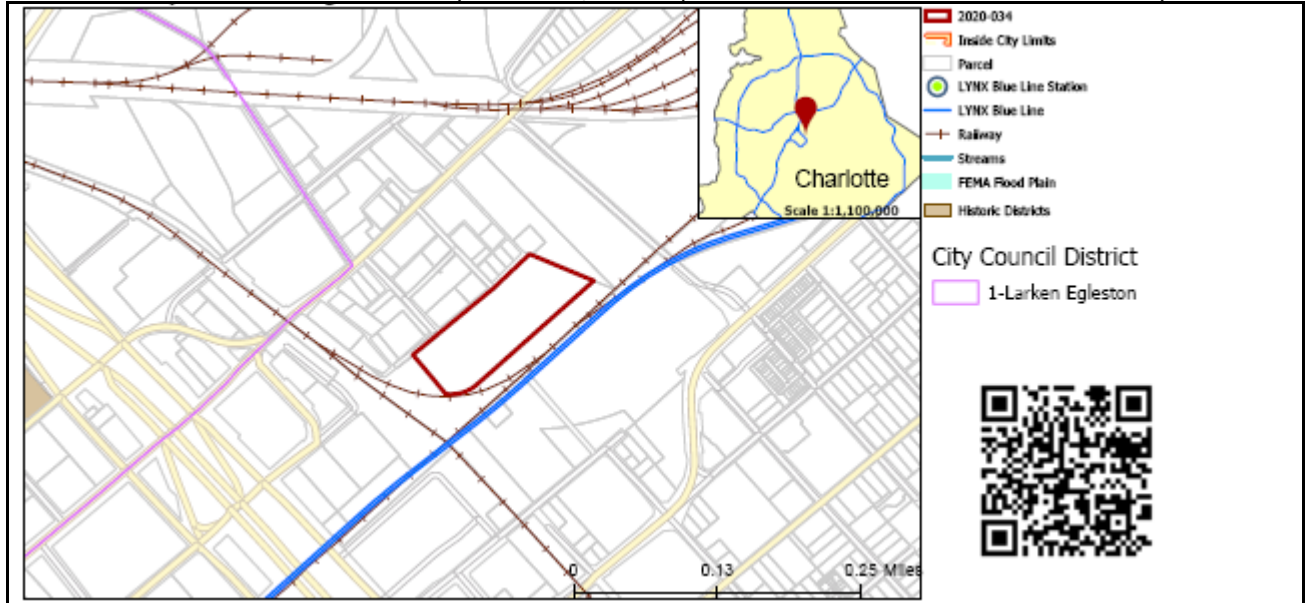


REQUEST

Current Zoning: I-2 (heavy industrial)
Proposed Zoning: MUDD (CD) (mixed-use development, conditional)

LOCATION

Approximately 5.07 acres located .2 miles NE from I-277, SW of N. Tryon Street, near Optimist Hall and Norfolk Southern's railyard.



SUMMARY OF PETITION

The petition proposes to develop a multi-family residential community along the Blue Line Extension corridor for up to 350 residential units at a density of 69.03 dwelling units per acre (DUA).

PROPERTY OWNER

Don. R. Reid

PETITIONER

Greg Van Wie, Jefferson Apartment Group

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held virtually. Report available online.

Number of people attending the Virtual Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to environment.

Plan Consistency

The petition is **inconsistent** with the *North Tryon Area Plan's* recommendation for office/industrial-warehouse-distribution uses for the site.

Rationale for Recommendation

- The project assists in implementing the *North Tryon Area Plan's* vision to "build on the area's locational strengths" in order to create an area of "thriving, mixed use communities surrounding and interacting with Center City" by transitioning a portion former industrial land to high-density residential uses.
- The commitment to one pedestrian connection to North Tryon Street and a potential multi-use path connection to E. 16th Street to get residents safely in and out of their residences to points of interest dovetails well with the stated purpose of the MUDD district

which states the district should “maintain a strong emphasis on pedestrian scale, urban development, and amenities.”

- The petitioner has committed to construct off-site sidewalk along Wadsworth Place along one side of the street within the existing right-of-way to improve pedestrian safety as they travel from the site to nearby amenities.
- The proposal is consistent with the form and density of development along the N. Davidson Street corridor and redevelopment that has occurred around the Optimist Park neighborhood.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from office/industrial-warehouse-distribution to residential uses over 22 DUA for the site.

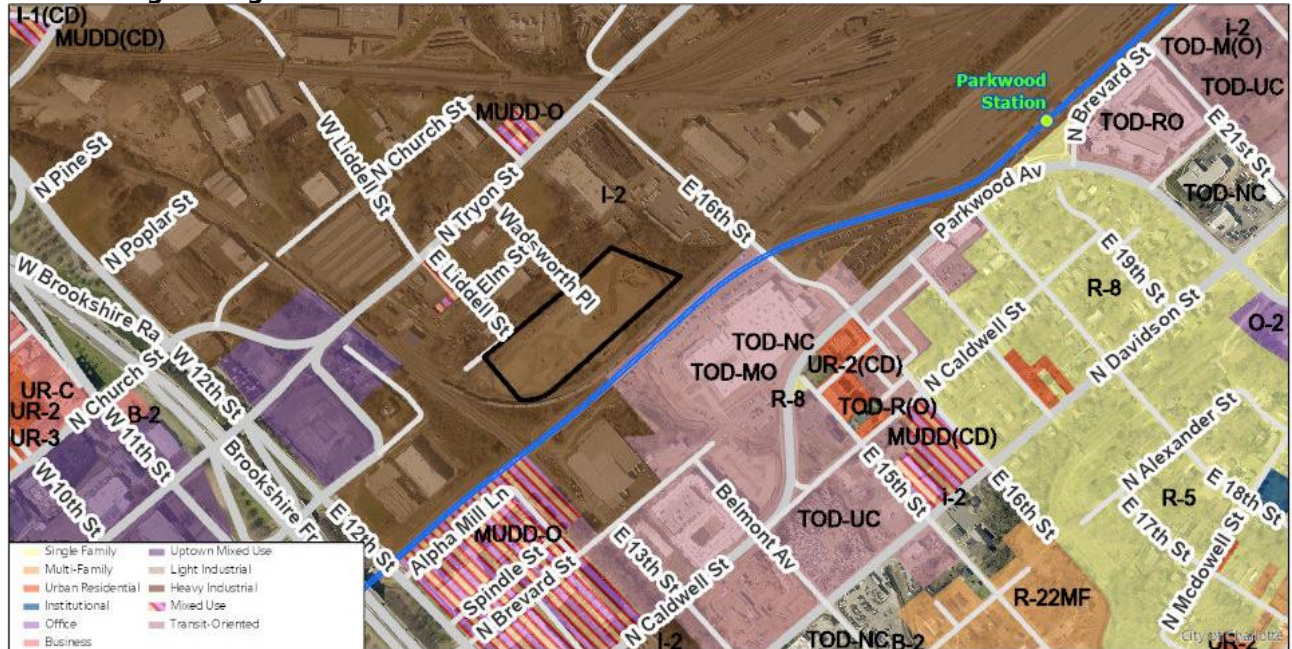
PLANNING STAFF REVIEW

• Proposed Request Details

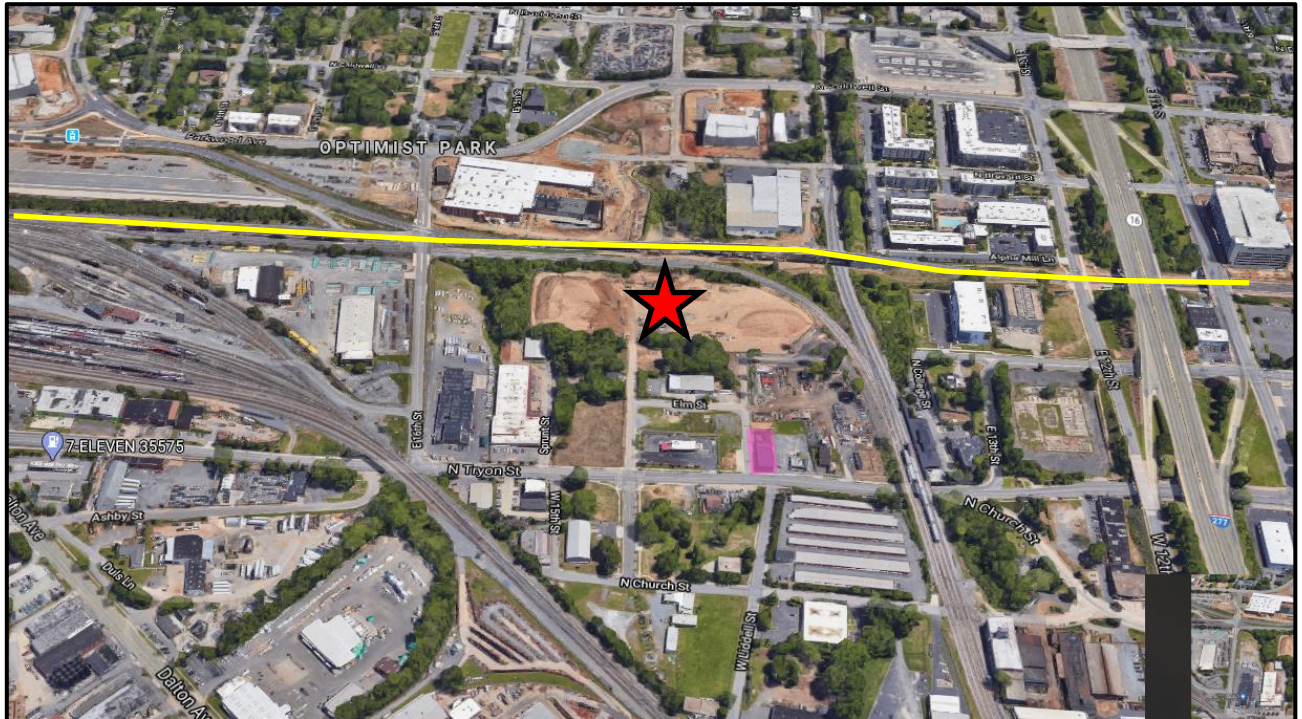
The site plan accompanying this petition contains the following provisions:

- Proposes a multi-family residential development of up to 350 dwelling units together with accessory uses permitted in the MUDD zoning district.
- Limits the number of principal structures to two, with no limitations on the number of accessory structures.
- Proposes access to the site from N. College Street by way of Liddell Street and Wadsworth Place.
- Commits to improve College Street along the length of the subject property.
- Commits to construction of 12-foot multi-use path if permissions are granted from neighboring property owners to connect the site to E. 16th Street. ~~Alternatives to this is the potential multi-use path include sidewalk along Wadsworth (one side only) if enough right-of-way exists.~~ The petitioner further commits to constructing an off-site, 5-foot sidewalk along one side of Wadsworth Place within the existing ROW. Because of the narrow ROW and the fact that it is an off-site improvement, the sidewalk may be placed alongside the edge of pavement.
- Commits to improving one side of College Street with an 8-foot sidewalk and 8-foot planting strip.
- Proposes architectural guidelines including:
 - Provides a list of “Preferred Building Materials” and only permits vinyl on aluminum on windows, soffits or handrails.
 - Treatment of the side of the structure that faces the light rail line as a primary façade.
 - Amenities and active uses oriented towards the College Street side of the site.
 - Façade articulation of any building exceeding 120 feet in length.
 - Additional elevation design elements to create visual interest from the ground level.
- Commits to full cutoff lighting excluding decorative lighting. Detached lighting shall not exceed 22 feet.

• **Existing Zoning and Land Use**



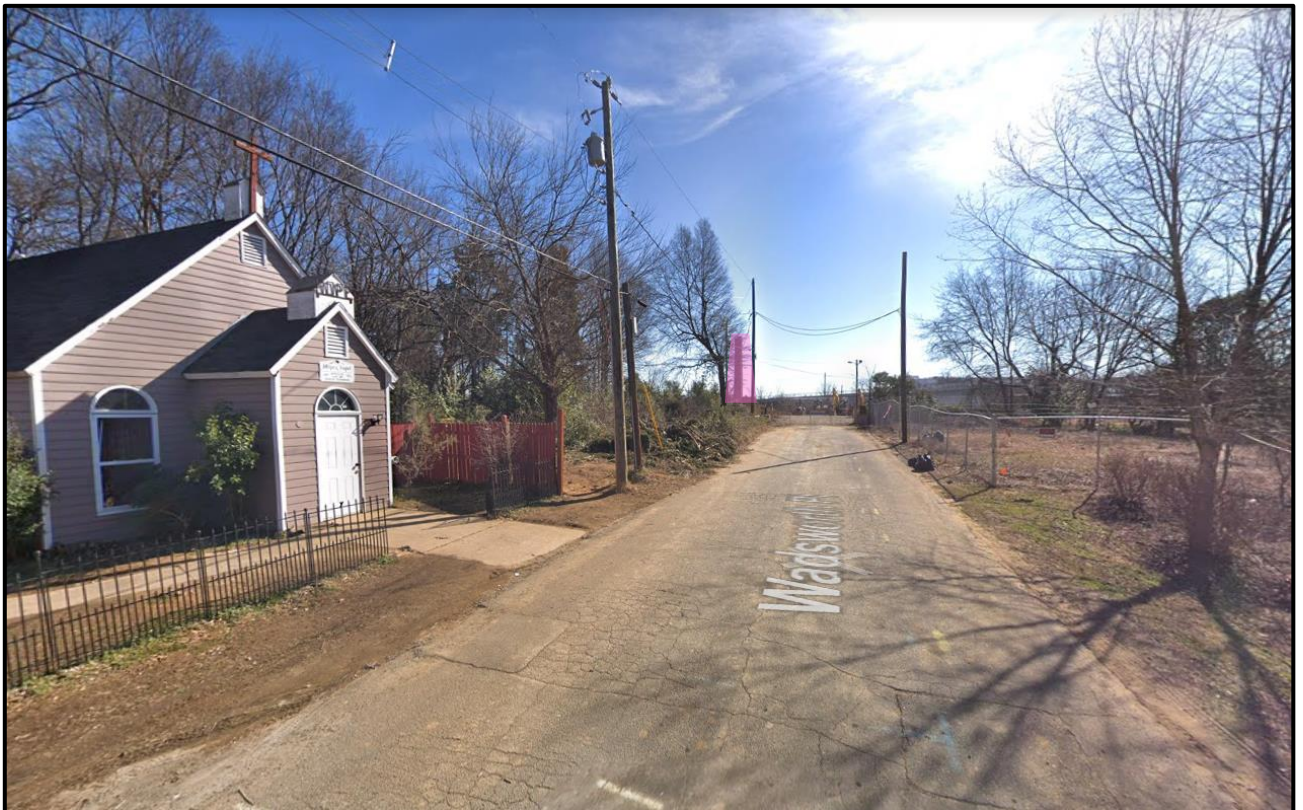
The site is zoned I-2 (heavy industrial), and there have been no historic rezonings at the site. It is immediately surrounded by heavy industrial uses and near the Norfolk Southern rail yard. South of property opposite the Blue Line is a mixture of retail, multi-family, and single family homes.



General location of subject property denoted by red star. Aerial view of subject property looking SE. Parkwood Station is in the top right of the frame. Uses above the yellow line (used to delineate existing rail lines) have developed into a mixture of uses while uses below the yellow line are largely industrial in nature. One exception is a redevelopment/adaptive reuse of an old grocery store located at the corner of N. Tryon Street and Liddell Street (2019-143).

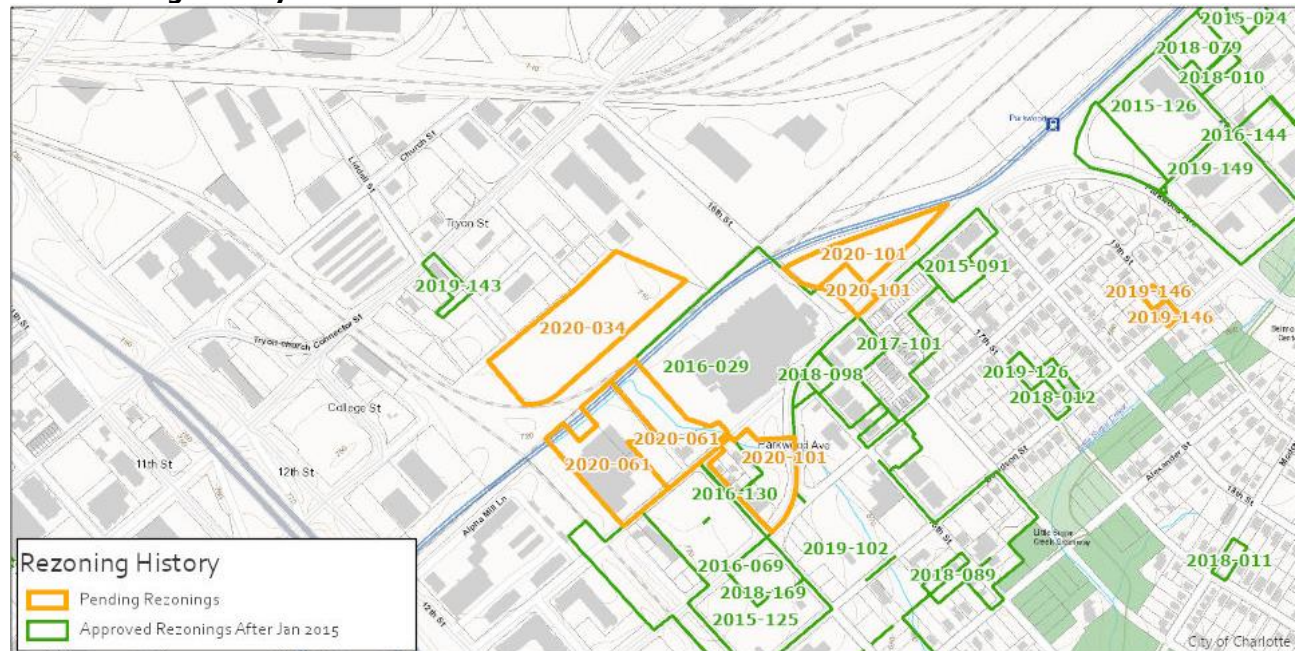


Streetview from E. Liddell Street, one of the two existing streets providing ingress and egress to the site. View looking SW towards the site. There is partial curb and gutter along Liddell Street. The Blue Line Extension can be seen in the background and is highlighted in pink.



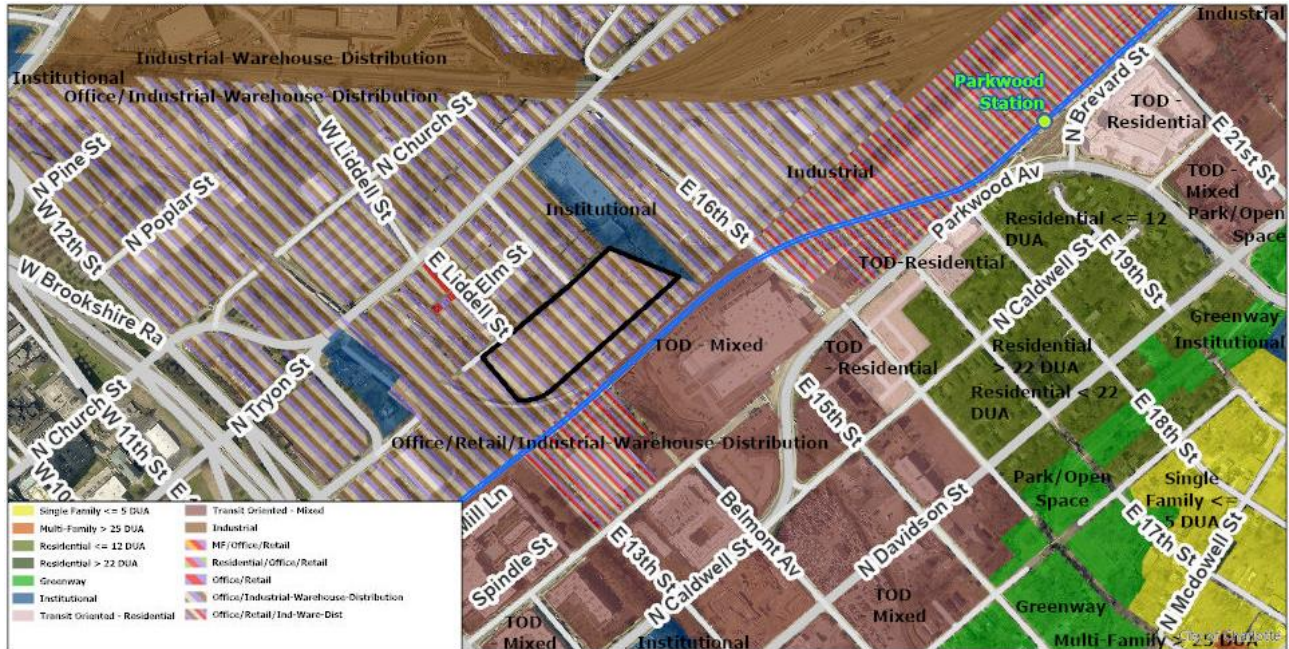
Streetview from Wadsworth Place, one of the two existing streets providing ingress and egress to the site. View looking SW towards the site. This portion of the street is lacking curb and gutter. The smokestack from Optimist Hall can be seen in the background and is highlighted in pink.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-146	Request to rezone parcel into two urban residential districts and to adaptively reuse historic corner store.	Approved
2019-143	Request to rezone in order to adaptively reuse a historic structure for office and retail uses.	Approved
2019-126	Request for urban residential district to provide multi-family units with an affordability component.	Approved
2019-102	City-sponsored TOD rezoning for parcels along Blue Line.	Approved
2019-149, 2018-169, 2018-098, 2018-079, 2018-010, 2017-101, 2016-069, 2016-029, 2016-130, 2016-144, 2016-144, 2015-125, 2015-126, 2015-091	Petitions all requesting transit-oriented development zoning districts	Approved
2018-089	Request from single-family residential to UR-C district.	Approved
2018-011	Request from single-family zoning district to urban residential.	Approved
2015-024	Request to light industrial transit-supportive overlay.	Approved

- **Public Plans and Policies**



- The *North Tryon Area Plan* (2010) recommends office/industrial-warehouse-distribution uses for this site.
- **TRANSPORTATION SUMMARY**
 - The site is located on a local road. The site is located approximately 3,700 feet from the Parkwood light rail station. The petitioner is building College Street to the required City standards by providing an 8-foot planting strip and 8-foot sidewalk along the development's frontage.
- **Active Projects:**
 - **North Tryon Street Gateway** - This project will create a gateway between Uptown and the North End through streetscape enhancements along North Tryon Street from 11th Street to Dalton Avenue, with aesthetic improvements at the railroad overcrossings. Streetscape elements
 - **16th Street Streetscape** - This project will provide pedestrian, bicycle facilities and aesthetics on 16th Street.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land use).
 - Entitlement: 170 trips per day (based on 76,050 SF of warehouse uses).
 - Proposed Zoning: 2,045 trips per day (based on 350 multi-family dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **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 development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 69 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 69 students.
 - Choose an item.
 - Walter G. Byers Pre-K-8 from 92% to 106%
 - West Charlotte High from 94% to 95%.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system

capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water’s North Tryon Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Wadsworth Place. See advisory comments at www.rezoning.org

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~To reflect the importance of pedestrian connectivity to this site, note 3.f should be revised to commit to an off-site pedestrian improvement that includes the construction minimum 6-foot wide sidewalk along both sides of Wadsworth (as this is the shortest path to the Blue Line’s Parkwood Ave. Station) and the petitioner should revise language to commit to providing that connection before issuance of final certificate of occupancy.~~ **ADDRESSED**

Environment

2. ~~Rezoning sheet RZ-4 indicates a 40-foot storm drainage easement (SDE) per deed book 17218 page 419 over a 60-inch RCP. Please note that Charlotte Mecklenburg Storm Water Services (CMSWS) does not have an SDE over this portion of the drainage system. The SDE per this book and page are over the drainage system and channel on the eastern portion of the site. Please revise the plan sheet to show this accordingly.~~ **ADDRESSED** CMSWS also has a separate SDE parallel to the railroad tracks that is shown on sheet RZ-4. Please include reference to the SDE in deed book 33974 pages 209-216. No buildings or structures are permitted over and across these easements. Encroachments into these easements are not approved with the rezoning process.

OUTSTANDING

REQUESTED TECHNICAL REVISIONS

Transportation

3. ~~Conditional note 3.k contains a spelling error and should be revised to “...request that CDOT allow a bond to be posted...”~~ **ADDRESSED**

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090