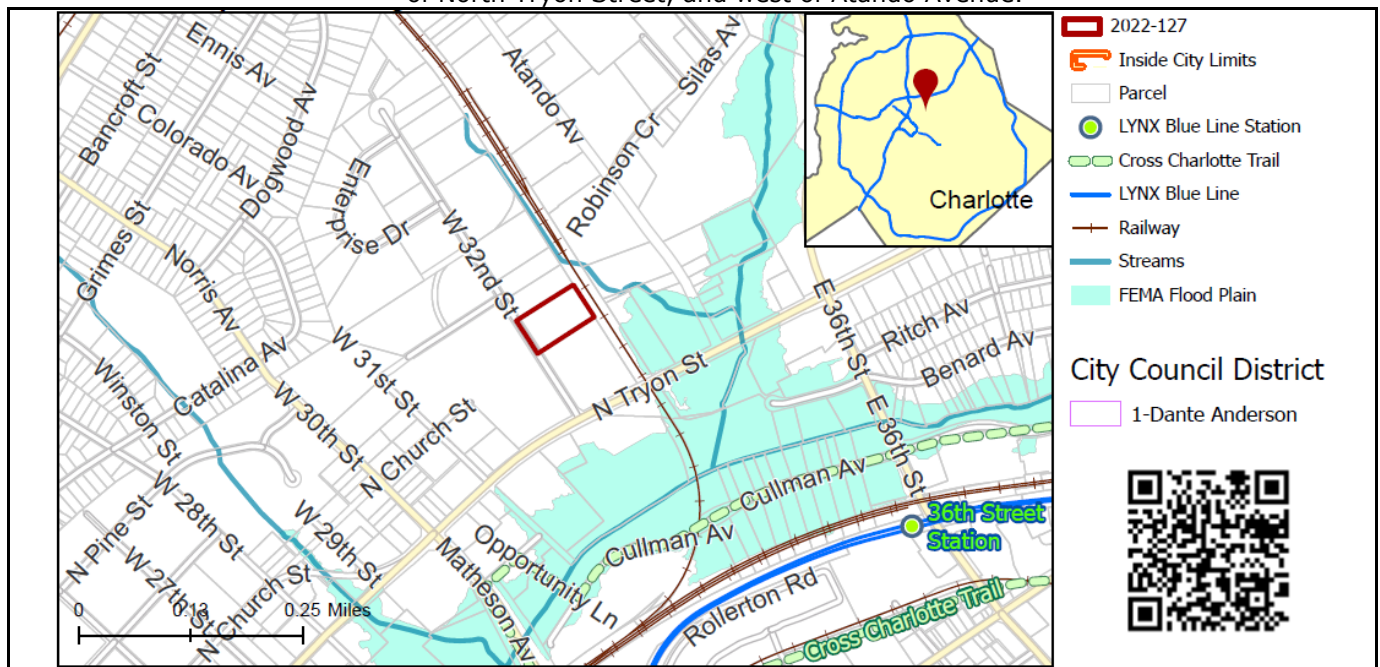


## REQUEST

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

## LOCATION

Approximately 1.88 acres located on the east side of West 32nd Street, north of North Tryon Street, and west of Atando Avenue.



## SUMMARY OF PETITION

The petition proposes uses that are both permitted by right or under prescribed conditions in the TOD-NC (Transit Oriented Development – Neighborhood Center) zoning district.

## PROPERTY OWNER

HD&C LLC

## PETITIONER

AHC Funds

## 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 **inconsistent** with the 2040 Policy Map recommendation for Manufacturing & Logistics.

### 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 3/4 mile walk of the 36th St. and a 1 mile walk of the 25th St. station 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.

- 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 Manufacturing & Logistics 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)

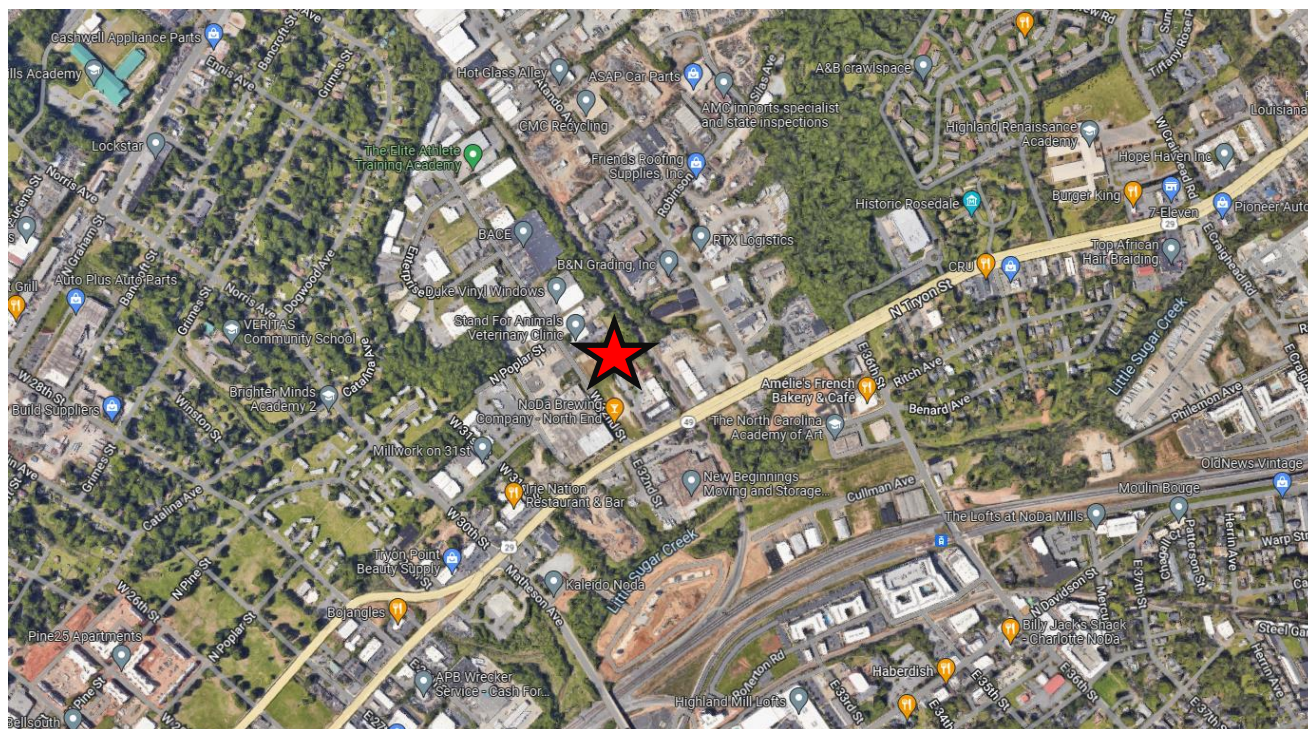
- **Existing Zoning**



- The site is currently zoned I-2 with surrounding I-2, some mixed use and transit oriented to the east of the site.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2	ML-2	Manufacturing and Logistics





Provide birds eye caption that includes general summary of surrounding land use in area. (surrounding land use).



The site is east of W 32<sup>nd</sup> St and is currently a vacant lot.





To the north of the site is general industrial buildings which includes a veterinarian office, packaging company, auto body shop, and other general industrial buildings.



South of the site is N Tryon street with general industrial buildings, MUDD-O, TOD-UC, and TOD-NC. This includes gas stations, restaurants, some shops, close to NODA, and some breweries.



To the west of the site is a large industrial building surrounded by general businesses and a small neighborhood a little further west (about .6 of a mile).



- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-058	4.75 acres from R-22 MF to UR-3 (CD)	Approved
2019-093	2.12 acres from I-2 to MUDD-O	Approved
2019-171	2.55 acres from I02 to TOD-UC	Approved
2020-098	4.18 acres from B-2 to TOD-CC	Approved
2021-248	7.02 acres from I-2 to MUDD (CD)	Approved
2021-253	15.58 acres from I-2 to TOD-NC	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics place type for this site.

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- **TRANSPORTATION SUMMARY**

- The site is located on the north side of West 32nd Street, a City-maintained local street west of North Tryon Street, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not needed for this site. 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:**

- Link NoDa Office Subdivision
  - East of East 36th Street between Bernard Avenue and North Davidson Street
- The Henry Apartments Subdivision
  - South of West 28th Street between North Tryon Street and North Graham Street
- Embury NoDa Multifamily Commercial
  - North of North Tryon Street between West 32nd Street and Atando Avenue
- 3000 North Tryon Commercial
  - South of North Tryon Street between West 32nd Street and Atando Avenue
- Avery Hall-3100 N. Tryon Commercial
  - South of North Tryon Street between West 32nd Street and East 36th Street
- Noda Brewing Co. Commercial
  - North of North Tryon Street between West 32 Street and Atando Avenue
- North Tryon Street to 36th Street Streetscape Project
  - North Tryon Street between Atando Avenue and Guy E Suddreth Avenue
- Early 2025 Completion

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant).

Entitlement: 170 trips per day (based on Warehouse).

Proposed Zoning: N/A trips per day (based on TOD).

## 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. [Choose an item.](#)
- **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](http://www.rezoning.org)
- **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.