Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2023-034

January 30, 2024

REQUEST	Current Zoning: CC (commercial center) Proposed Zoning: MUDD(CD) (mixed use development district, conditional)
LOCATION	Approximately 4.90 acres located on the west side of North Tryon Street, east of J.W. Clay Boulevard. (Council District 4 - Johnson)
PETITIONER	Cambridge Properties, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends Regional Activity Center Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site redevelops a portion of an existing retail shopping center and introduces a mix residential and retail uses.
- The site is in a Regional Activity Center, a place type appropriate for high density residential and commercial uses in a walkable building form.
- The site is 500-feet north of the JW Clay Transit station on the Lynx Blue Line.
- The petition constructs an 8-foot planting strip and 8-foot sidewalk along the site's frontage on Olmsted Drive and along the new private access drive and entrance road that connects N. Tryon Street and Olmsted Drive.
- The petition commits to architectural design such as building placement, pedestrian entrances, percent of building frontage and other design details that create a pedestrian friendly environment.
- The petition prohibits automotive service stations, an

automobile centric use.
- 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
  - 9: Retain Our Identity & Charm.

Motion/Second:	Russell / Sealey
Yeas:	Neeley, Russell, Sealey, Welton, Whilden, Winiker
Nays:	Lansdell
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Lansdell asked if a left turn would be prohibited at driveway access C on the private road closest to Olmstead Drive. CDOT responded that it would be a full access drive.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell had concerns with the ingress and egress as depicted on the site plan along the private drive specifically access C as well as on-street parking.

PLANNER

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