



Zoning Committee

**REQUEST**

Current Zoning: ML-1 (manufacturing & logistics – 1), CG (general commercial), B-2(CD) (general business, conditional), MUDD-O (mixed-use development district, optional)  
Proposed Zoning: MUDD-O (mixed-use development district, optional) and MUDD-O SPA (mixed-use development district, optional, site plan amendment) with 5-years vested rights.

**LOCATION**

Approximately 45.67 acres located on the west side of South Tryon Street, north side of Clanton Road, and east side of Interstate 77.  
(Council District 3 - Brown)

**PETITIONER**

RRPVI SEBP Charlotte, LP

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

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

- The *2040 Policy Map* calls for Manufacturing & Logistics and Neighborhood 2.

However, 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 South End area has been host to a progression of land use changes and greater multi-modal connectivity, spurring a turnover in the community's largely industrial character to a more transit supportive and mixed-use design. This site has close proximity to the LYNX Blue Line in addition to other major transportation corridors. The current uses and structural design of the site do not keep pace with the surrounding redevelopment. This proposal will help bring a large swath of land into alignment with the rapidly changing character of the area.
- Although inconsistent with the *2040 Policy Map (2022)* recommendation for Manufacturing and Logistics on a majority of the site, a change in the designated place

type to Community Activity Center is warranted given the adjacent compatible Place Types, the supporting transportation infrastructure accessible to the site, and the scale of the development which is nearly 50 acres. The Community Activity Center Place Type envisions a mix of commercial and residential activity that is supported by a robust pedscape and accessible public transit.

- The requested zoning district, MUDD-O, is a legacy district, but the conditional notes of this proposal weave in a number of dimensional and design standards that more closely resemble requirements in the Unified Development Ordinance rather than the legacy code. More specifically, this plan makes use of zoning requirements for the transit oriented development zoning districts, which is sensible given the proliferation and support of TOD development in South End.
- The site is currently underutilized with single story structures separated by a vast amount of surface parking. The more intensive development proposed in this rezoning makes better use of a property that is situated along major corridors and adjacent to activity center development and zoning.
- The petitioner provides a number of environmental commitments in the conditional plan that speak to the goals of the *2040 Comprehensive Plan*. Included among those is a commitment to provide at least 30% more open space than is required in the MUDD district and ensuring that at least 50% of the buildings on the site will be built with green building standards such as Leadership in Energy and Environmental Design or National Green Building Standards.
- A large redevelopment project such as this presents an opportunity to make significant upgrades in the transportation infrastructure across the site and the broader area. Through intensive collaboration with the Charlotte Department of Transportation and the North Carolina Department of Transportation, a list of infrastructure improvements were identified and committed to by the petitioner. Among the most impactful commitments are upgrades to pedestrian crossings to ADA standards, creation of new bike facilities, construction of upgraded sidewalks and planting strips, and a \$50,000 contribution to roadway and multi-modal improvements throughout South End.
- This site is not adjacent to sensitive land uses such as single family homes that may be adversely impacted by the densification proposed in this plan.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

- 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments
  - 8: Diverse & Resilient Economic Opportunity
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing & Logistics and Neighborhood 2 to Community Activity Center.

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

**ZONING COMMITTEE DISCUSSION**

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

Chairperson Welton asked about the status of the traffic impact study. Staff confirmed that all outstanding transportation issues were addressed and that the traffic impact study was finalized and accepted.

Commissioner Russell commented on the concerns for community engagement noting that there are no single family neighborhoods in the direct vicinity of the site. Commissioner Russell added that the petitioner team has tried numerous times to continue community engagement.

Commissioner Whilden noted that even though the petition does include a less desired use with the inclusion of a gas station, the petition provides enough community benefits to outweigh these potential concerns.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902