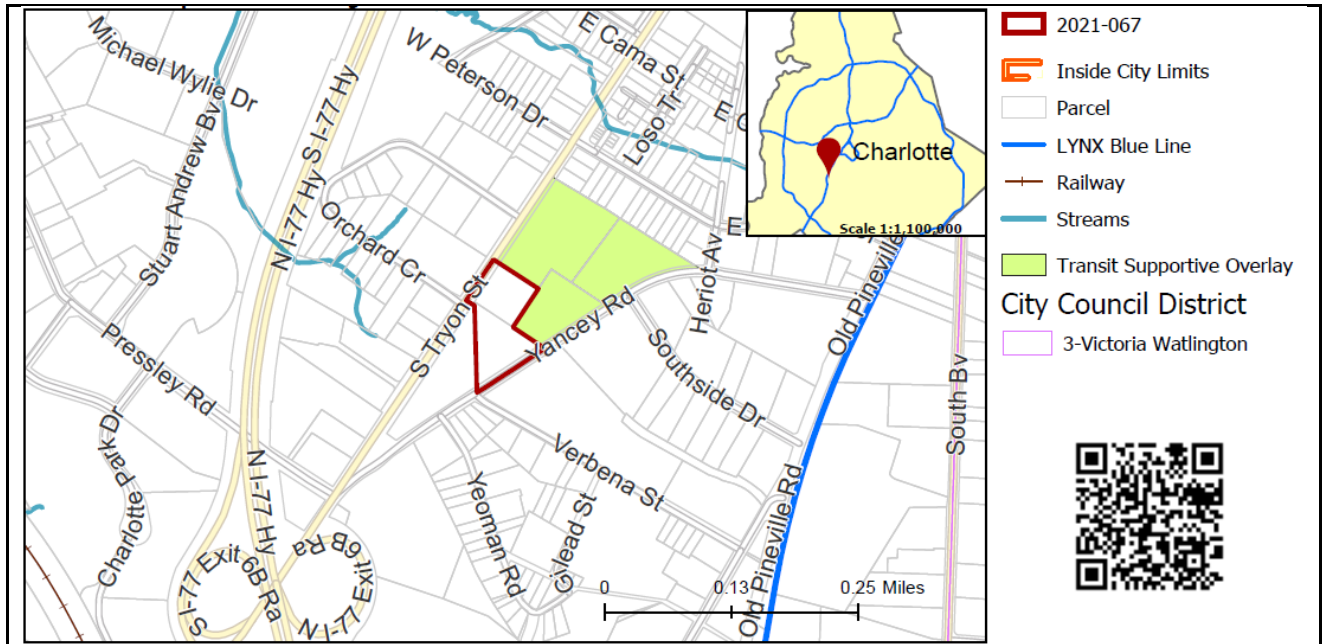


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

**LOCATION**

Approximately 3.45 acres located on the east side of South Tryon Street and the northwest of Yancey Road, west of Old Pineville Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-NC (transit oriented development – neighborhood center) zoning district on a parcel currently developed with an office building along South Tryon Street.

**PROPERTY OWNER**

Piedmont Natural Gas Co. Inc.

**PETITIONER**

Terwilliger Pappas

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Scaleybark Transit Station Area Plan* (2008) recommendation of office and industrial-warehouse-distribution uses for this site.

Rationale for Recommendation

- The site is just over a ½-mile walk of the Scaleybark Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an existing streetcar stop.
- The petition would allow for the redevelopment of the site to transit oriented uses.
- The TOD-NC zoning district maintains the high level of design standards associated with the TOD-UC zoning district, but TOD-NC is more appropriate for this site due to its lesser intensity.

- The use of conventional TOD-NC zoning applies standards and regulations to create 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 approval of this petition will revise the adopted future land use as specified by the *Scaleybark Transit Station Area Plan* (2008), from industrial uses to transit oriented development for the site.

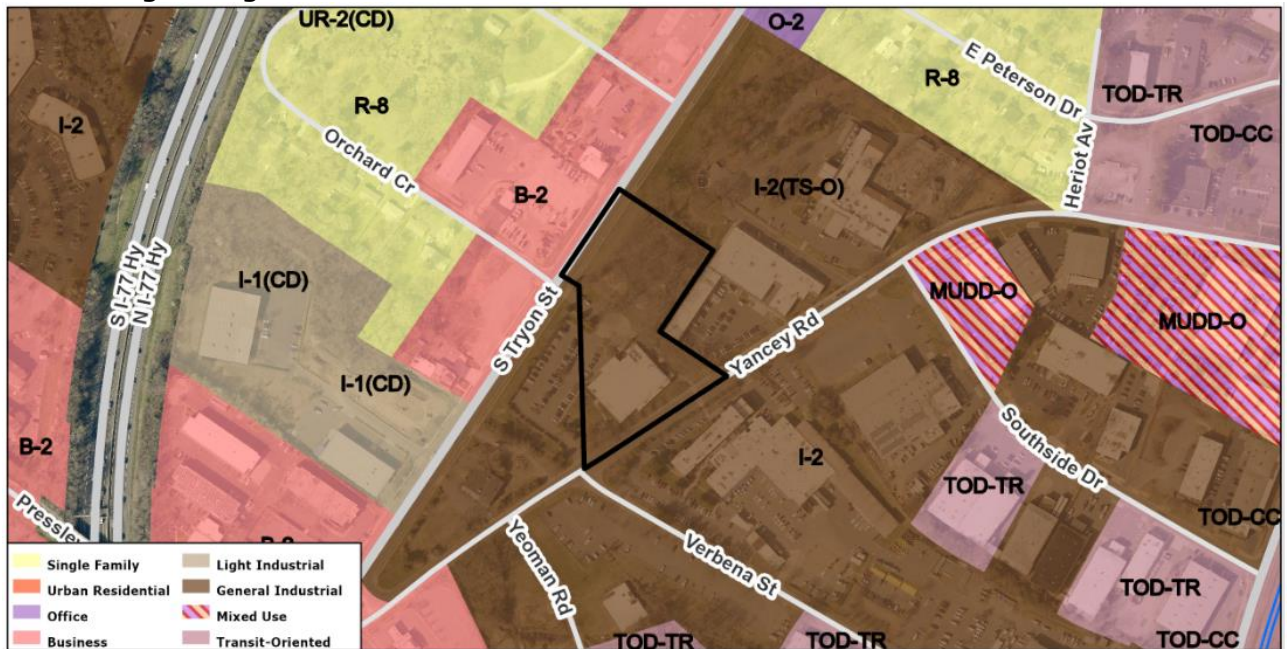
## PLANNING STAFF REVIEW

### • Proposed Request Details

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

- Allows all uses in the TOD-NC (transit oriented development – neighborhood center) zoning district.

### • Existing Zoning and Land Use



- There have been no recent rezoning of the site.





- The site (red star above) is in an area with office, warehouse/distribution, industrial, residential, retail, and mixed uses.



- North of the site are warehouse/distribution uses.



- South of the site are office uses.





- East of the site are Piedmont Natural Gas utility and office buildings.



- West of the site are vacant lots and industrial uses.

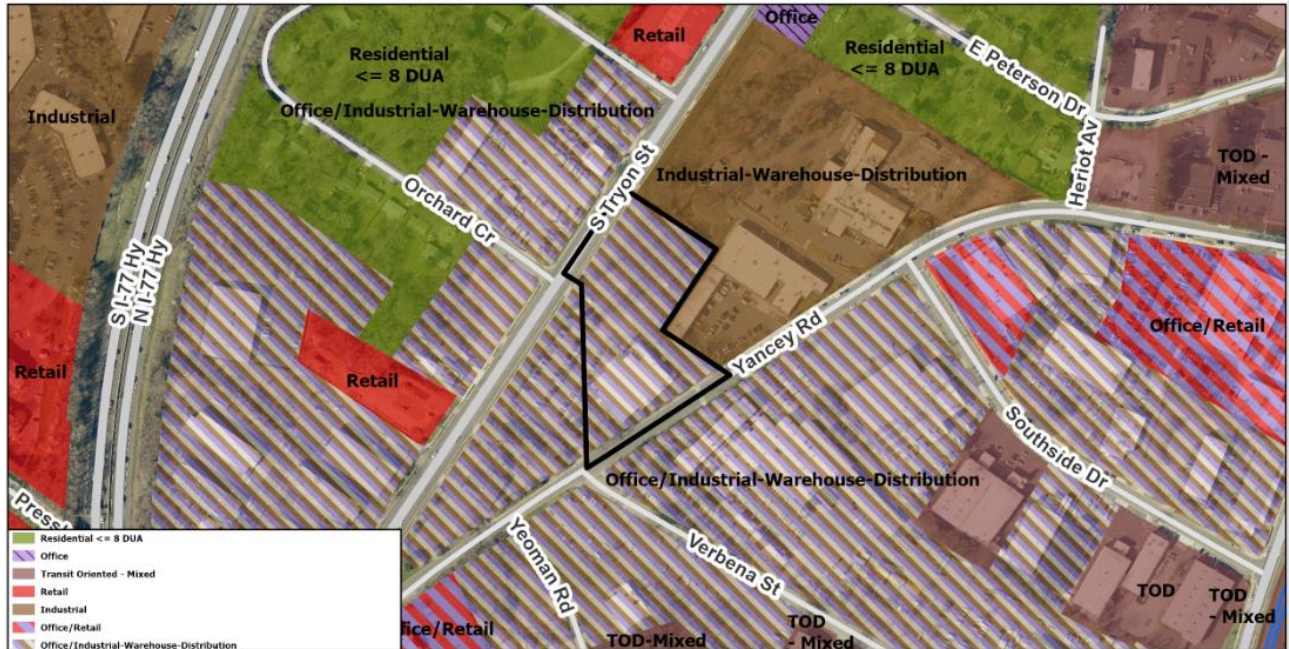
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-126	Rezoned 4.25 acres from I-2 to TOD-TR.	Approved
2019-132	Rezoned 5.9 acres from I-2 to TOD-TR.	Approved
2019-111	Rezoned 2.29 acres from I-2 to TOD-TR.	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
2019-077	Rezoning 5.10 acres from MUDD-O to MUDD-O SPA.	Pending
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. The amendment resulted in 3 existing conventional districts translating to the new TOD-CC +.	Approved
2016-102	Rezoned 9.52 acres from I-2 to I-2(TS)(O).	Approved
2016-098	Rezoned 5.1 acres from I-2 to MUDD-O.	Approved
2016-011	Rezoned 1.173 acres from I-2 to MUDD-O.	Approved



- **Public Plans and Policies**



- The *Scaleybark Station Area Plan* (2008) recommends office and industrial-warehouse-distribution uses for this site.
- **TRANSPORTATION SUMMARY**
  - The site is located on Tryon Street and Yancey Road, a State-maintained major thoroughfare and City-maintained collector street, respectively, approximately a half mile southwest of the Scaleybark Station. This petition has updated its rezoning boundaries with its latest submission. The Westside Strategy Plan and Scaleybark Transit Station Area Plan both cover the site. The 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 that will provide safe and efficient means of transportation that also complements the high-density TOD-development in the area.
- **Active Projects:**
  - There are no active projects near this site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 225 trips per day (based on tax record).  
Entitlement: 130 trips per day (51,750 square feet of warehouse uses).  
Proposed Zoning: Too many uses to determine the trip generation.

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

- **Charlotte Area Transit System:** No comments submitted.
- **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 conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** No comments submitted.
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **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 comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry:** No comments submitted.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902