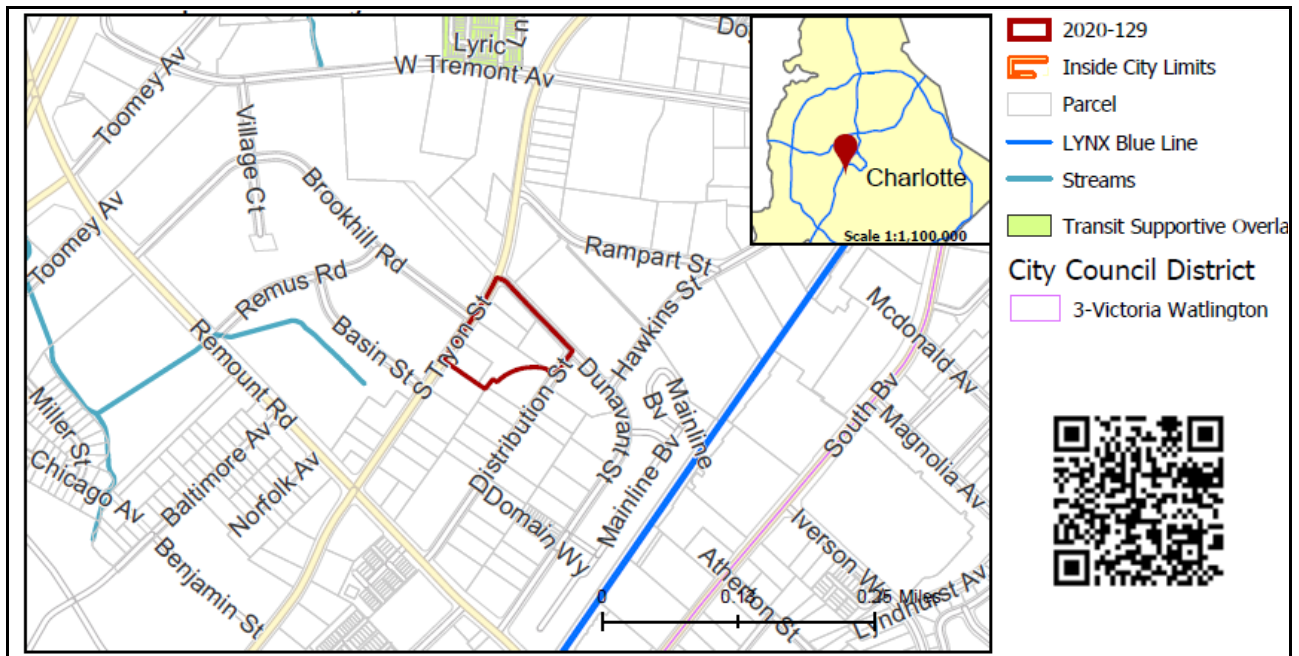


## REQUEST

Current Zoning: TOD-NC (transit oriented development - neighborhood center)  
Proposed Zoning: TOD-UC (transit oriented development - urban center)

## LOCATION

Approximately 3.264 acres located south of the intersection of Dunavant Street and Tryon Street, northeast of Remount Road.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-UC (transit oriented development-urban center) on parcels developed with industrial/office/warehouse buildings located between South Boulevard and South Tryon Street.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

FHN 2301 South Tryon, LLC  
Providence Group Capital, LLC  
Keith MacVean, Moore & Van Allen  
Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *New Bern Transit Station Area Plan* recommendation for transit-mixed use.

### Rationale for Recommendation

- The subject site is within a ¼ mile walk of the proposed Rampart Station and a little over ½ mile of the East/West Boulevard Station.
- The proposal allows a site previously used for industrial/office purposes to be reused or redeveloped with a transit supportive project.
- The parcels were rezoned from I-2 to TOD-NC via petition 2019-102.

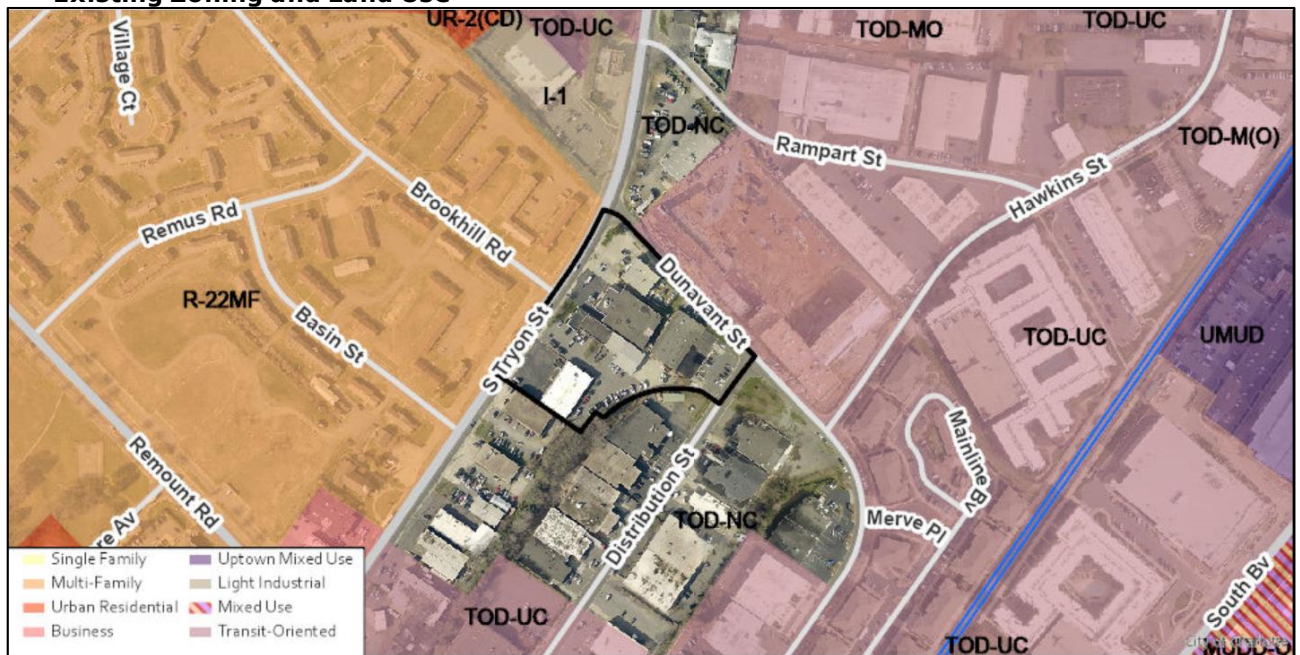
- Use of conventional TOD-UC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The TOD-UC district may be applied to parcels within ½-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of a funded and adopted Metropolitan Transit Commission alignment station location.

## PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition, which applies to all the standards, regulations and uses in the TOD-UC (transit oriented development-urban center) zoning district. Uses allowed in the TOD-UC district include residential, commercial, institutional, and government uses.

- **Existing Zoning and Land Use**



- The site is developed with office/warehouse/industrial buildings and surrounded by residential, office/industrial/warehouse, and retail uses zoned R-22MF, UR-2(CD), TOD-NC, TOD-UC, TOD-M(O), UMUD, and I-1.
- The site was part of 1,771.18 acres rezoned from a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR per rezoning petition 2019-102.

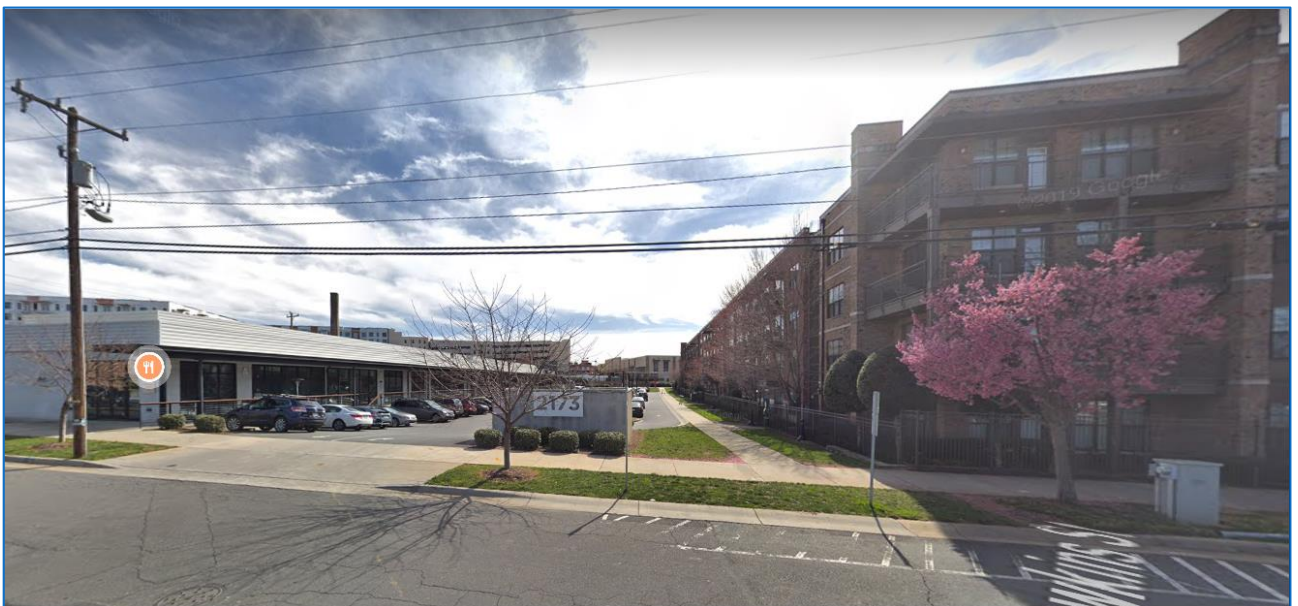




The subject site is developed with office/industrial/warehouse uses.



West, across South Tryon Street, is a residential development.

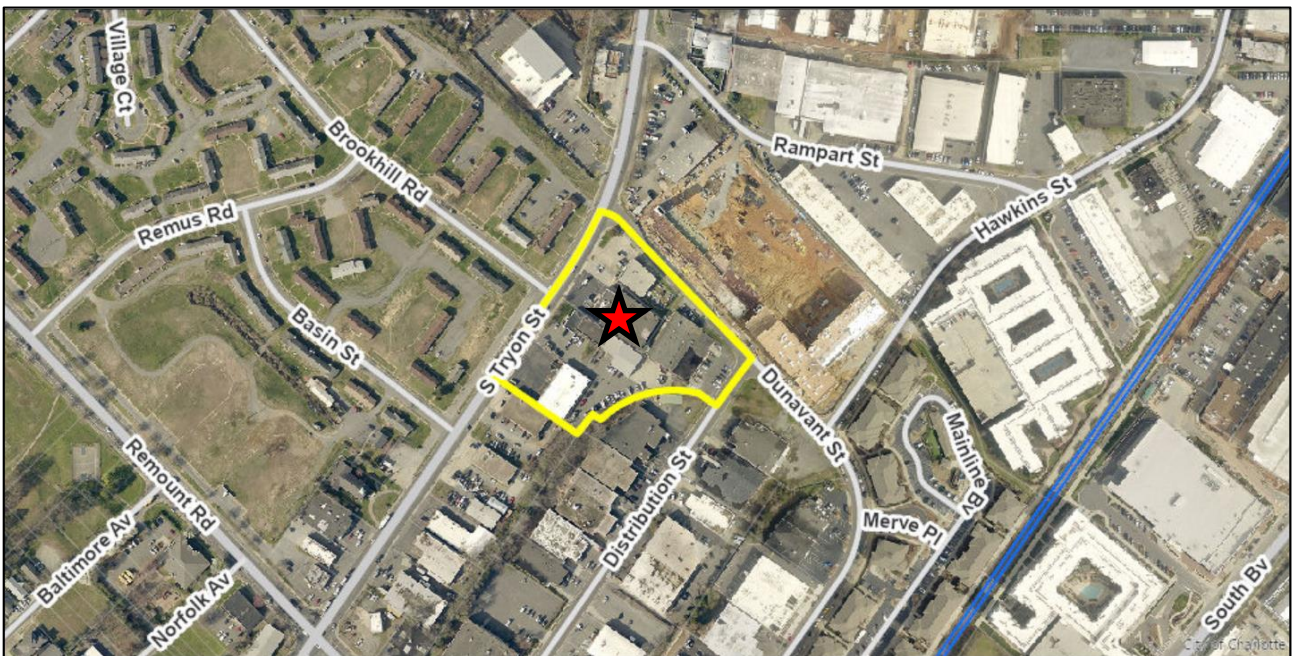


North are a mix of residential and non-residential uses.



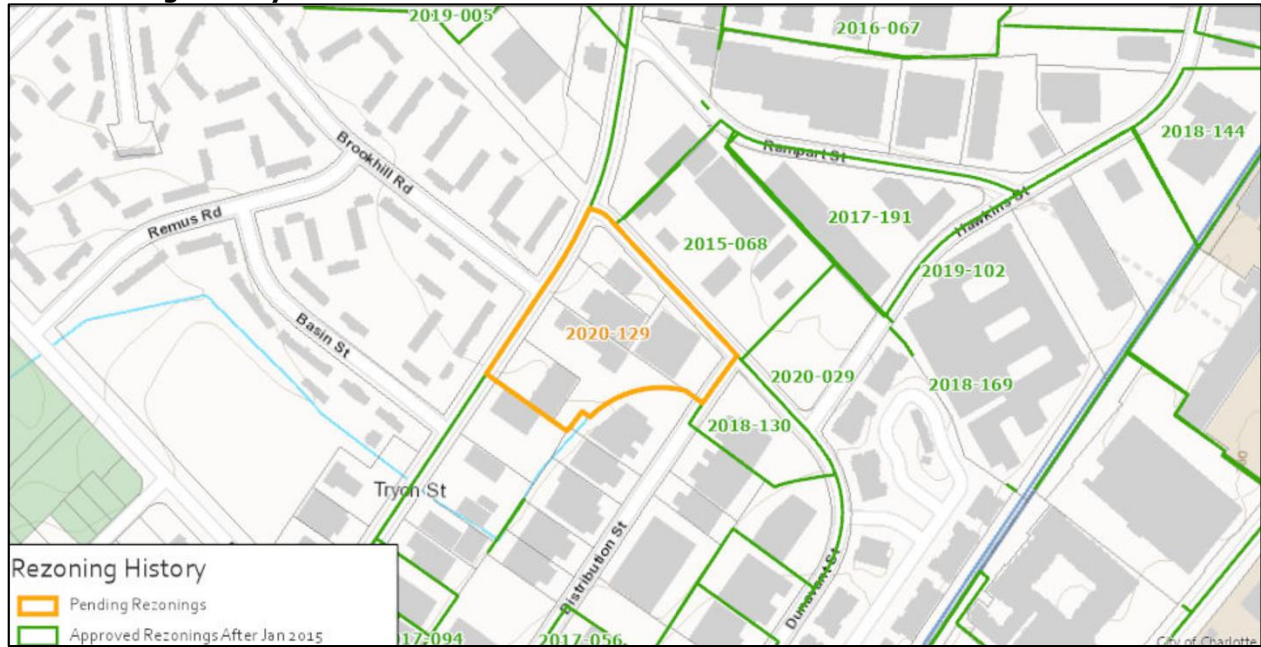


South, along South Tryon Street, are a mix of residential and non-residential uses.



The subject site (denoted by the red star) is surrounded by a mix of residential and non-residential uses.

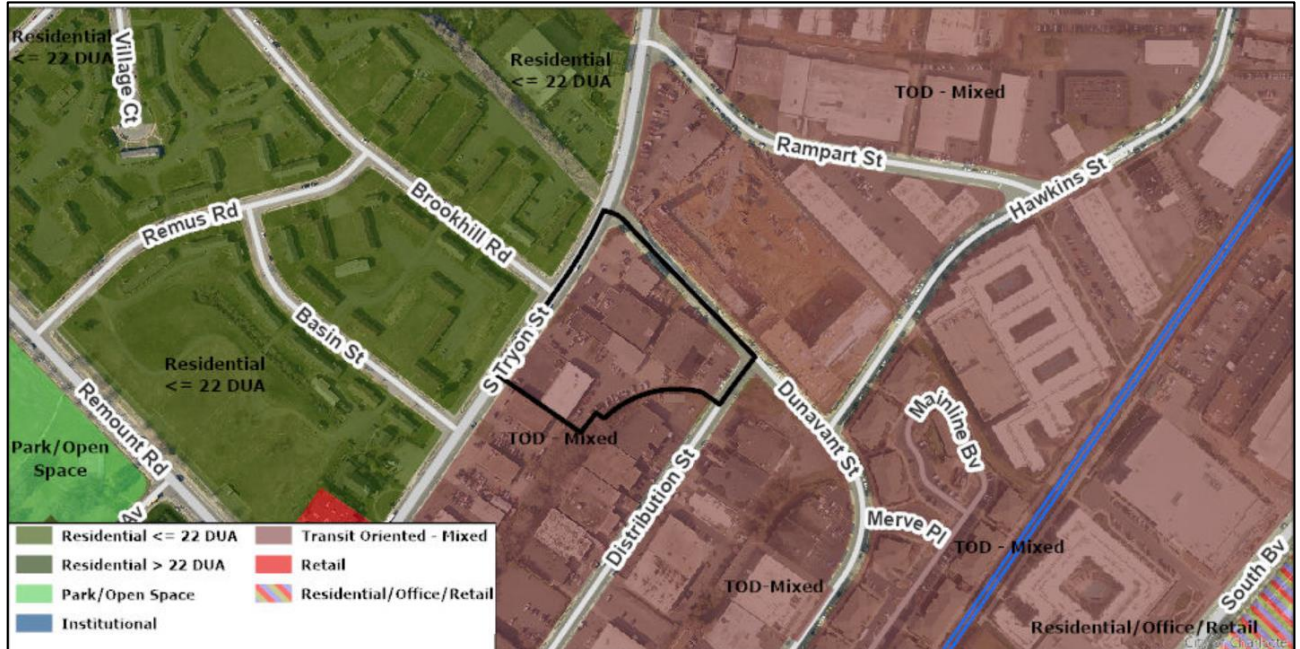
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-029	Rezoned 1 acre from TOD-M(O) to TOD-NC.	Approved
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR.	Approved
2019-005	Rezoned 5.58 acres from I-2(CD) to UR-2(CD).	Approved
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations.	Approved
2018-144	Rezoned 2.21 acres from MUDD-O to TOD-M(O).	Approved
2017-191	Rezoned 2.44 acres from I-2 to TOD-M (transit oriented development - mixed-use).	Approved
2017-094	Rezoned 0.35 acres from I-1 to TOD-M (transit oriented development - mixed-use).	Approved
2017-056	Rezoned 1.33 acres from I-2 to TOD-M (transit oriented development - mixed-use).	Approved
2016-067	Rezoned 8.36 acres from I-2 to TOD-MO (transit oriented development - mixed-use, optional).	Approved
2016-017	Rezoned 2.71 acres from R-5 and B-2 to UR-3(CD).	Approved



- **Public Plans and Policies**



- The *New Bern Transit Station Area Plan (2008)* recommends transit oriented mixed use.
- **TRANSPORTATION SUMMARY**
  - This site is located at the corner of Tryon Street, a State-maintained, major thoroughfare, and Dunavant Street, a City-maintained local street. This site is requesting a TOD-UC zoning and will be subject to transportation improvements in accordance with the TOD Ordinance and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated in the TOD-zoned areas.
- **ACTIVE PROJECTS NEAR THE SITE:**
  - 2250 Dunavant – LDUTOD-2017-00017
    - This is a mixed-used development that includes (approximately) 29,000 square feet of office, 7,000 square feet of retail, and 264 residential units. This development will provide on-street parking and a pedestrian network along Dunavant Street and Hawkins Street
    - This project is nearing completion.
  - South Tryon Corridor Implementation
    - The project will implement pedestrian hybrid beacons, bulb-outs, and pavement markings at various locations along South Tryon Street between Clanton Road and Carson Boulevard.
      - Dunavant/Brookhill Hybrid Beacon currently under construction.
    - Construction: A crosswalk and hybrid beacon are currently being constructed at Dunavant Street and South Tryon Street.
  - South End Ped/Bicycle Connector
    - This planning study will determine the cost and feasibility of constructing a new transit station, between Tremont Avenue and Remount Road, and a pedestrian/bicycle crossing within the same area.
    - Construction: TBD; planning to finish end Q1 2020
- **TRANSPORTATION CONSIDERATIONS**
  - A Traffic Impact Study is not necessary for the complete review of this petition. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 130 trips per day (50,905 square feet of warehouse/light industrial)
      - Entitlement: Too many uses to determine (TOD-NC)
    - Proposed Zoning: Too many uses to determine (TOD-UC).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** The site is within ½ mile walking distance from the East-West transit station. The South End Plan recommends higher density development within ½ mile of

transit stations and the provisions of sidewalks and other pedestrian amenities to improve access around station areas. The site is also within ¼ mile from the proposed Rampart station infill light rail station. See advisory comments at [www.rezoning.org](http://www.rezoning.org).

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
  - **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Charlotte Fire Department:** No outstanding issues.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the proposed zoning is to be determined (too many uses to determine). See advisory comments at [www.rezoning.org](http://www.rezoning.org).
  - **Charlotte Water:** Water service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Dunavant Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Dunavant Street.
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Urban Forestry:** No outstanding issues..
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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](http://www.rezoning.org).**

**Planner:** Claire Lyte-Graham (704) 336-3782