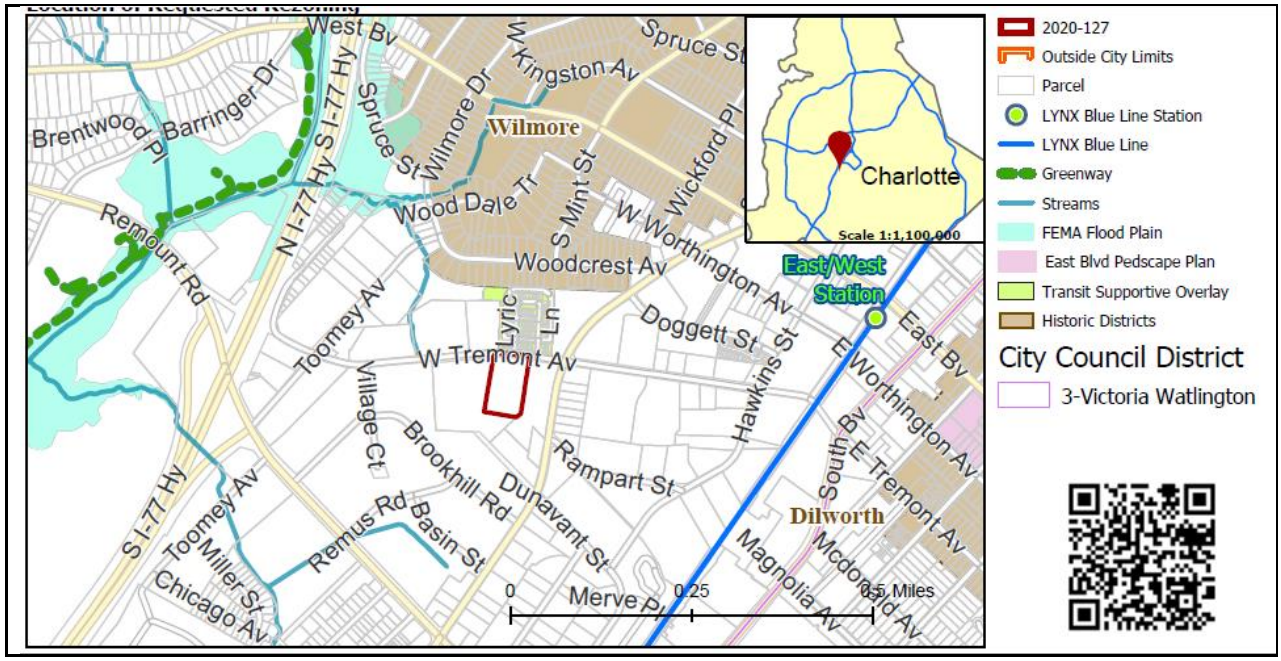
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-127
Pre-Hearing Staff Analysis
January 19, 2021

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: TOD-NC (transit oriented development-transit neighborhood center)
LOCATION	Approximately 2.60 acres located on the south side of West Tremont Avenue, west of Tryon Street and north of Brookhill Road.



SUMMARY OF PETITION	The petition proposes to allow all uses in the TOD-NC (transit oriented development-transit neighborhood center) on a parcel developed with an industrial warehouse building located between South Boulevard and Interstate 77.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Tremont Associates LLC RAM Realty Advisors Rachel Krenz, RAM Realty
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **inconsistent** with the *New Bern Transit Station Area Plan* recommendation for residential up to or equal to 22 dwelling units per acre. <u>Rationale for Recommendation</u> • The site is within ½ mile walking distance from the East-West transit station. *The South End Station Area Plan* recommends higher density development within ½ mile of transit stations and the provision of sidewalks and other pedestrian amenities to improve access around station areas. • The proposal allows a site previously used for industrial/office purposes to be reused or redeveloped with a transit supportive project.

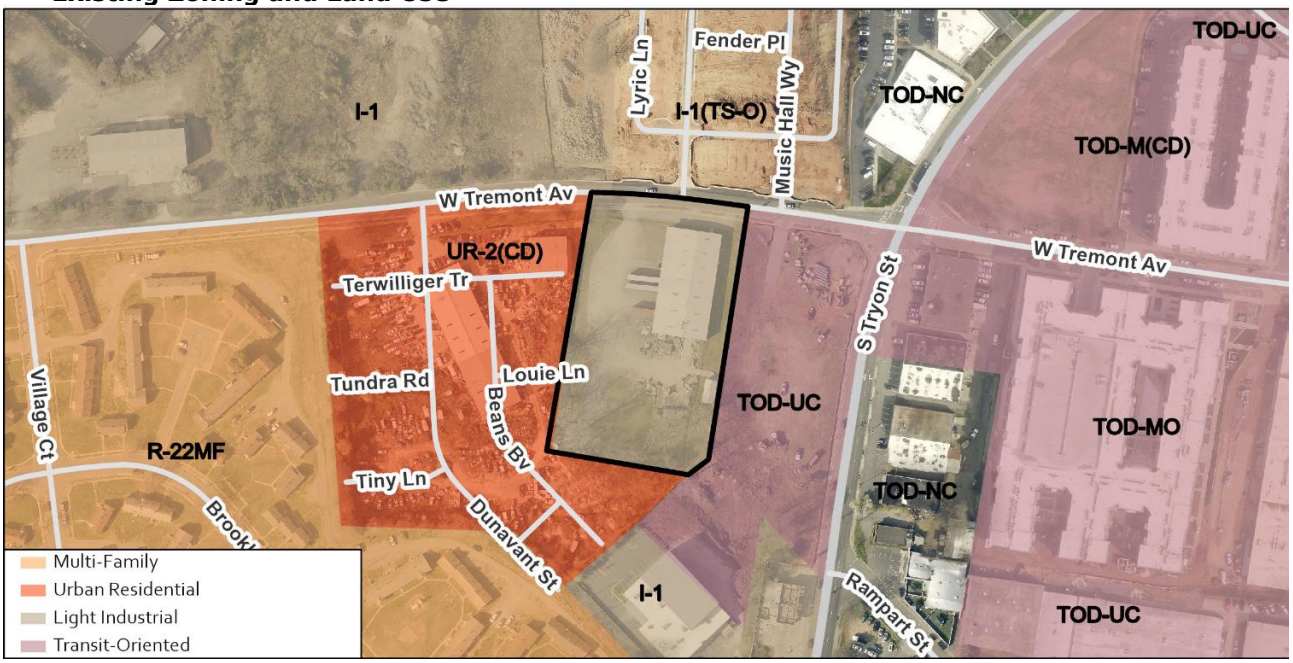
- Use of conventional TOD-NC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The TOD-NC district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

The approval of this petition will revise the adopted future land use from multifamily residential uses up to or equal 22 dwelling units per acre as specified in the *New Bern Transit Station Area Plan* to transit oriented development for the site.

PLANNING STAFF REVIEW

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

- **Existing Zoning and Land Use**



- The site is developed with an industrial warehouse building and surrounded by industrial, office, and residential uses, and vacant acreage on parcels in various zoning districts.



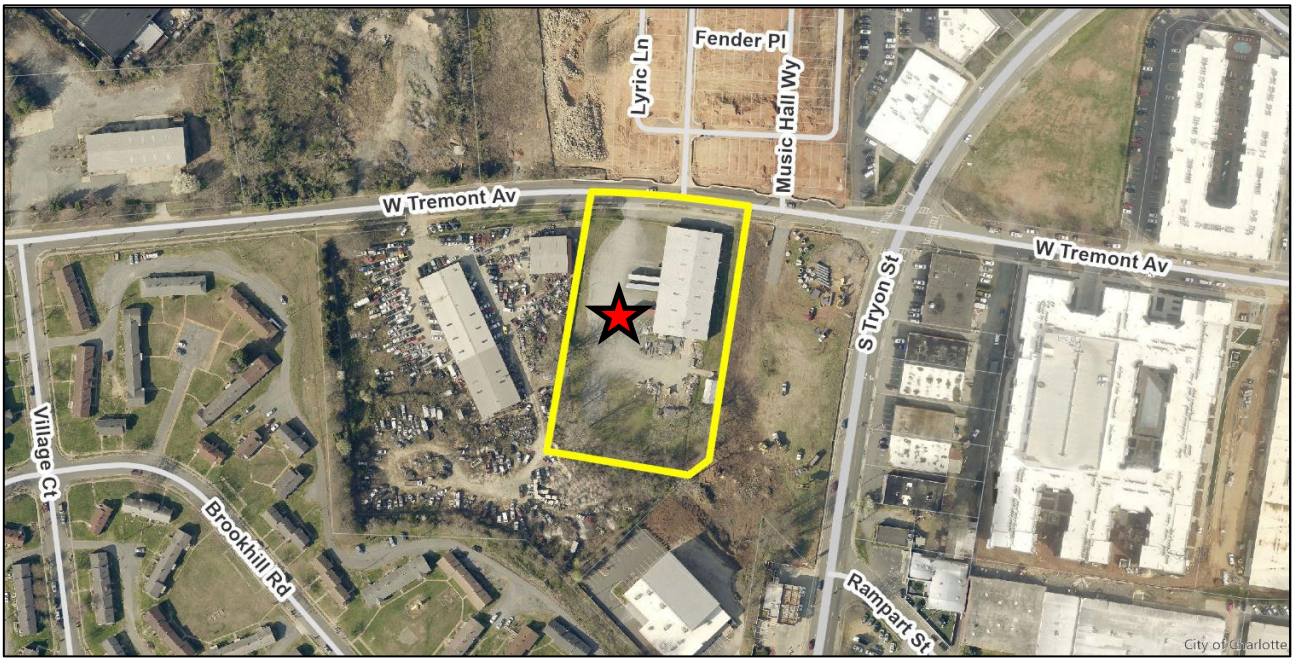
The subject site is developed with an industrial/warehouse and associated parking area.



North, across West Tremont Avenue, is a residential development under construction.

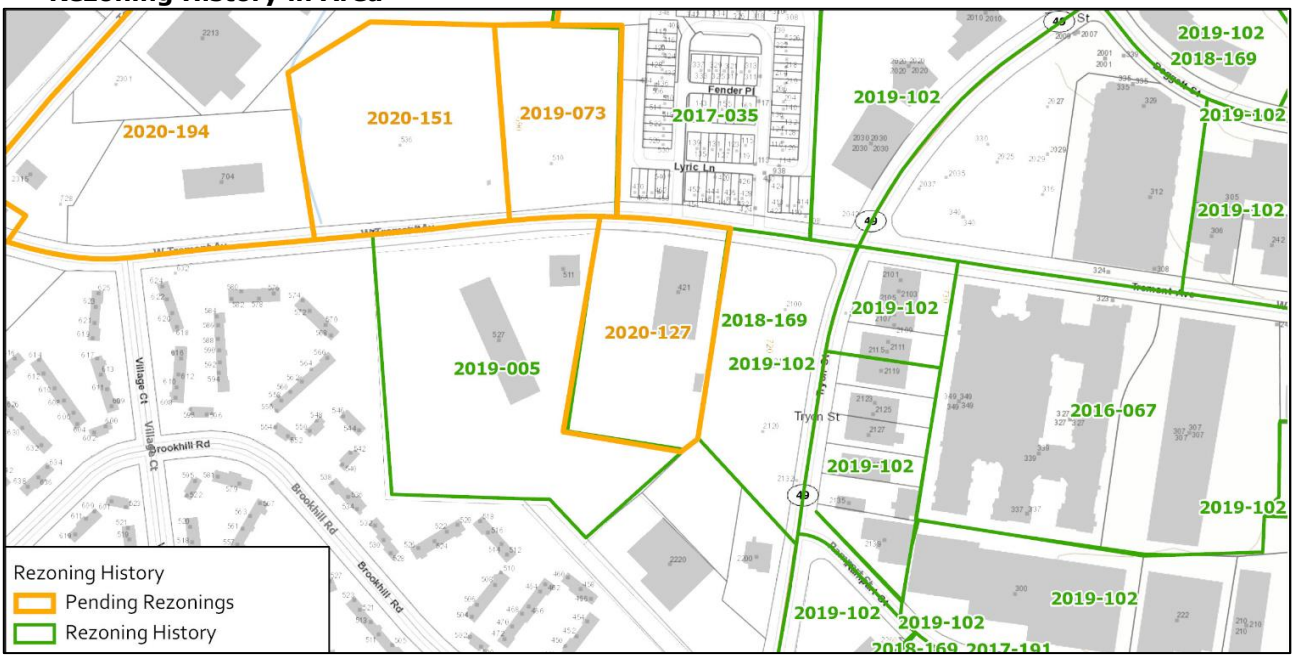


Along West Tremont Avenue is a mix of residential, office, and industrial uses and vacant acreage.



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

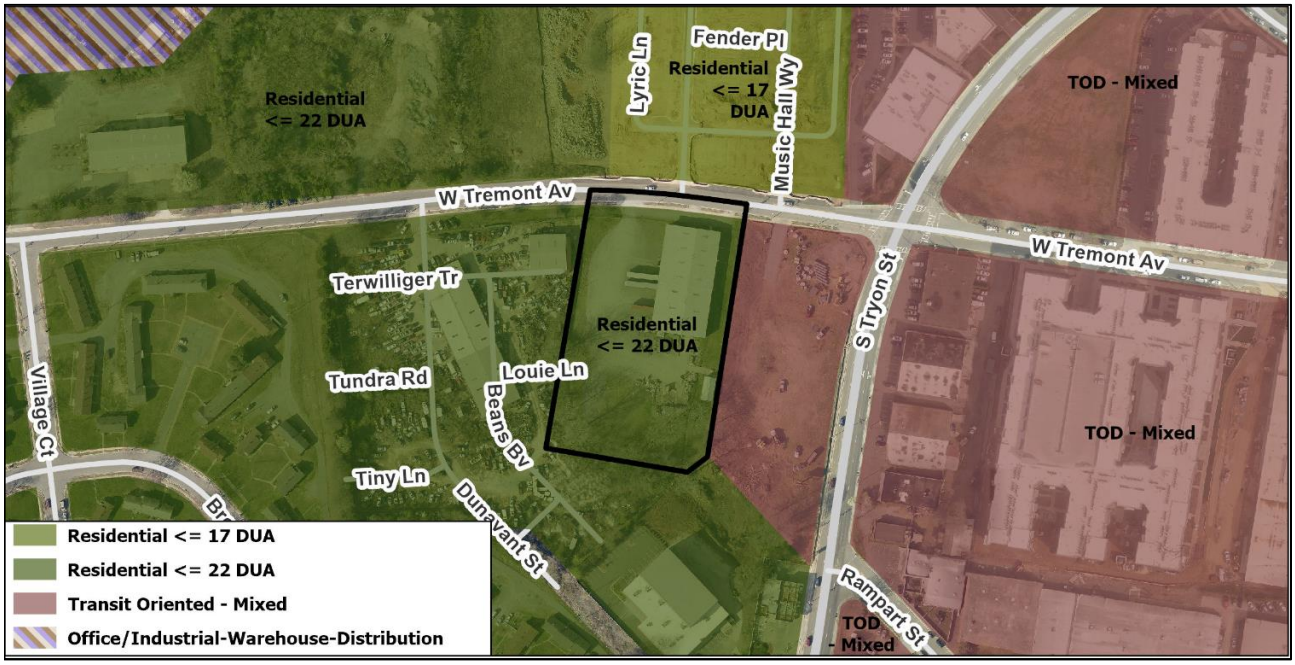
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-194	Rezone 8.69 acres from R-5 and I-1 to MUDD-O.	Pendiing
2020-151	Rezone 3.455 acres from I-1 to MUDD-O.	Pending
2020-129	Rezone 3.264 acres from TOD-NC to TOD-UC.	Pending
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR.	Approved
2019-073	Rezone 1.91 acres from I-1 to MUDD(CD).	Pending
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	Approved

	transit oriented development districts and regulations.	
2018-144	Rezoned 2.21 acres from MUDD-O to TOD-M(O.	Approved
2018-003	Rezoned 0.739 acres from TOD-R(O) to TOD-M(O).	Approved
2017-203	Rezoned 0.75 acres from B-1 and R-8 to TOD-R(O).	Approved
2017-191	Rezoned 2.44 acres from I-2 to TOD-M.	Approved
2017-173	Rezoned 1.42 acres from MUDD to MUDD-O.	Approved
2017-094	Rezoned 0.35 acres from I-1 to TOD-M (transit oriented development - mixed-use) for all uses allowed in the district.	Approved
2017-035	Rezoned 4.39 acres from I-1 to I-1 TS-O.	Approved
2016-146	Rezoned 0.74 acres from I-2 to TOD-R(O).	Approved
2016-067	Rezoned 8.36 acres from I-2 to TOD-MO (transit oriented development – mixed-use, optional) to allow the development of 402 residential units and 2,500 square feet of non-residential uses.	Approved

- **Public Plans and Policies**



- The *New Bern Transit Station Area Plan* recommends residential equal to or up to 22 dwelling units per acre.
- The site is within ½ mile walking distance from the East-West transit station. *The South End Station Area Plan* recommends higher density development within ½ mile of transit stations and the provision of sidewalks and other pedestrian amenities to improve access around station areas.

- **TRANSPORTATION SUMMARY**
  - This site is located on Tremont Street, a City-maintained local street, just west of Tryon Street, approximately ½ mile away from the East/West Blue Line Station. This site is requesting a TOD-NC 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 provide additional forms of connectivity, as applicable, supporting the types of development in the TOD-zoned areas.
  - See advisory comments at www.rezoning.org.
- **ACTIVE PROJECTS NEAR THE SITE:**
  - South Tryon Street Corridor Implementation CIP Project
    - Construction of bicycle and pedestrian facilities along South Tryon Street.
  - 510 West Tremont - RZP-2019-073
    - Rezoning to MUDD (CD) with proposed retail and multi-family residential uses.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 70 trips per day (15,480 square feet of warehouse)
    Entitlement: 90 trips per day (26,000 square feet of warehouse)
    Proposed Zoning: Too many uses to determine

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 Station Area Plan recommends higher density development within ½ mile of transit stations and the provision of sidewalks and other pedestrian amenities to improve access around station areas.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along West Tremont Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along West Tremont Road.
- **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.

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

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