

REQUEST

Current Zoning: I-2 (industrial)
Proposed Zoning: TOD-UC (transit-oriented development, urban center)

LOCATION

Approximately 2.55 acres located at 3000 N. Tryon Street, west of its intersection with 36th Street.



SUMMARY OF PETITION

The petition proposes to rezone a parcel from an industrial zoning district to a conventional, transit-oriented development district (TOD-UC) which would allow the site to be developed with any use or mixture of uses permitted by-right or with prescribed conditions within the TOD-UC district.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Anthony Kuhn
Anthony Kuhn
Anthony Kuhn, Flywheel Group
Meeting is not required.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *North Tryon Area Plan's* (2010) recommendation for office/retail uses for the site.

Rationale for Recommendation

- Although this parcel was not within the study area of the 36th Street Station Area Plan, the location is approximately 2,640 feet from the 36th Street Station. The City's TOD ordinance states that the TOD-UC zoning district may be applied to parcels within a half-mile of a rapid transit station.
- As most of the surrounding land uses and zoning in this area are zoned at a higher intensity which is oftentimes not considered compatible with mixed and/or residential uses, this petition has

- the potential to transform a portion of North Tryon Street by potentially integrating a mixture of uses in a homogenous area.
- The petition's request for a TOD-UC zoning district will likely, once constructed, address many of the *North Tryon Area Plan's* goals for land use, transportation, and community design.

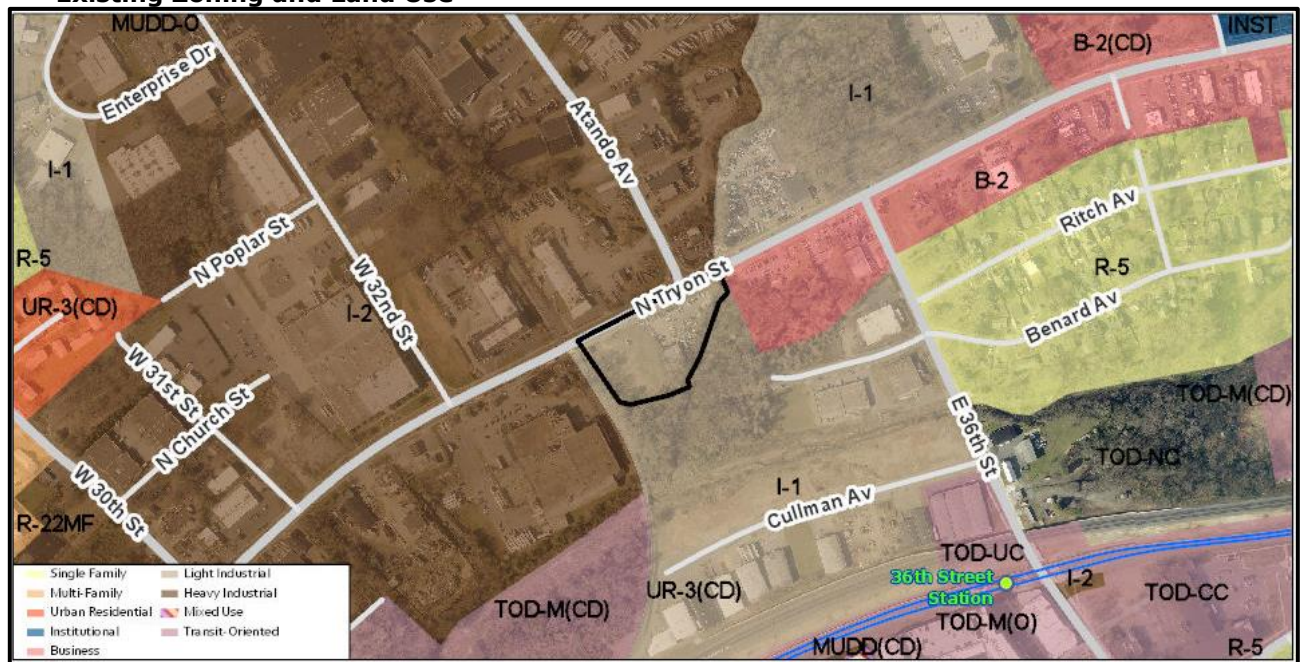
The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from office/retail uses to transit-oriented development for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

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

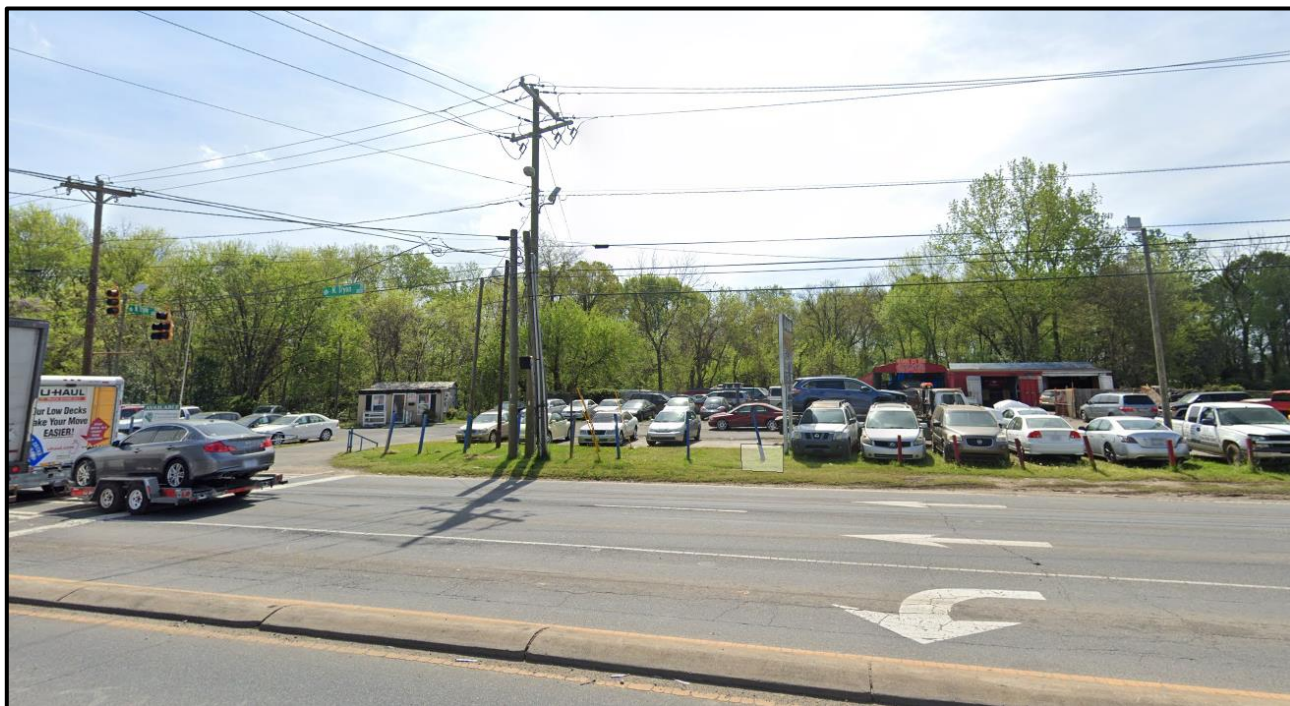
- **Existing Zoning and Land Use**



There have been no previous rezonings of this parcel. The subject property is surrounded largely by an industrial enclave in the N. Tryon Area. Recent rezonings and development projects have created transit-oriented development projects in the NoDa community around the 36th Street Station.



General location of subject property denoted by red star.

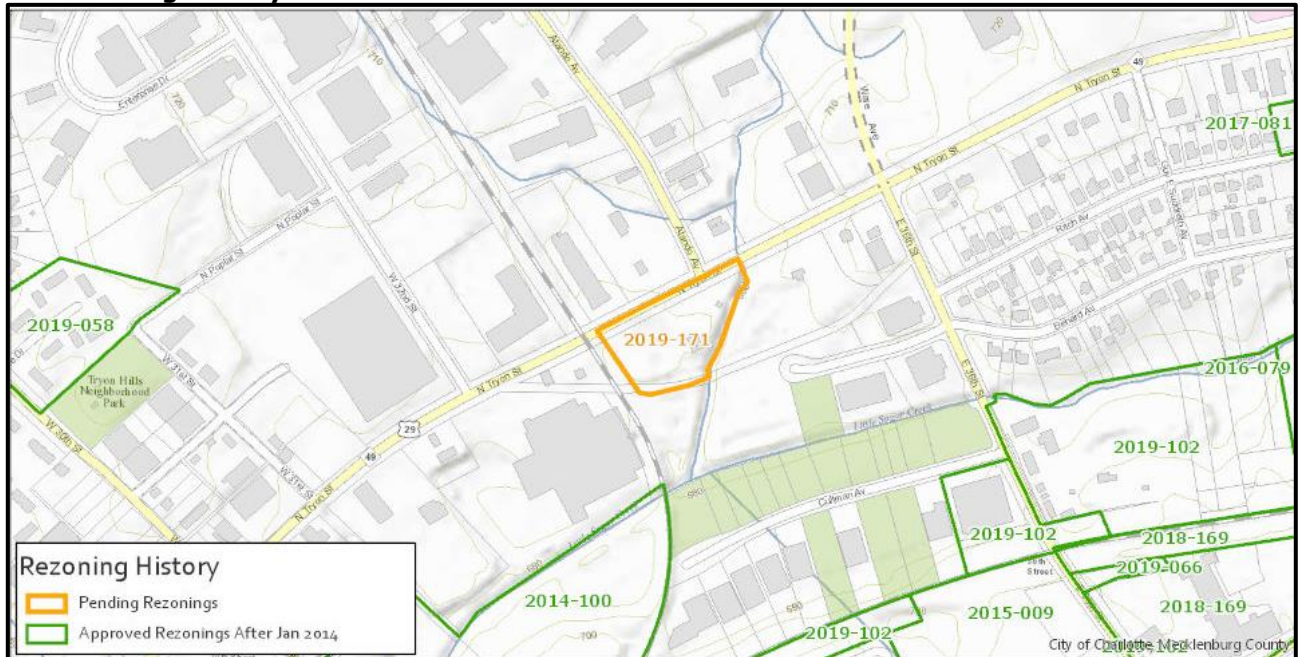


Streetview looking south across N. Tryon Street at subject property. The frontage extends approximately 300 feet to the south to the rail spur that crosses over N. Tryon Street.



Streetview looking across N. Tryon Street from subject property. This photo is representative of the many surrounding industrial uses and used car lots in the area.

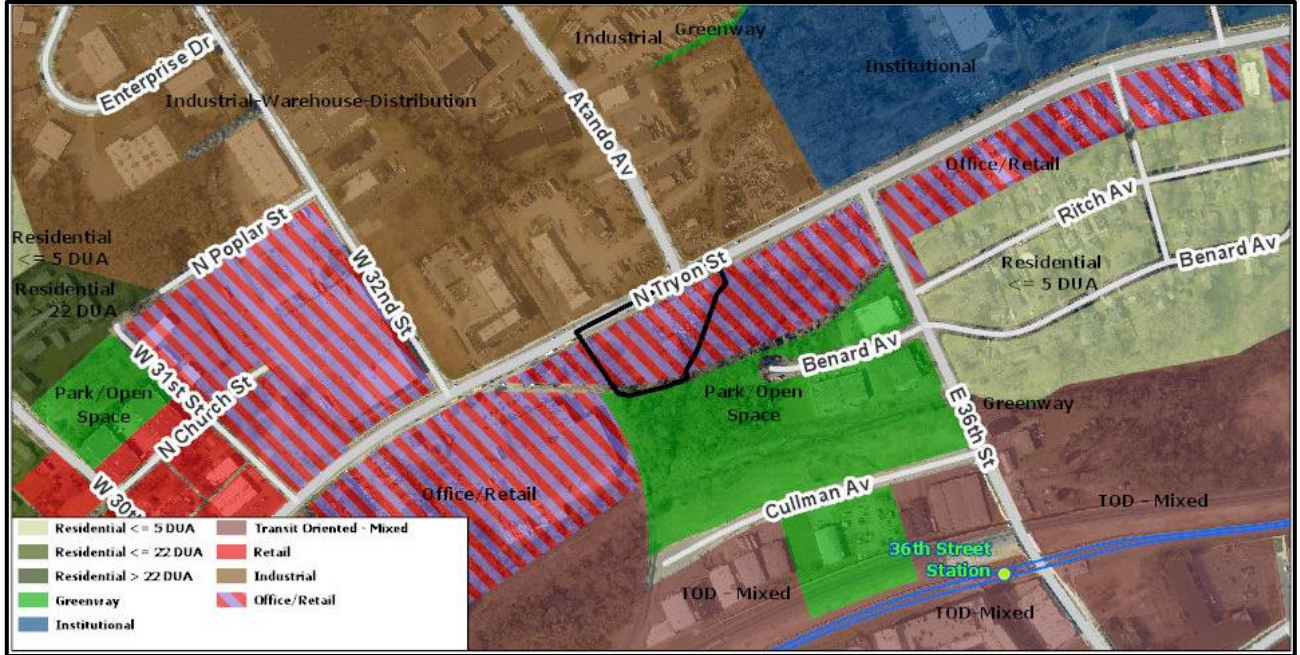
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	City-wide rezoning of parcels to align with recent TOD ordinance adoption.	Approved
2019-066	Petition to rezone parcel to TOD-CC.	Approved
2019-058	Petition to allow up to 140 multi-family units in a single building on 4.27 acres.	Approved
2018-169	Petition to translate prior TOD districts to newly adopted TOD districts.	Approved

2017-081	Petition to allow parking on an undeveloped lot.	Approved
2016-079	Petition to allow for TOD uses.	Approved
2015-009	Petition to allow for TOD uses.	Approved
2014-100	Petition to allow for TOD uses.	Approved

- **Public Plans and Policies**



- The *North Tryon Area Plan* (2010) recommends office/retail uses for the site.
- **TRANSPORTATION SUMMARY**
- The site is located on a major thoroughfare and is less than 0.5 mile from the 36th Street LYNX Blue Line Station. CDOT will work with the petitioner during permitting to implement a streetscape to support the proposed transit-oriented zoning.
- **Active Projects:**
 - Tryon Street-36th Street Streetscape Project
 - The project will provide infrastructure improvements that include sidewalk, curb and gutter, milling-resurfacing, pedestrian refuge and signals, cross walks, planting strips, street trees, pedestrian and street lighting, bike lanes, and on-street parking.
 - XCLT Matheson – Craighead
 - Matheson Bridge Streetscape
 - Incorporate pedestrian, bicycle and aesthetic improvements from North Tryon to Jordan Place.
 - N. Tryon Business Corridor (Dalton Avenue to 30th Street)
 - This project will promote economic development for this area through infrastructure improvements. The project will extend along North Tryon Street from Dalton Avenue to 30th Street.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 80 trips per day (based on 2.55 acres of automobile sales).
 - Entitlement: 110 trips per day (based on 38,250 SF of warehousing uses).
 - Proposed Zoning: too many allowed uses to determine trips.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org

- **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 12-inch water distribution main located along North Tryon Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along North Tryon Street. See advisory comments at www.rezoning.org
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Land Development:** See advisory comments at www.rezoning.org
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090