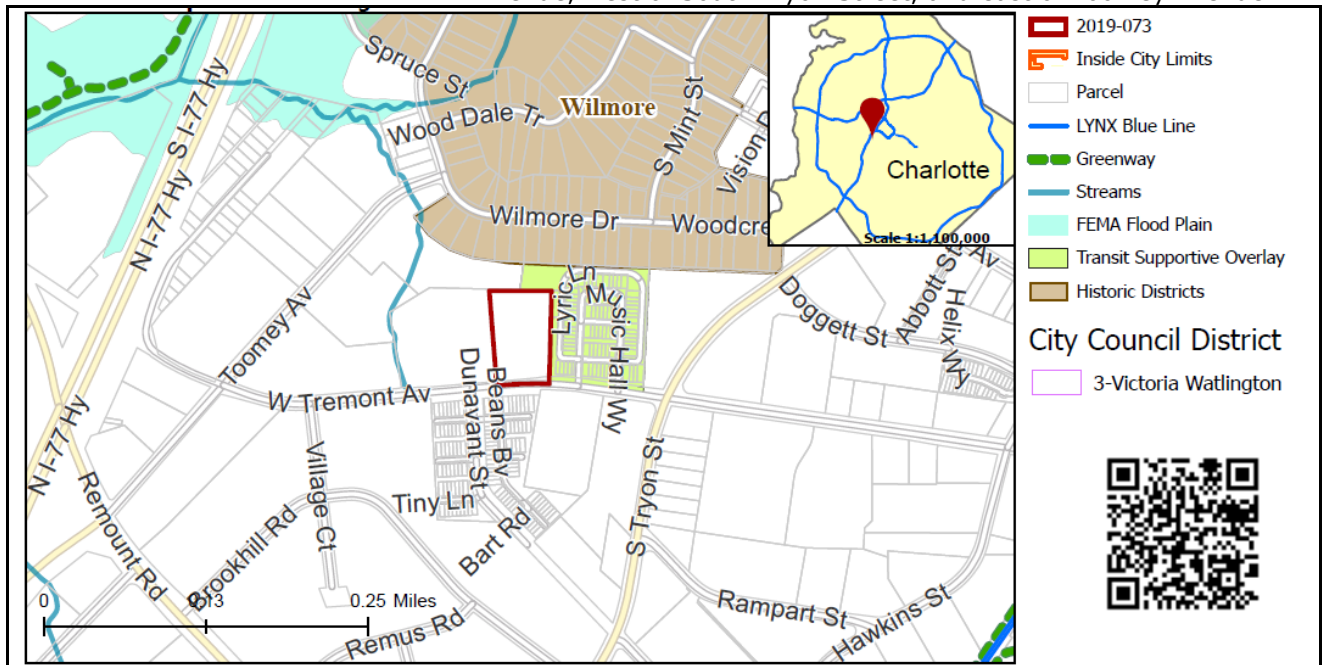


## REQUEST

Current Zoning: I-1 (light industrial)  
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

## LOCATION

Approximately 1.91 acres along the north side of West Tremont Avenue, west of South Tryon Street, and east of Toomey Avenue.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-NC zoning district on a parcel that is currently vacant.

## PROPERTY OWNER

Tremont Capital, LLC

## PETITIONER

Ravin Partners

## AGENT/REPRESENTATIVE

Brittany Lins and Collin Brown, Alexander Ricks, PLLC

## COMMUNITY MEETING

Meeting is not required.

## STAFF

## RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map (2022) recommendation for Neighborhood 2.

### Rationale for Recommendation

- The site is located within a 1-mile walk of the East/West 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.
- Development under the existing zoning district would be incompatible with the surrounding land uses and development trends in the area. This rezoning allows the site to be redeveloped with transit-supportive uses.
- The site is adjacent to other parcels zoned TOD-NC and is in an area that is rapidly densifying with mixed uses supported by the area's pedestrian and transit infrastructure.

- 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.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe, & Active Communities

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map (2022), from Neighborhood 2 to Neighborhood Center for the site.

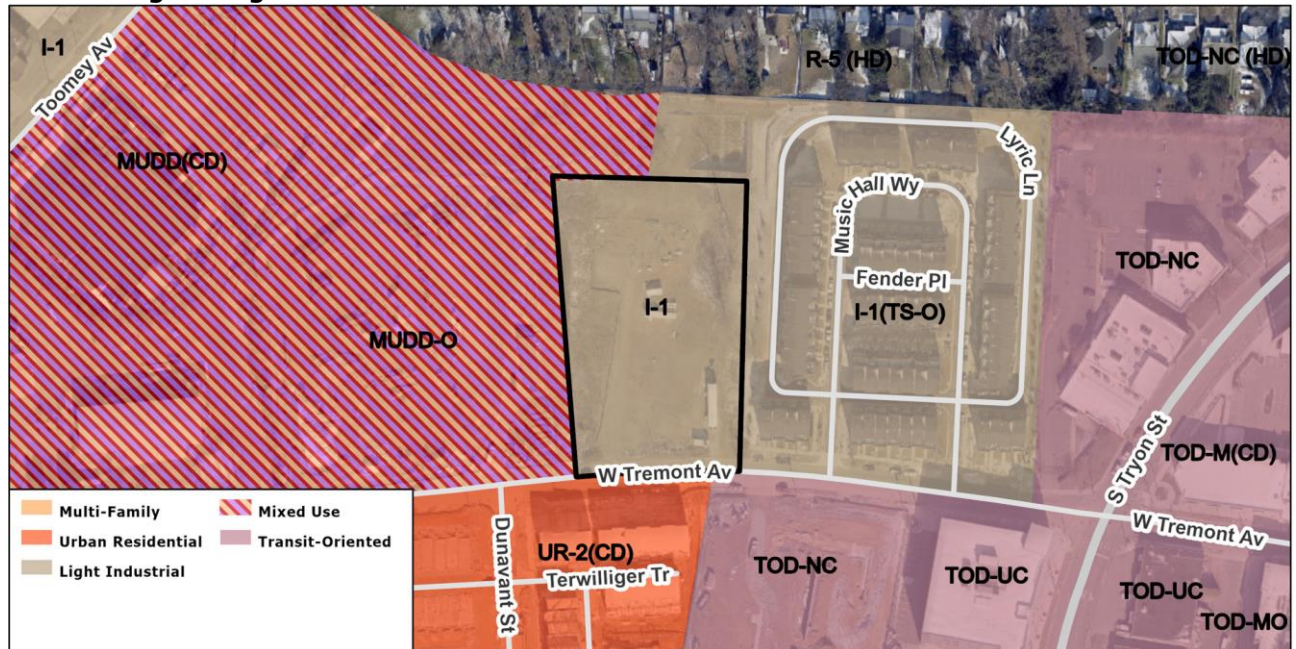
### PLANNING STAFF REVIEW

- **Proposed Request Details**

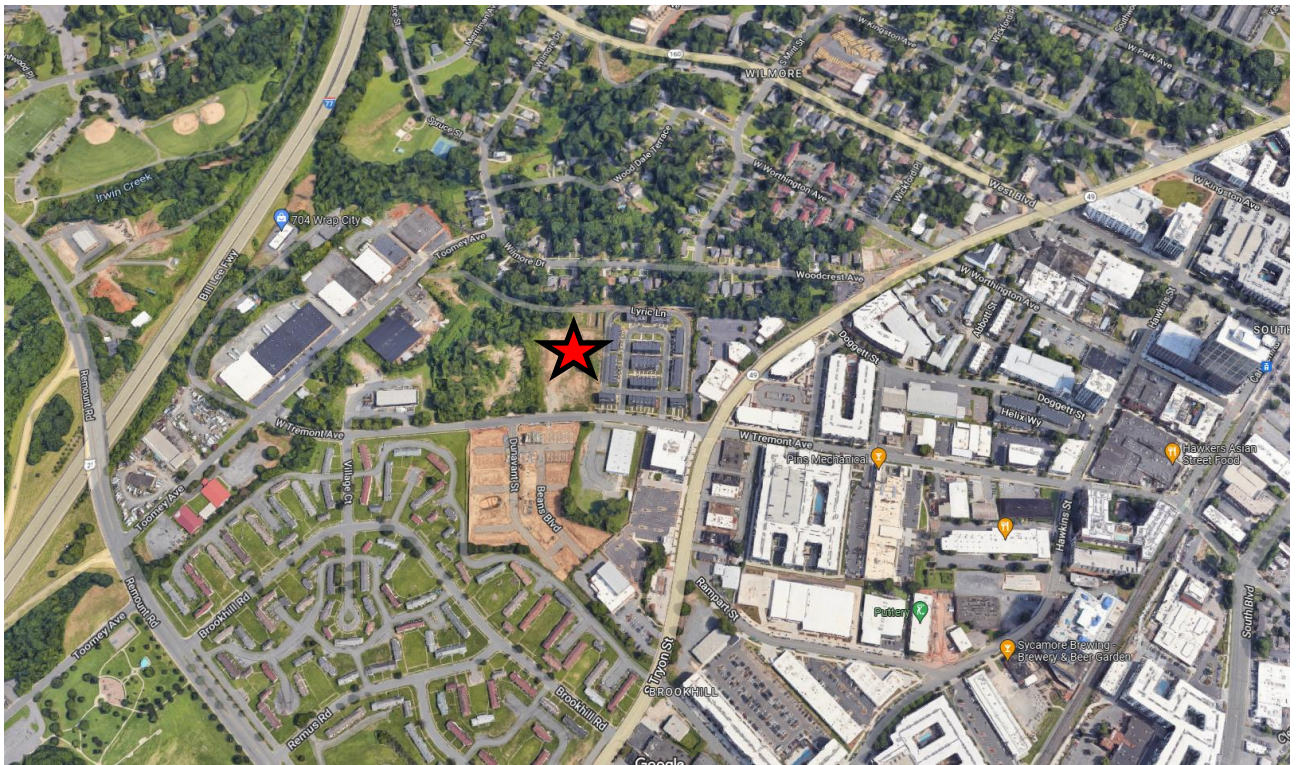
This is a conventional rezoning petition with no associated site plan.

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

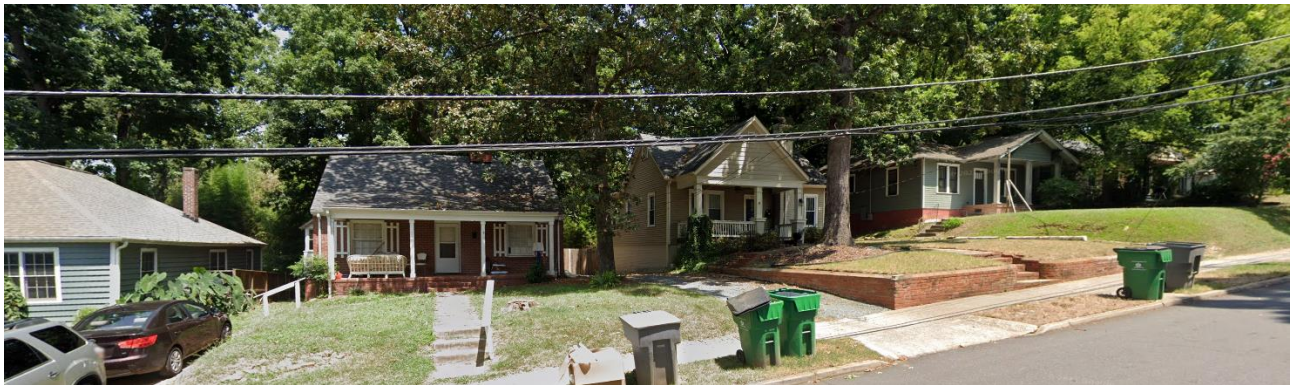
- **Existing Zoning and Land Use**



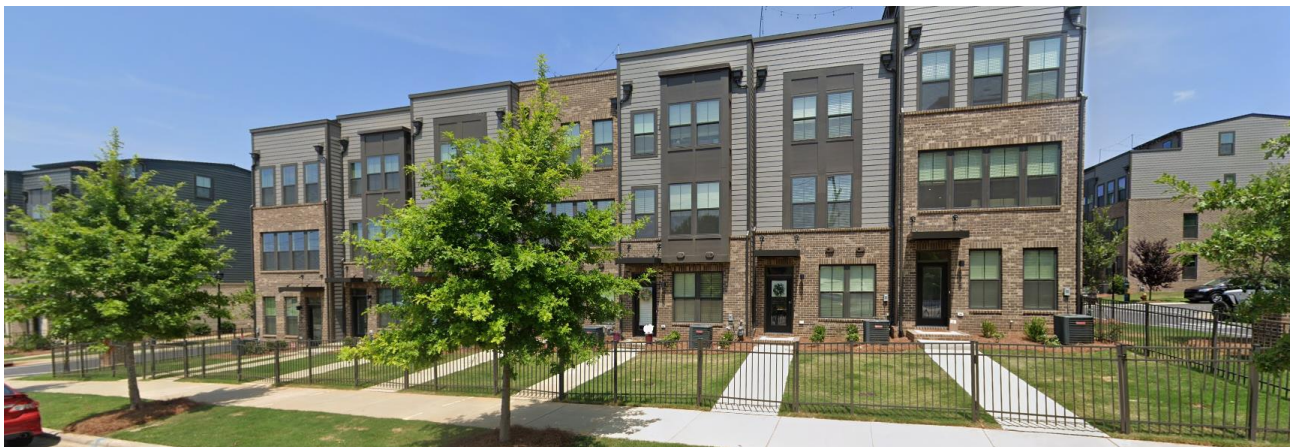
- The site is currently zoned I-1 and is in an area with multi-family residential, office, retail, single family residential, and mixed uses.



- The subject site is denoted with a red star.



- North of the site are single family homes.



- East of the site is a townhome community.

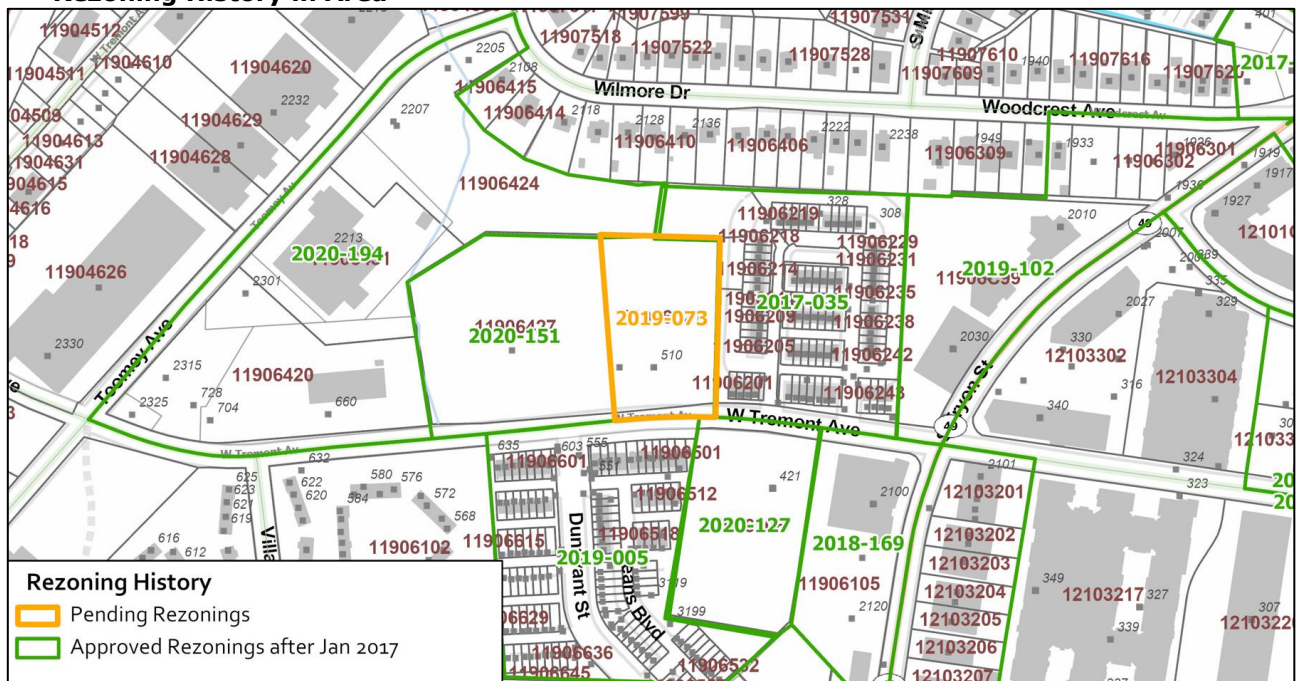


- South of the site is an area being developed with a townhome community.



- The parcel west of the site is vacant.

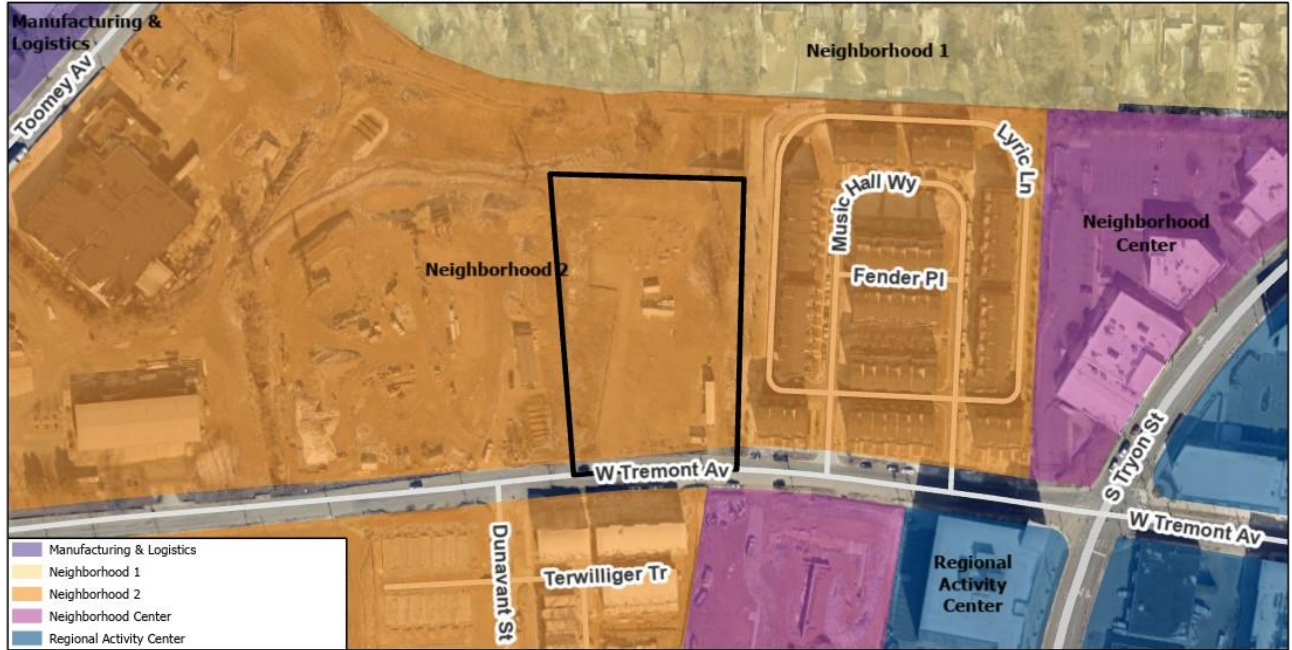
#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-035	Rezoned 4.39 acres from I-1 to I-1(TS-O)	Approved
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development	Approved

	districts and regulations. The amendment resulted in 3 existing conventional districts translating to the new TOD districts.	
2019-005	Rezoned 5.58 acres from I-2(CD) to UR-2(CD).	Approved
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2020-127	Rezoned 2.6 acres from I-1 to TOD-NC.	Approved
2020-151	Rezoned 3.455 acres from I-1 to MUDD-O.	Approved
2020-194	Rezoned 8.8 acres from I-1 and R-5 to MUDD(CD).	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 2 for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on West Tremont Avenue, a City-maintained local street, west of Tryon Street, a State-maintained major thoroughfare. 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:**
  - West Boulevard Corridor Implementation
    - The project will implement pedestrian hybrid beacons, bulb-outs, and pavement markings at various locations along West Boulevard from Camden Road to Billy Graham Parkway.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (the lot is vacant).
    - Entitlement: 80 trips per day (based on 19,100 square feet of warehouse 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:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
- 

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

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