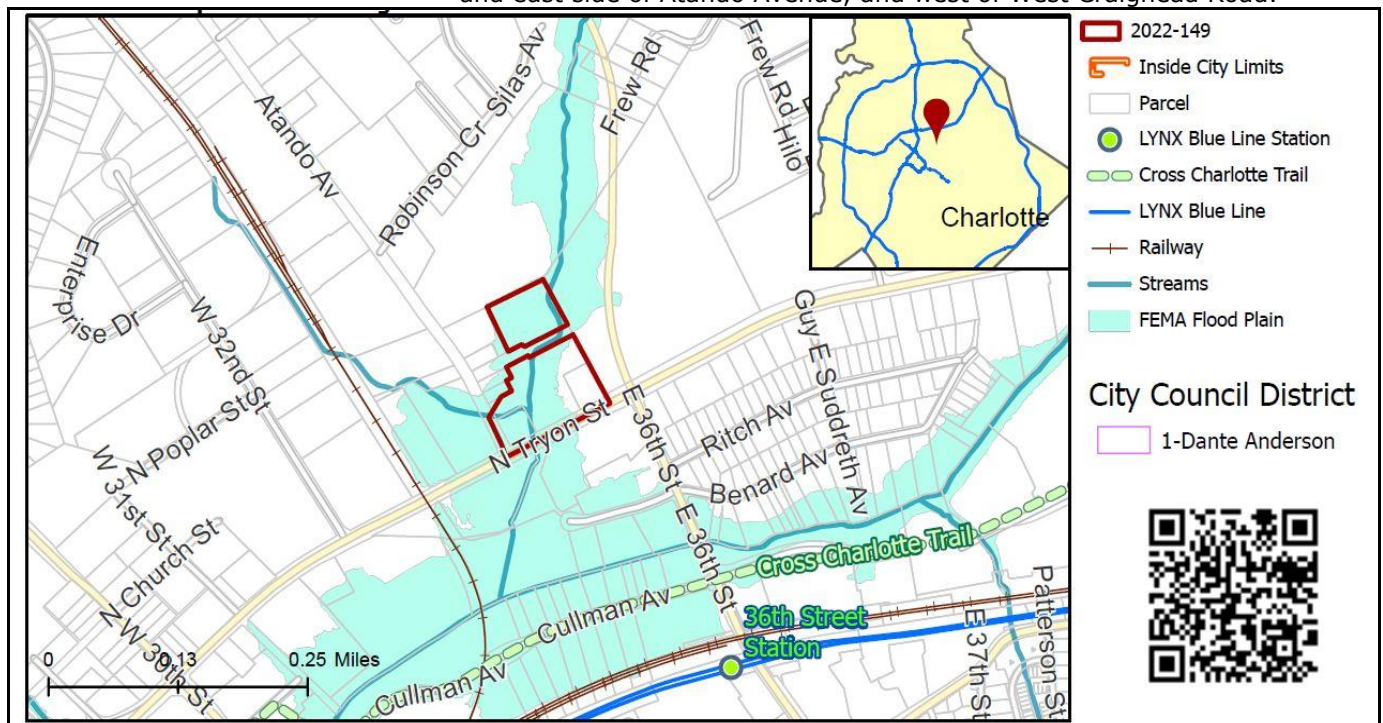


## REQUEST

Current Zoning: I-1 and I-2 (light industrial and general industrial)  
Proposed Zoning: TOD-UC and TOD-NC (transit oriented development, urban center and neighborhood center)

## LOCATION

Approximately 5.91 acres located on the north side of North Tryon Street and east side of Atando Avenue, and west of West Craighead Road.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-UC and TOD-NC zoning districts on parcels currently developed with automobile dealerships, automobile repair shop, and metal recycler.

## PROPERTY OWNER

Ashrafi First Enterprises, Inc.

## PETITIONER

Flywheel Group

## AGENT/REPRESENTATIVE

Tony Kuhn

## 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 the Manufacturing & Logistics Place Type.

### Rationale for Recommendation

- The site is within a 1/2-mile of the 36<sup>th</sup> Street Lynx Blue Line Station.
- The TOD-UC district may be applied to parcels within a 1/2-mile walking distance of an existing rapid transit station and the TOD-NC district may be applied to parcels within a 1-mile walking distance.
- Several parcels near the site, including two directly across North Tryon Street, have recently been zoned TOD-UC, TOD-CC, and TOD-NC as well as other urban districts like MUDD(CD) and MUDD-O. Representing an ongoing shift in this area to more transit-supportive, mixed-use developments.

- TOD standards include requirements for enhanced streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The requested district is complimentary in nature to the developing and recently entitled mixed-use and transit-oriented uses within a convenient walking distance of the existing Blue Line station.
- 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 Manufacturing & Logistics Place Type to the Regional Activity Center Place Type on the portion of the site zoned TOD-UC and Neighborhood Center on the portion zoned TOD-NC.

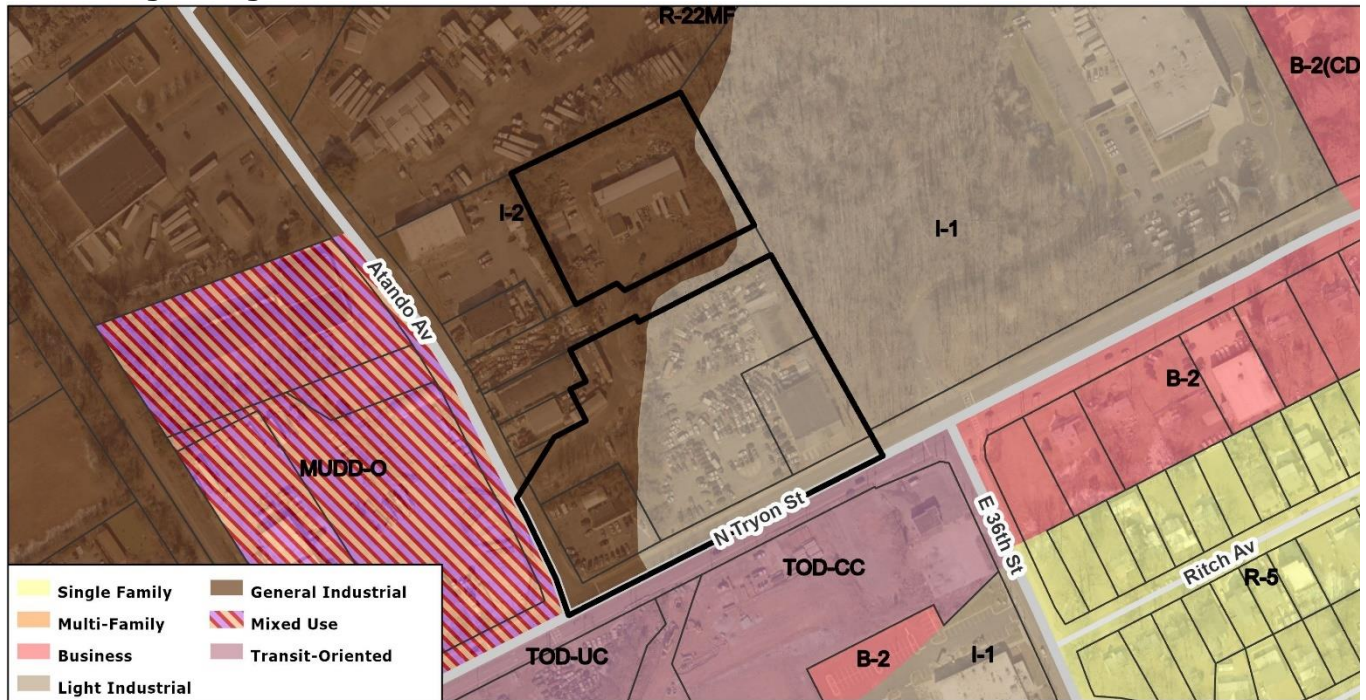
## PLANNING STAFF REVIEW

### Proposed Request Details

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

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

### Existing Zoning



- The property is currently split zoned I-1 and I-2 industrial and is abutting other properties zoned I-1 and I-2 and located across North Tryon Street from Transit Oriented Development District Community Center and Urban Center zoning, and located across Atando Ave from Mixed-Use Development District Optional zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
I-1 (light industrial)	ML-1	ML (Manufacturing & Logistics)
I-2 (general industrial)	ML-2	ML (Manufacturing & Logistics)





The site (indicated by red star above) is located at the corner of North Tryon Street and Atando Avenue, northwest of East 36<sup>th</sup> Street. The site is located within a ½ mile of the 36<sup>th</sup> Street Lynx Blue Line Station. The site is bounded on the north, east, and northwest sides by existing industrial land uses and located across North Tryon Street from a mixed-use multi-family development, currently under construction, and across Atando Avenue from recently entitled multi-family development.

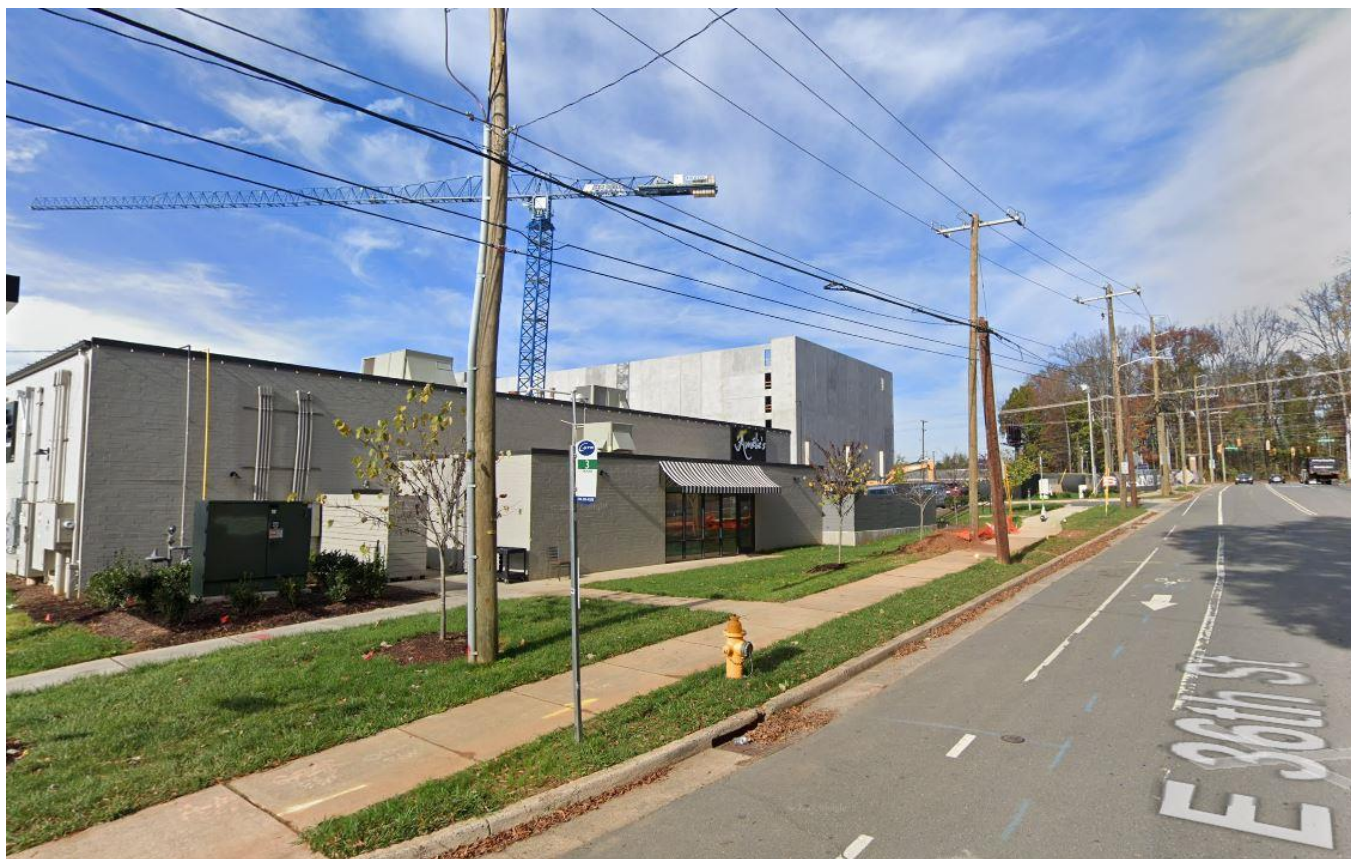


View of the site looking north from the North Tryon Street and Atando Avenue Intersection. The property is currently developed with used automobile dealerships, automobile repair garage, and a metal recycler.





View of the site looking east from Atando Avenue. Construction of a new mixed use, multi-family development across North Tryon Street can be seen in the background.



View of restaurant and new mixed-use, multi-family development along East 36<sup>th</sup> Street, north of the Lynx Blue Line Station and south of the site.





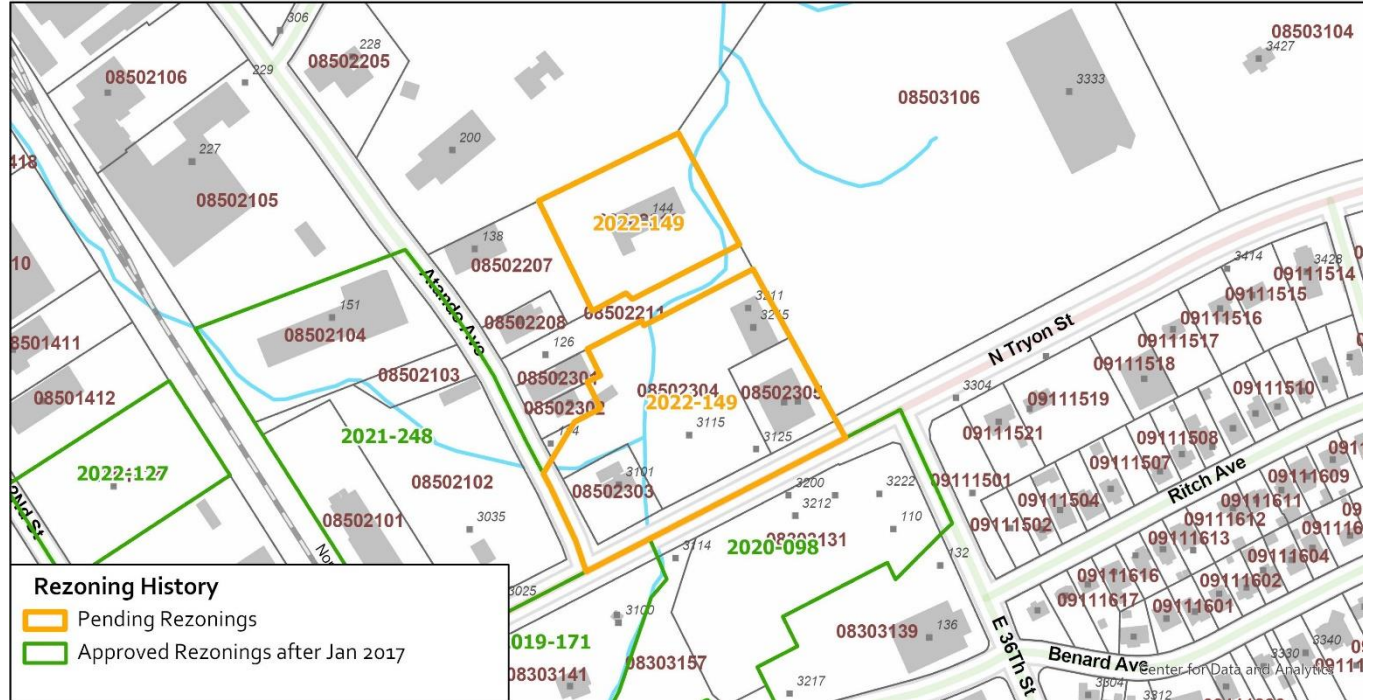
View of Mecklenburg County ABC warehouse and retail store development along North Tryon Street east of the site.



Construction of expanded brewing, taproom, and restaurant operation along North Tryon Street, west of the site.

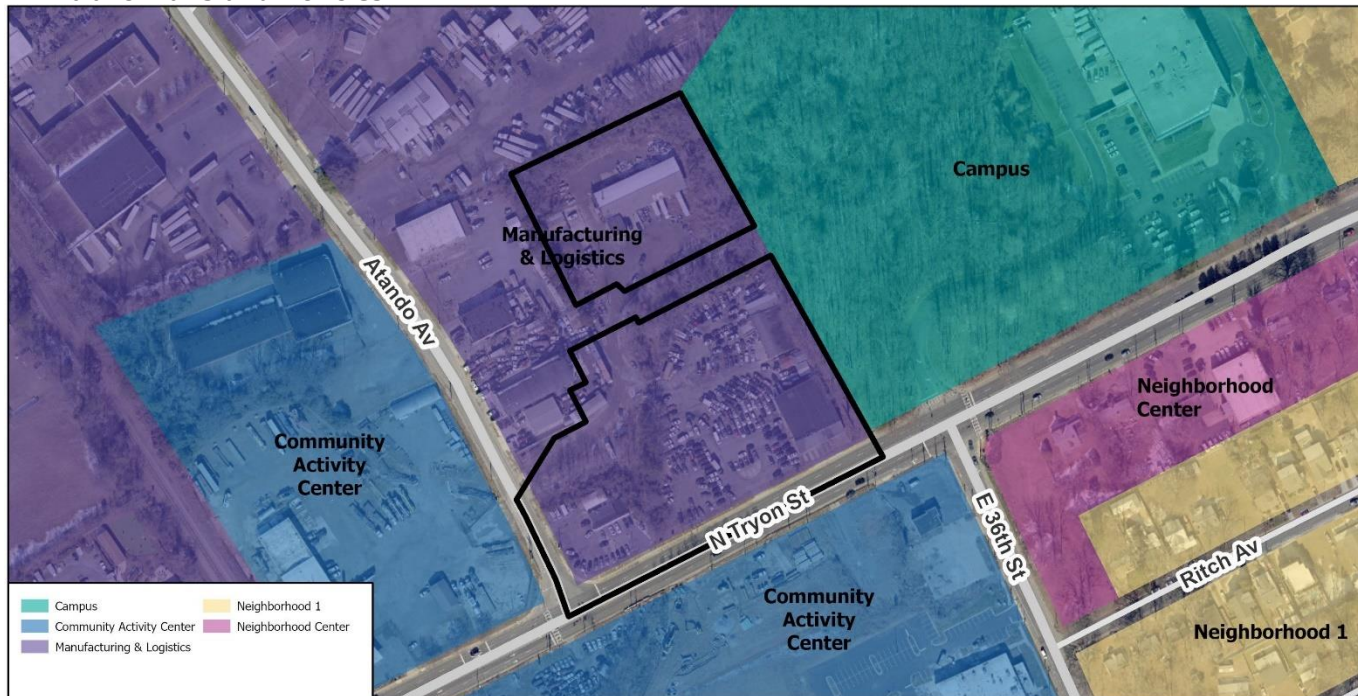


- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-171	2.55 acres located south side of N. Tryon St, west of E. 36th St across from Atando Ave. To TOD-UC from I-2	Approved
2020-098	4.18 acres located along the south side of Tryon Street, west of 36th Street, and north of Benard Ave. To TOD-CC from B-2.	Approved
2021-248	7.02 acres located at the northwest intersection of North Tryon St and Atando Ave, east of West 32nd St. to MUDD(CD) from I-2.	Approved
2022-127	1.88 acres located on the east side of West 32nd St, north of North Tryon St, and west of Atando Ave. to TOD-NC from I-2.	Approved

- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends the Manufacturing and Logistics Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the west side of North Tryon Street, a State-maintained major throughfare north of Atando Avenue, 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. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required. The site 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 with the TOD-zoned areas.

- **Active Projects:**

- North Tryon Street to 36th Street Streetscape Project
  - Provide infrastructure improvements including sidewalk, curb and gutter, paving, pedestrian refuge islands, signals, crosswalks, street trees, lighting, bike lanes, and on-street parking, creating a connection to the Blue Line Extension at 36th street. The project is located from North Tryon Street to Davidson Street.
  - The project is scheduled to be completed in early 2025.
- Embrey NODA Multifamily
  - Commercial multifamily project at 3035 North Tryon Street
  - Currently in the review process
- Avery Hall
  - Commercial mixed-use development at 3100 North Tryon Street
  - Construction Phase
- Aura NoDa
  - Commercial multifamily project at 3000 North Tryon Street currently in the review process

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 240 trips per day (based on warehousing use).

Entitlement: 410 trips per day (based on warehousing use).

Proposed Zoning: Conventional zoning district, too many uses to determine.

## 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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Atando Avenue, an existing 12-inch water distribution main in North Tryon Street, and an existing 16-inch water transmission main in North Tryon Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along North Tryon Street, an existing 8-inch gravity sewer main in Atando Avenue, and an existing 15-inch gravity sewer main located within parcel 085-02-304. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Stormwater Services Land Development Engineering:** No outstanding issues.

- **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver (704)336-3818