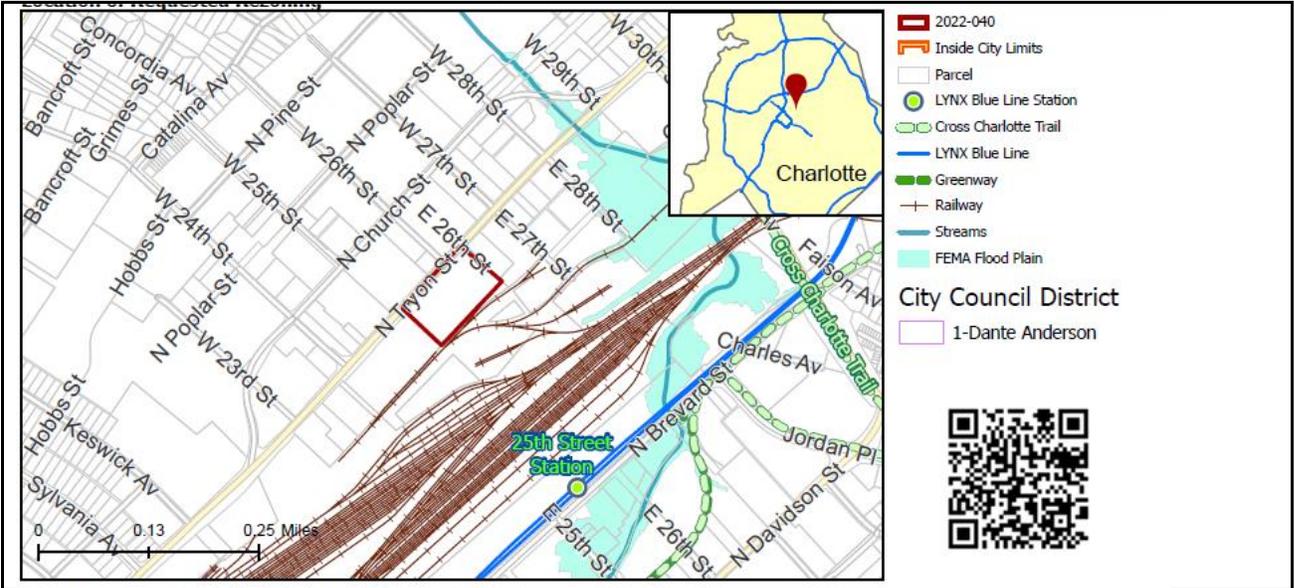


REQUEST

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

LOCATION

Approximately 3.58 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of North Brevard Street.



SUMMARY OF PETITION

The petition proposes to allow up to 350 multi-family residential units in a single building on a parcel currently developed with warehousing.

PROPERTY OWNER

FW OZ TRYON 2 LLC

PETITIONER

FRH Realty LLC

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins (Alexander Ricks PLLC)

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Innovation Mixed-Use Place Type.

Rationale for Recommendation

- The goal of the Innovation Mixed-Use Place Type is to “Contribute to Charlotte’s economic viability by providing mixed-use urban places that include light manufacturing, office, residential, and retail.” This petition helps to achieve that goal.
- The site is compatible with nearby residential and mixed uses to the north.
- The site abuts pending rezoning petition 2022-044, which is a request of similar context and character.
- The petition commits to streetscape improvements along N. Tryon Street with an eight-foot sidewalk and eight-foot planting strip.
- The petition states that the existing five-foot bike lane will remain.
- The petition could facilitate the following goals of the *2040 Comprehensive Plan*:

- 1: 10-Mintue Neighborhood
- 4: Trail & Transit Oriented Development
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities
- 7: Integrated Natural & Built Environments

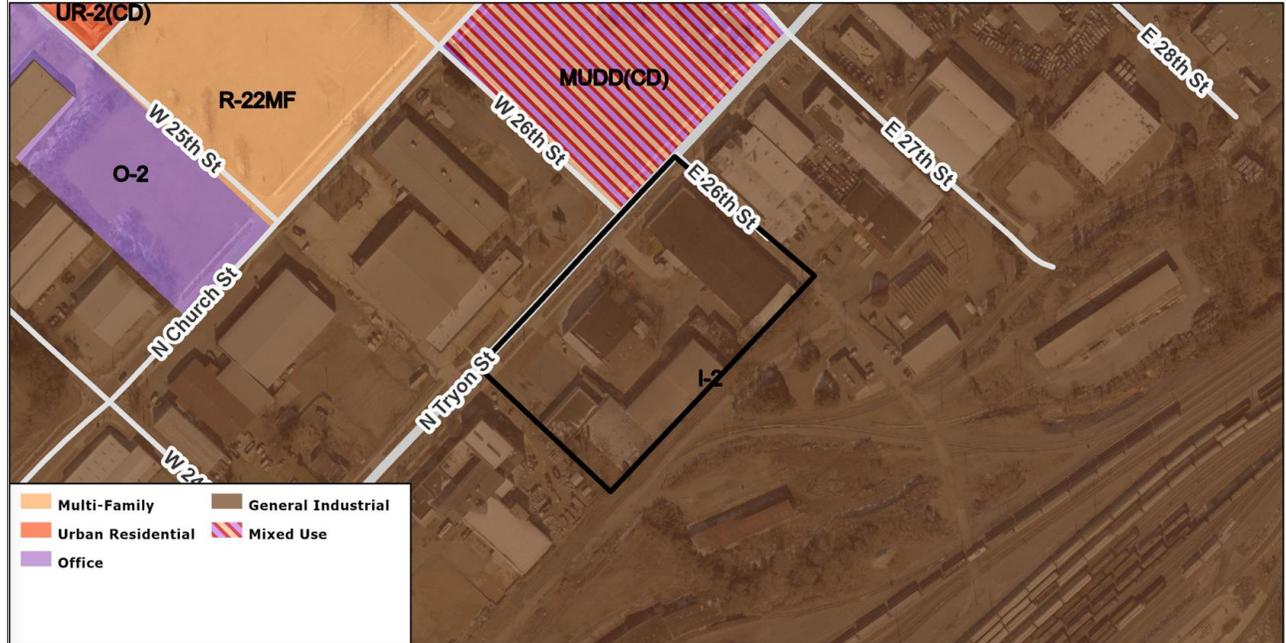
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 350 multi-family residential units in a single building.
- Limits building height to 75 feet. Notes the minimum ground floor height (floor to floor) along N. Tryon Street shall be 12 feet (at least 70% of the total ground floor height shall meet the minimum ground floor height requirement).
- Proposes the following transportation improvements:
 - Proposes two points of access onto N. Tryon Street, including ingress/egress via an existing 20-foot non-exclusive Southern Railroad access easement.
 - Proposes an eight-foot sidewalk and eight-foot planting strip along N. Tryon Street.
 - Identifies existing five-foot bike lane to remain.
 - Constructs a right-turn lane with 100 feet of storage and appropriate taper on N. Tryon Street at the proposed access points, per NCDOT requirements.
- Proposes the following architectural and design improvements:
 - Notes all principal and accessory buildings abutting a network required public or private street to comprise a minimum of 20% of that building's entire façade using brick, natural stone (or its synthetic equivalent), stucco or other material of comparable quality approved by the Planning Director.
 - Prohibits vinyl siding (but not vinyl handrails, windows or door trim) and concrete masonry units not architecturally finished.
 - Notes all dumpster enclosure areas shall be internal to the building/parking deck of screened from network required public or private streets.
 - Commits to architectural design standards if development incorporates structured parking, including vertical and horizontal treatment that resembles patterns and architecture of occupied portions of the building, and utilization of similar materials and rhythm of window openings on frontages. Portions of structured parking visible at the rear of the building may incorporate decorative elements such as panels, artwork, color changes, green screening, or other architectural treatment.
 - Focuses on and enhances the pedestrian environment through building placement so as to present a front or side façade to all network required streets; buildings fronting a minimum of 50% of the total network required street frontage on the site; prohibition of placement of parking lots between buildings and streets.
 - Addresses building massing and height via modulations of the building massing/façade plane; use of vertical bays or articulated architectural façade features; distinguishing treatment of the first two floors of the building façade fronting N. Tryon Street; roof form and articulation.
 - Notes required open space will be located within interior courtyards.

• **Existing Zoning and Land Use**



The rezoning site is developed with office/light manufacturing/warehousing uses and is immediately surrounded by office/light manufacturing/warehouses and vacant land on parcels zoned I-2, O-2, MUDD(CD), UR-2(CD), and R-22MF.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (general industrial)	ML-2 (manufacturing and logistics)	IMU (innovation mixed-use)



The rezoning site is developed with light manufacturing/office/warehousing uses.

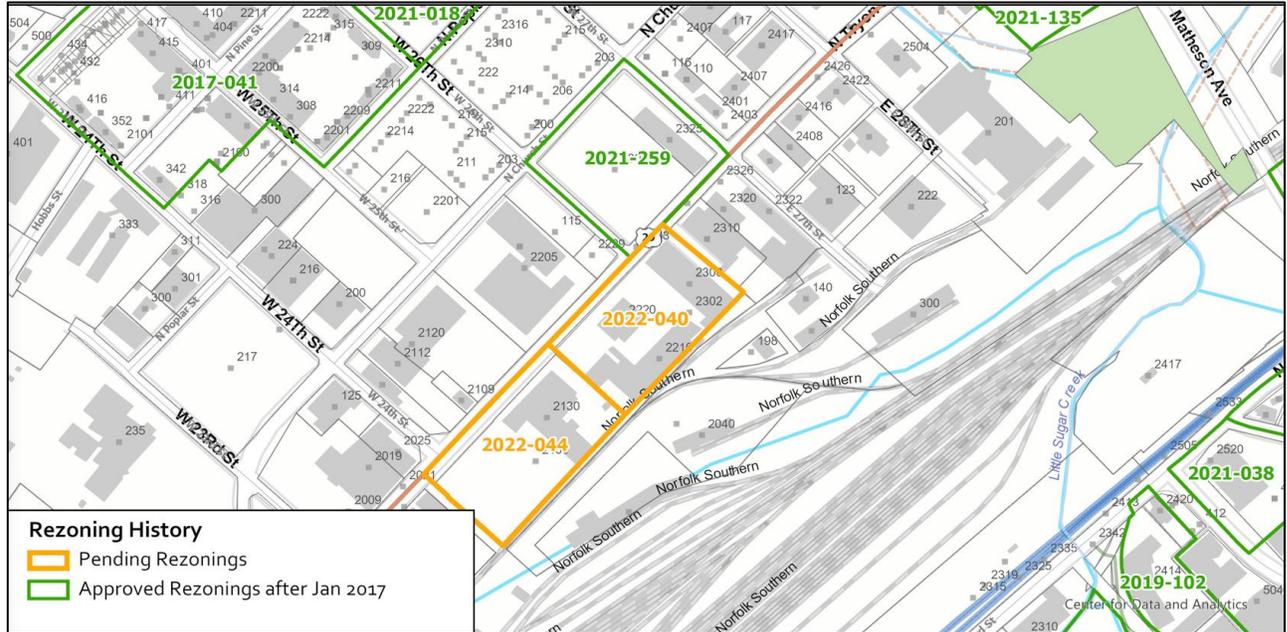


Along N. Tryon are a mix of office/light manufacturing/warehousing and vacant land.



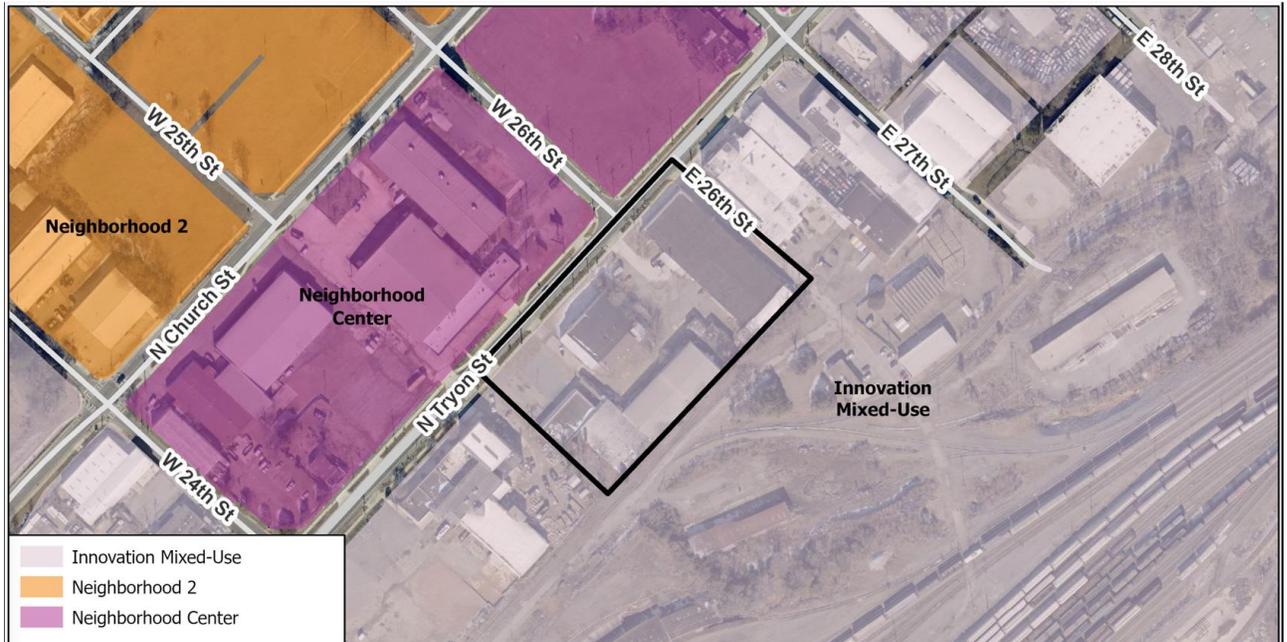
The rezoning site (denoted by purple star) is immediately surrounded by office/light manufacturing/warehouse uses and vacant land. The site abuts the Southern Railroad to the south.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-044	Rezone 3.67 acres from I-2 to MUDD(CD) to allow 367 multi-family residential units.	Pending
2021-259	Rezoned 3.57 acres from I-2 to MUDD(CD) to allow 350 multi-family residential units.	Approved
2021-135	Rezoned 3.50 acres from I-2 to MUDD(CD) to allow 340 multi-family residential units.	Approved
2021-038	Rezoned 2 acres from TOD-M(CD) to TOD-UC(EX) to redevelopment of the site and allow all permitted uses.	Approved
2021-018	Rezoned 10.81 acres from R-22MF to UR-2(CD) to allow 323 residential units at a density of 29.3 units per acre.	Approved
2019-102	Rezoned acreages to various TOD zoning districts.	Approved
2017-041	Rezoned 12.67 acres from I-1,R-22MF,R-5 to UR-2(CD) to allow 313 residential units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Innovation Mixed-Use Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on N Tryon St, a State-maintained major thoroughfare at E 26th St, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to dedicating 40 feet of right-of-way from the road centerline of N Tryon St, constructing an 8-foot planting strip, and 8-foot sidewalk on N Tryon St per Chapter 19 / Chapter 20 to meet Charlotte WALKS policy and constructing a right turn lane with 100' of storage and appropriate taper on N Tryon St at proposed access points per NCDOT requirements. Petitioner also committed to maintaining existing 5' bike lane along North Tryon Street to meet the City's Charlotte BIKES Policy. CDOT has no outstanding issues.

- **Active Projects:**

- Matheson Bridge Streetscape
 - Incorporate pedestrian, bicycle, and aesthetic improvements from N Tryon St to Jordan Pl

- **Transportation Considerations**

- ~~See Outstanding Issues, Notes 1-3. Addressed~~

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 220 trips per day (based on 56,958 sq ft warehousing; 9,898 sq ft light manufacturing).

Entitlement: 285 trips per day (based on 155,945 sq ft of warehousing).

Proposed Zoning: 1,625 trips per day (based on 350 dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 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%.
 - See advisory comments at www.rezoning.org.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along N Tryon Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located along N Tryon Street. 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:** ~~See Outstanding Issues, Note 4.~~

OUTSTANDING ISSUES

Transportation **ADDRESSED**

- ~~1. Add conditional note(s) to commit to construct an 8-foot planting strip, and 8-foot sidewalk on N Tryon St per Chapter 19 / Chapter 20. The site plan shall label and dimension both items from the back of curb and gutter.~~
- ~~2. Add conditional note(s) to commit to maintaining existing 5' bike lane along N Tryon St to meet the City of Charlotte BIKE Policy.~~
- ~~3. Revise Transportation note III.a. to add NCDOT in addition to CDOT.~~

III. TRANSPORTATION

- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

Environment

4. ~~All applications for grading, building, demolition, land use, change of use or rezoning permits on all property, except single family development shall require a tree survey. The survey shall identify all trees of eight inch dbh or greater and all planted trees of two inch caliper or greater and six feet in height that grow partially or wholly within the city right of way~~ ADDRESSED

Site and Building Design

5. ~~Clearly show and label setback from correct location.~~ ADDRESSED

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

Planner: Claire Lyte-Graham (704) 336-3782