

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.33 acres located along the southeast side of Dunloe Street, the southwest side of Sylvania Avenue, west of Tryon Street.



SUMMARY OF PETITION

The petition proposes a residential building containing a maximum of 21 multifamily dwelling units with a density of 63 dwelling units per acre.

PROPERTY OWNER

Sylvania QOZ Business, LLC

PETITIONER

Mission Properties

AGENT/REPRESENTATIVE

Collin W. Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *North Tryon Area Plan* (2010) future land use designation of office/retail/residential, but at 63 dwelling units per acre (DUA), it is **inconsistent** with the area plan's recommendation of residential uses up to 22 DUA.

Rationale for Recommendation

- The petition proposes one building with up to 21 multi-family units.
- The multi-family development fulfills the area plan's recommendation of encouraging a mix of office, retail and residential uses and serves as an appropriate transition between

the Lockwood neighborhood and the commercial and industrial uses on Dunloe Street and North Tryon Street.

- The petition commits to a building design that is not monolithic and will include various architectural features to improve the pedestrian experience.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan (2010)*, from Office/Retail/Residential to Residential >22 DUA for the site.

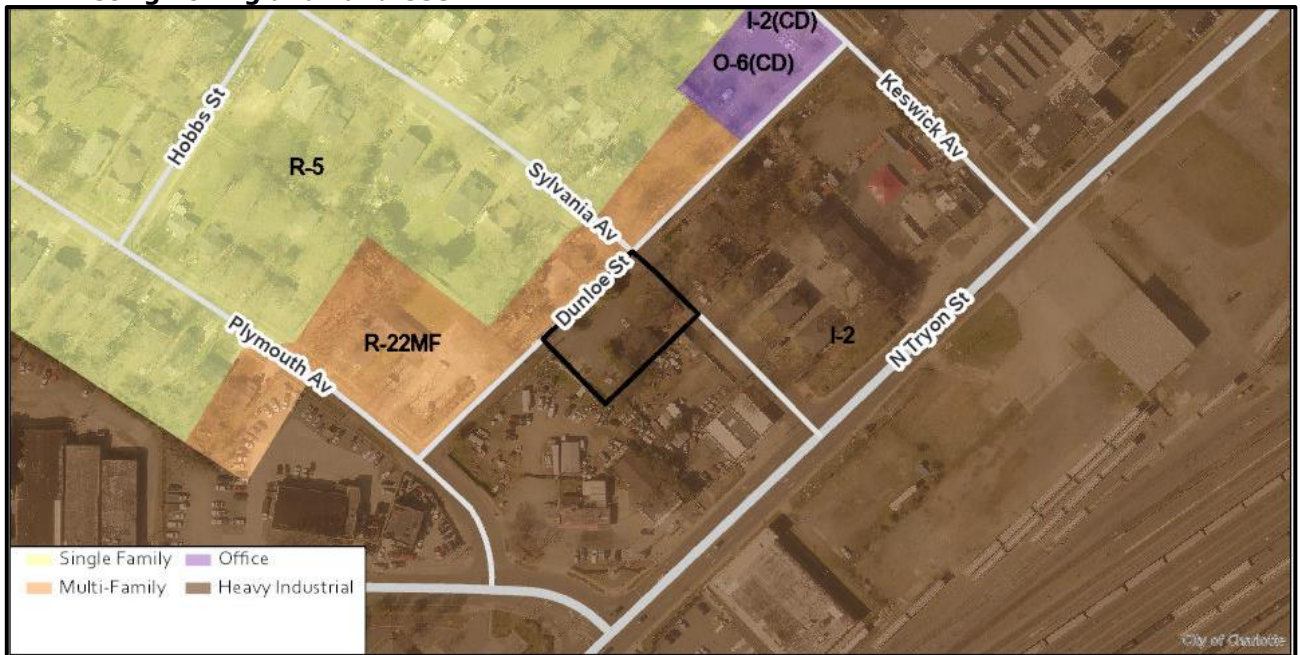
PLANNING STAFF REVIEW

• Proposed Request Details

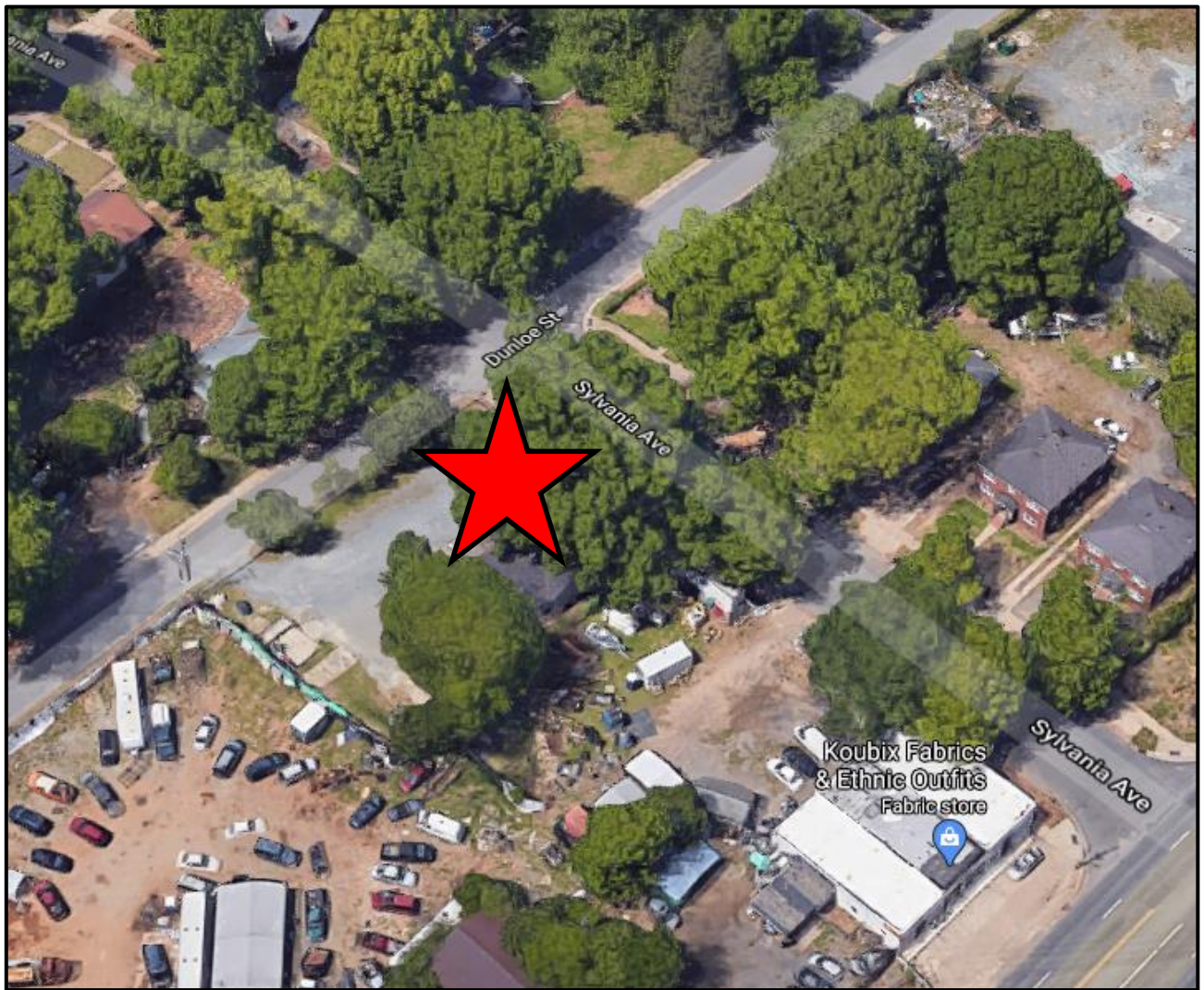
The site plan accompanying this petition contains the following provisions:

- Allows up to 21 multifamily units in one building.
- Allows a maximum building height of 45-feet.
- Access is provided from Sylvania Avenue and Dunloe Street.
- Commits to construct two accessible ramps and improve the streetscape along Sylvania Avenue and Dunloe Street.
- Walkway connections from residential entrances to sidewalks.
- Provides an 8-foot planting strip and a 6-foot sidewalk along the street frontages.
- The building materials used on the principal buildings will be a combination of portions of some of the following: brick, stone, synthetic stone, cementitious fiber board, stucco, EIFS. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- Massing designed to break up long, monolithic building forms through modulations/articulations of facades.
- Long pitched or flat roofs lines will avoid continuous expanses without variation including changes in height and roof form.

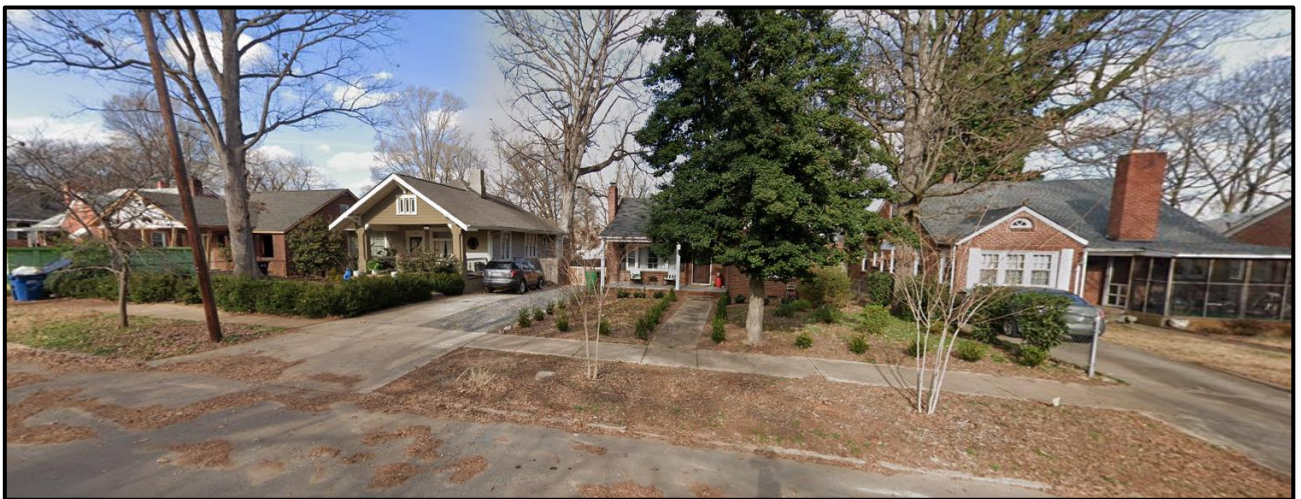
• Existing Zoning and Land Use



The subject property is zoned general industrial. The surrounding land uses include multi-family, single family, commercial, and retail uses.



The subject property denoted by red star.



The property to the north along Sylvania Avenue is developed with single family homes.



The property to the south along North Tryon Street is developed with commercial uses.



The property to the east along Sylvania Avenue is developed with multifamily dwellings.



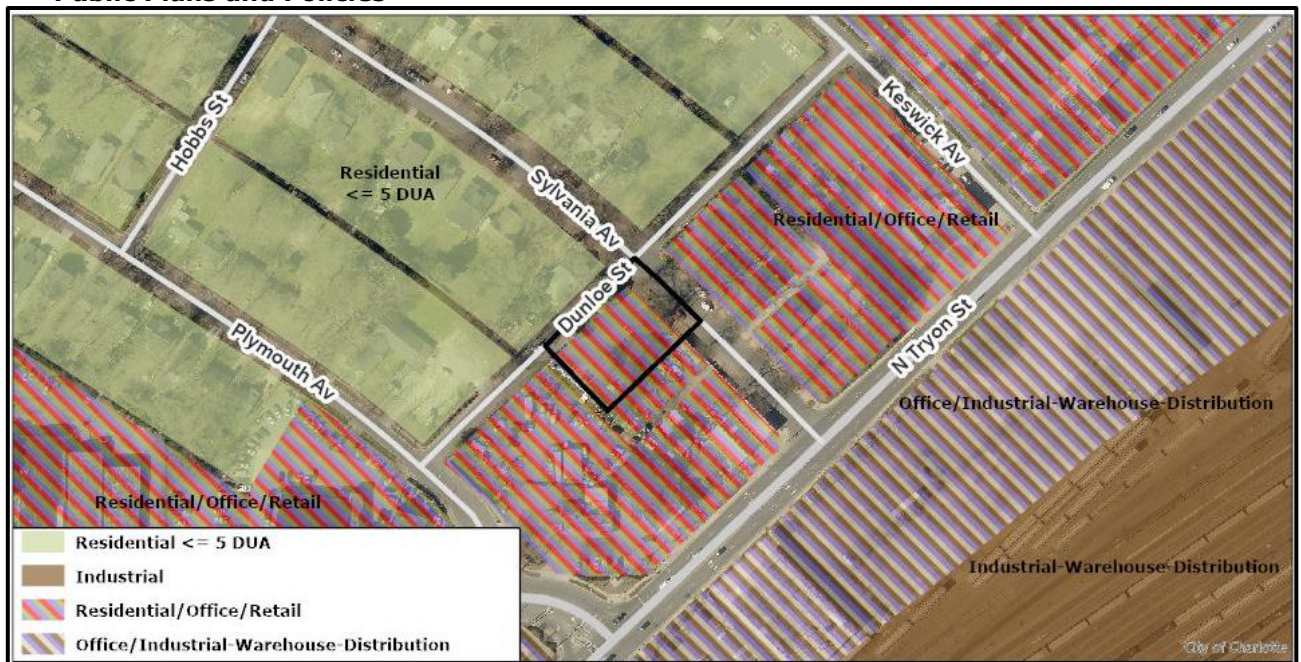
The property to the west along Plymouth Avenue is developed with a commercial use.

- **Rezoning History in Area**



There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The *North Tryon Area Plan (2010)* calls for office/retail/residential uses for this site, with residential uses having a density of up to 22DUA.
- **TRANSPORTATION SUMMARY**
 - The site is located on Sylvania Avenue on a collector road. The petitioner will construct two accessible ramps and improve the streetscape along Sylvania Avenue and Dunloe Street. CDOT has coordinated with the petitioner to ensure that one-way traffic will circulate in the correct direction, occurring from the higher volume road to provide clear turning movement decisions.
- **Active Projects:**
 - LDC-2018-00278 – General Assembly
This land development project will implement a left-turn lane on North Tryon Street into the proposed access for a mixed-use commercial and retail development.

- North Tryon Street Business Corridor
This project will provide a safer pedestrian environment by installing traffic calming features, crosswalks, sidewalks, planting strips, decorative lighting, bike lanes, and reducing the number/size of driveway openings.
Completion date: 2020
- 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 such as street trees, landscaping, and lighting.
Completion date: TBD
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 20 trips per day (based on 1,450 square-feet of office use).
Entitlement: 55 trips per day (based on 4,950 square-feet of warehouse uses).
Proposed Zoning: 115 trips per day (based on 21 apartments).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **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 development allowed under the existing zoning could generate zero students, while the development allowed under the proposed zoning may produce 4 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 4 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Highland Renaissance Elementary at 74%
 - Martin Luther King, Jr. Middle at 98%
 - Garinger High at 122%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Sylvania Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Sylvania Avenue. 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:** No outstanding issues.
 - **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.

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

Planner: Michael Russell (704) 353-0225