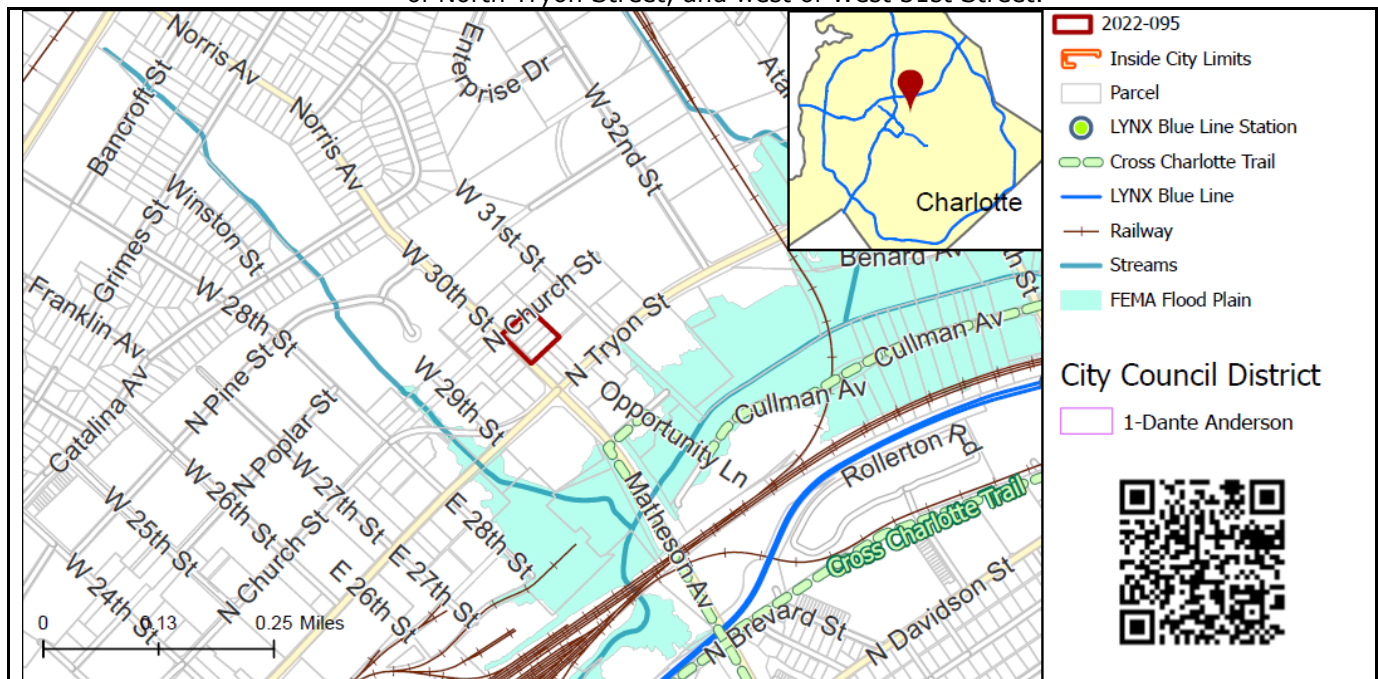


REQUEST

Current Zoning: I-2 (General Industrial)
Proposed Zoning: TOD-NC (Transit Oriented Development Neighborhood Center)

LOCATION

Approximately 0.92 acres located on the east side of West 30th Street, north of North Tryon Street, and west of West 31st Street.



SUMMARY OF PETITION

The petition proposes to allow development of the site with TOD-NC uses.

PROPERTY OWNER

T L Brown Properties, Inc.

PETITIONER

Dan Broderick

AGENT/REPRESENTATIVE

Bridget Grant, Moore and Van Allen

COMMUNITY MEETING

Meeting is not required.

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 TOD-NC district may be applied to parcels within 1 mile of a rapid transit station.
- The site is within a 1 mile walk of the 36th St. and 25th St. stations on the Lynx Blue Line.
- The site is located on N. Tryon St. in an area with recent rezonings to TOD designations.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.
- TOD uses are compatible with the Innovation Mixed Use and Neighborhood 2 Place Types.

- The former industrial uses in this area have recently been transitioning into uses compatible with the TOD and Innovation Mixed Use designation, aligning this proposal with the policy for this area.
- The North Tryon Street corridor is well serviced by bus routes to support the use and development associated with this proposal. 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*, from the Innovation Mixed Use Place Type to the Neighborhood Activity Center Place Type for the site.

- **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 districts.

- **Existing Zoning and Land Use**

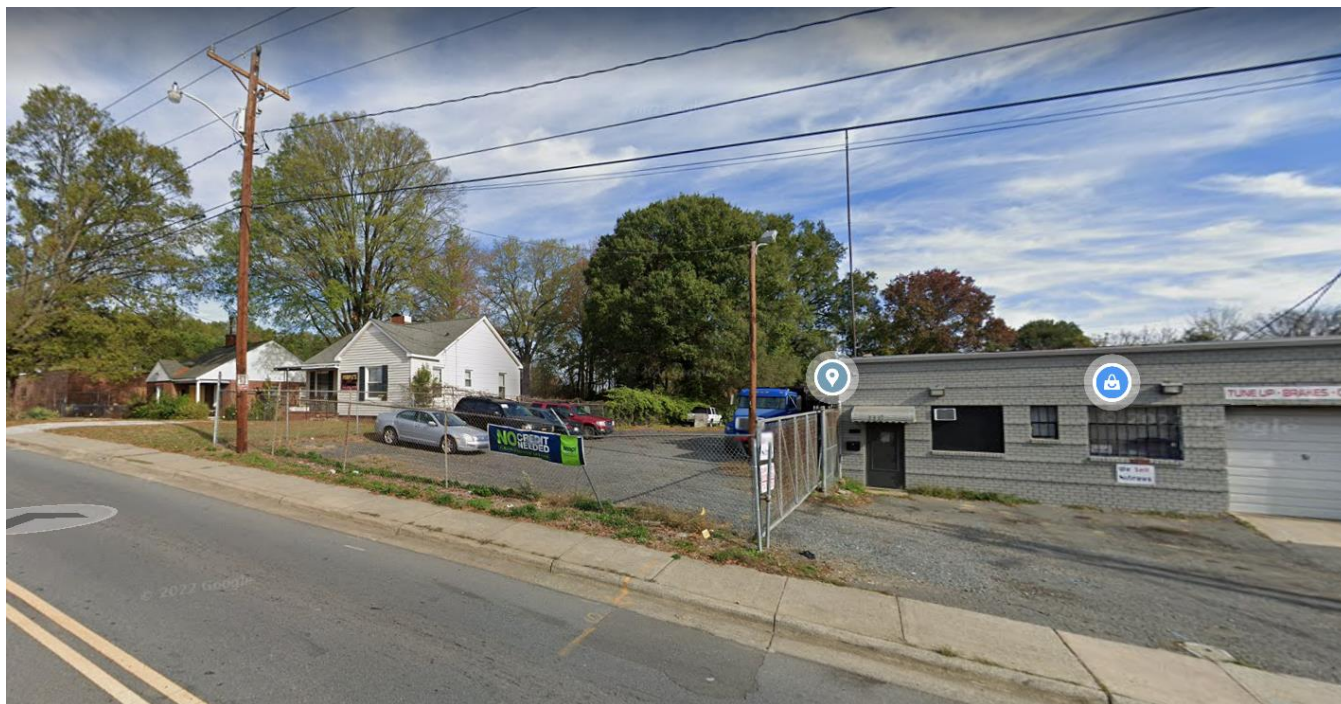


- The site is currently zoned I-2 and is in an area with general industrial, transit oriented, and multi-family uses.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (general industrial)	ML-2 (Manufacturing and Logistics)	Innovation Mixed Use



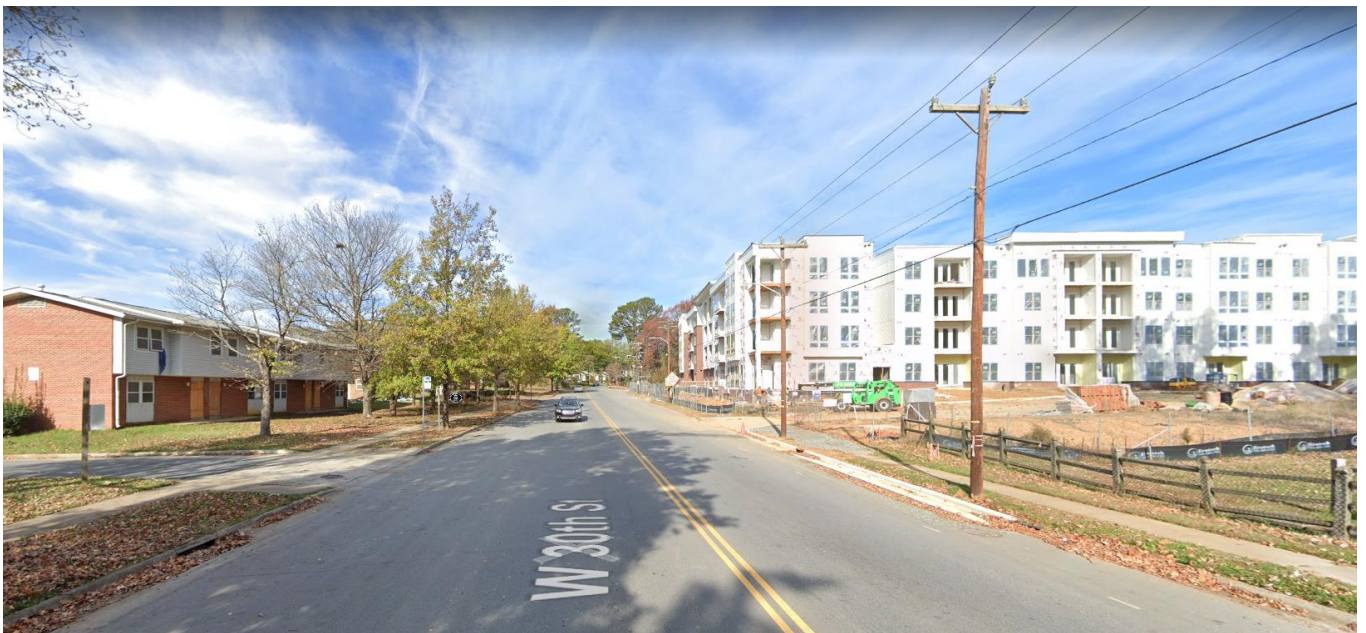
- The subject site is denoted with a red star, is in an area developed with a mixture of multi-family residential homes to the east and Transit Oriented Development Neighborhood Center to the west.



The site currently has two homes and an auto repair shop at this location.



To the north of the site is general industrial buildings.



To the east of the site is multi-family homes and a local grocery store.

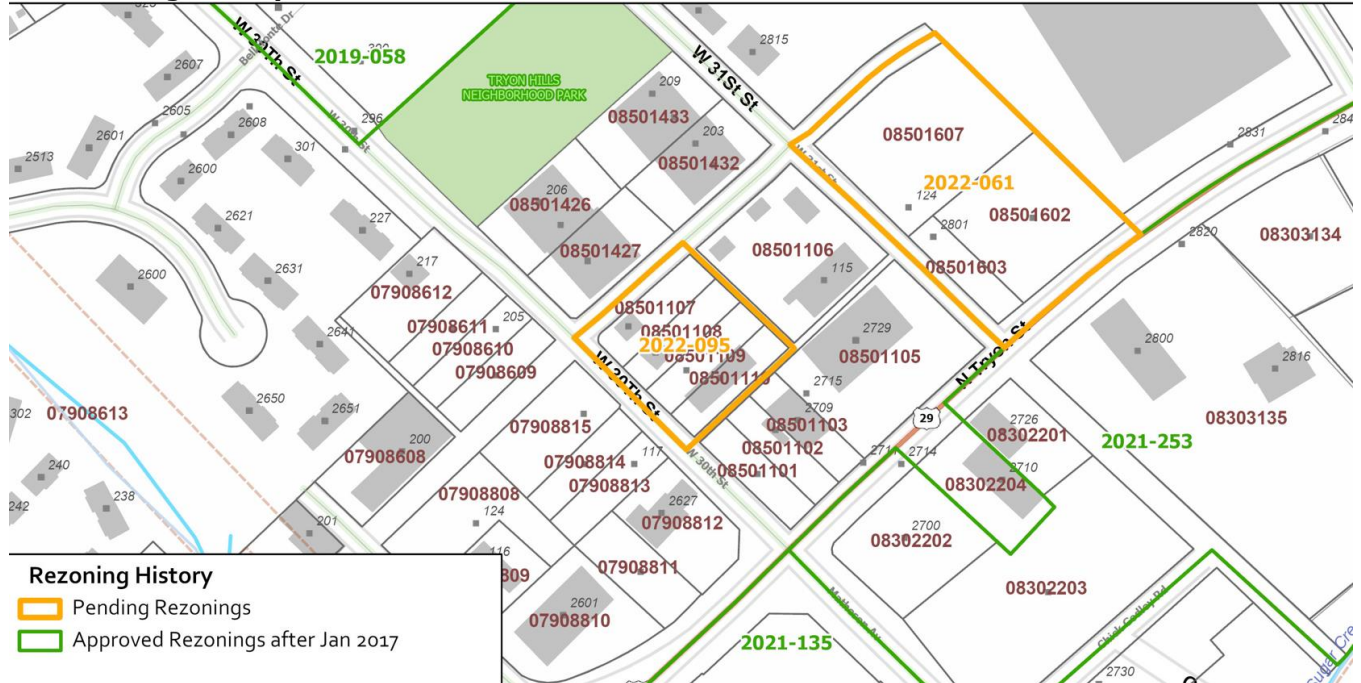


To the south of the site is vacant land.



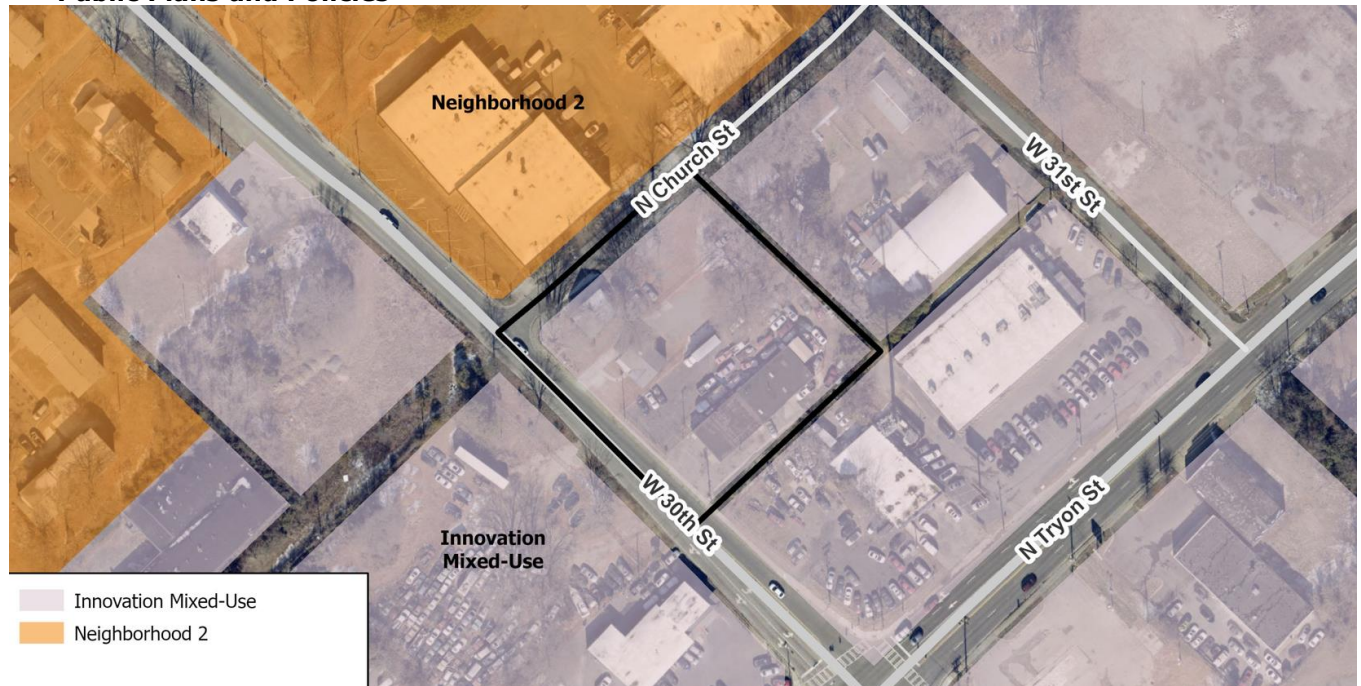
To the west of the site are general industrial buildings such as auto body repair/paint shops, a skate park, and a few retail shops.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-058	Rezoned 4.27 acres from R-22 to UR-3 (CD)	Approved
2021-135	Rezoned 3.50 acres from I-2 to MUDD (CD)	Approved
2021-253	Rezoned 15.58 acres from I-2 to TOD-NC	Approved
2022-061	Rezone 2.21 acres from I-2 to TOD-NC	Pending
2022-095	Rezone 0.91 acres from I-2 to TOD-NC	Pending

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Innovation Mixed-use place type.

- **TRANSPORTATION SUMMARY**

- The site is located on the east side of North Church Street, a city-maintained local street north of West 30th Street, a City-maintained minor throughfare. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. A traffic impact study will be required during permitting if the site generates more than 2,500 daily trips. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

- **Active Projects:**

- Dillehay Court Apartments Subdivision
 - North of West 30th Street between Catalina Avenue and North Church Street
- The Henry Apartments Subdivision
 - West of North Poplar Street between West 26th Street and West 28th Street
- HTU Charlotte Commercial
 - 117 West 29th Street
- Prose NoDa Commercial
 - 2600 North Tryon Street

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 65 trips per day (based on Single Family Detached and Warehouses).

Entitlement: 105 trips per day (based on Industrial (I-2, 0.92 acres).

Proposed Zoning: Too many uses to determine trip generation (based on TOD-NC 0.92 acres).

DEPARTMENT COMMENTS

- **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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police 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:** Insert location information from memo. No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163