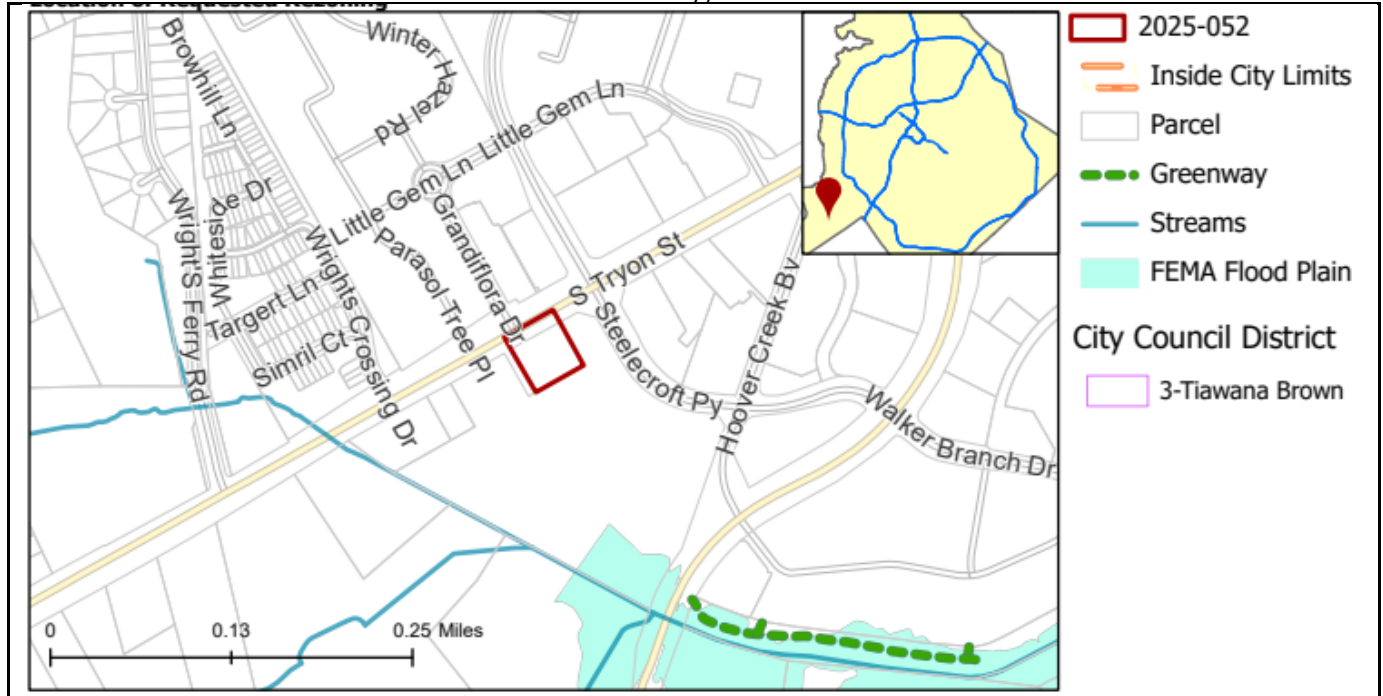


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: OG (Office General)

LOCATION

Approximately 0.81 acres located south of South Tryon Street, west of Steelecroft Parkway, and north of Steele Creek Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the OG zoning district. The site is occupied by a vacant fire department structure.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

THE CHARLOTTE MECKLENBURG HOSP
The Charlotte-Mecklenburg Hospital Authority
John Carmichael; Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Campus.

Rationale for Recommendation

- The proposal brings the site into alignment with the *2040 Policy Map* recommendation for the Campus Place Type, which supports office, institutional, and civic buildings designed to serve as employment and service destinations within established community areas.
- The proposed district aligns with the intent of the Campus Place Type by accommodating medical, administrative, and professional office uses that complement adjacent health facilities and institutional development already present in the Steele Creek area.

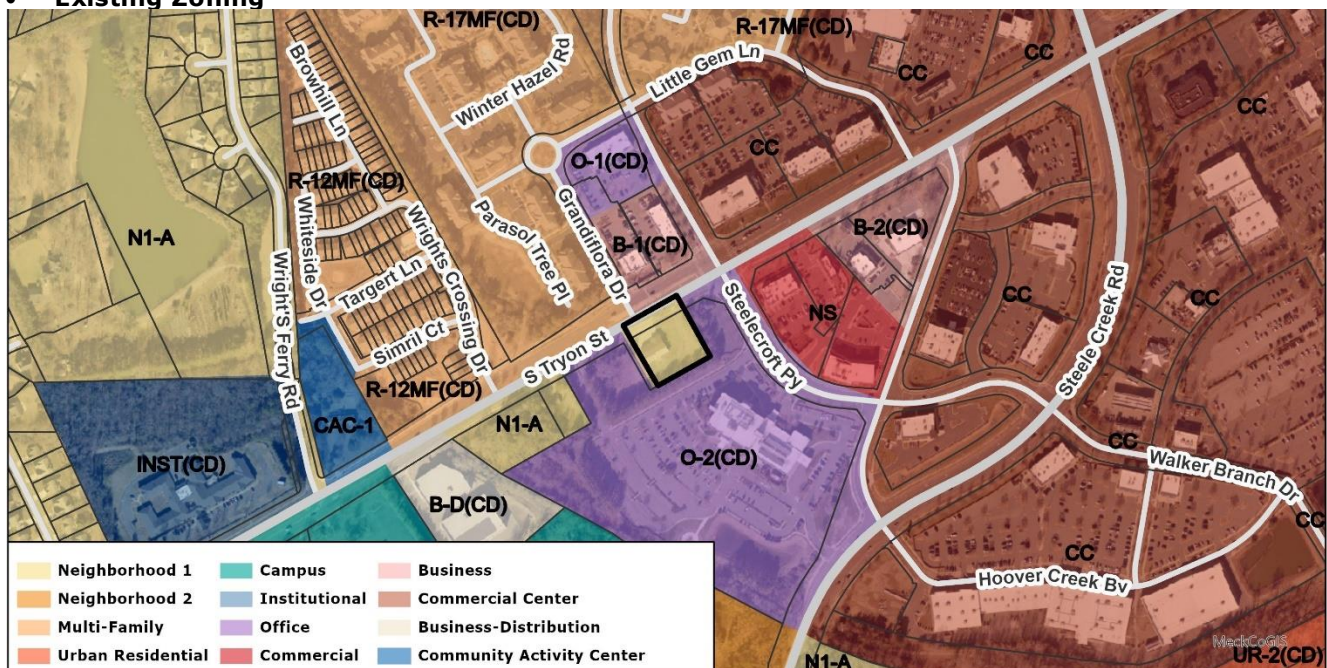
- The site's location along South Tryon Street, a major roadway, provides accessibility to the property.
- The site is surrounded by a blend of institutional, office, and residential districts, including medical offices and commercial uses to the east and south, multi-family residential development to the north, and Neighborhood 1 housing further to the west, making the proposal of this petition compatible with the existing transition between residential and non-residential uses on South Tryon Street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

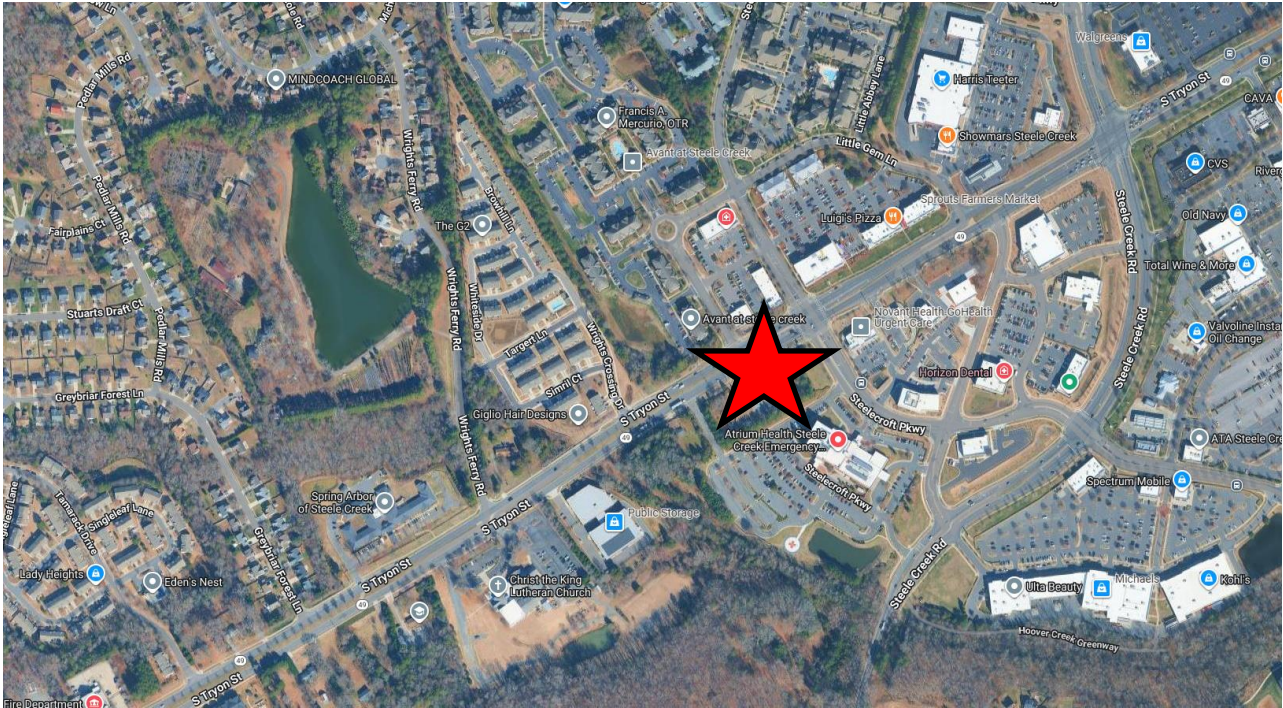
- **Proposed Request Details**

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

- **Existing Zoning**



The subject site (outlined in black) is surrounded by a mix of zoning districts that allow a blend of commercial, office, residential, and institutional uses.



The surroundings of the site include a mixed-use commercial area that integrates employment, residential, and service-oriented uses.



The site is occupied by a structure that was previously utilized by the fire department.



North of the site are apartments and commercial businesses.



East of the site are health institutions and medical offices.

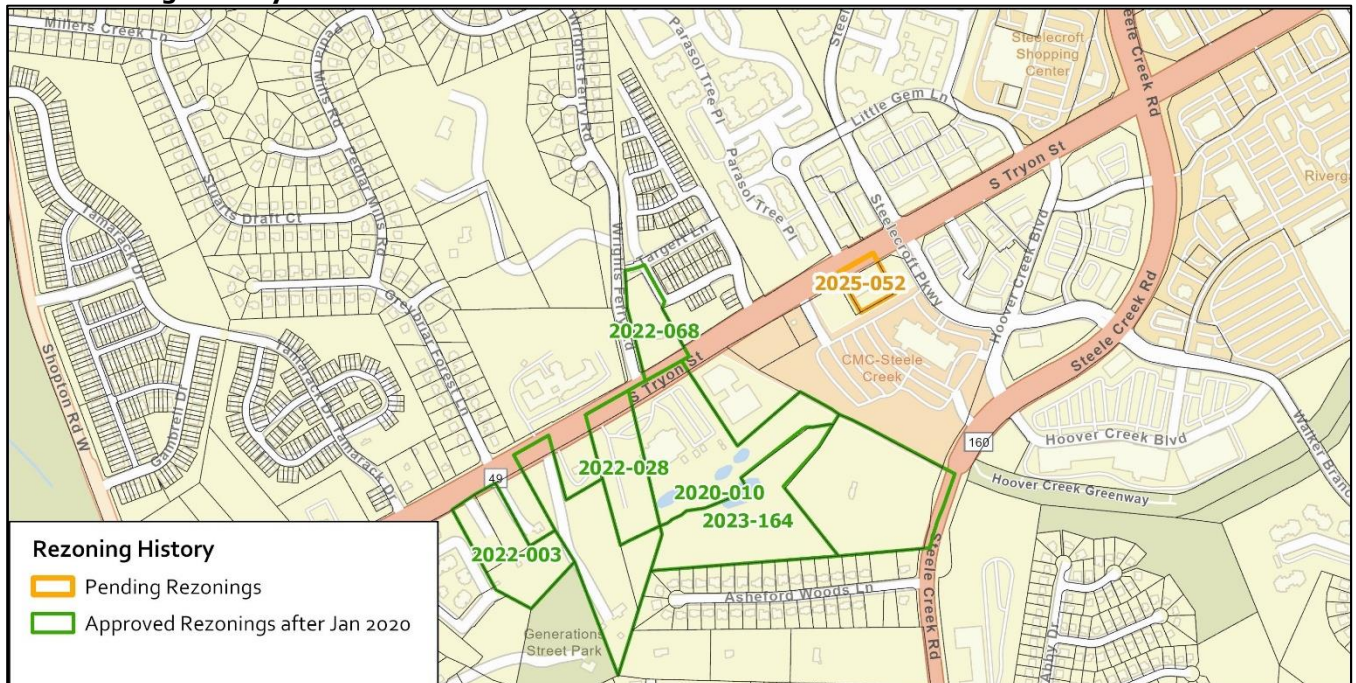


South of the site are medical offices.



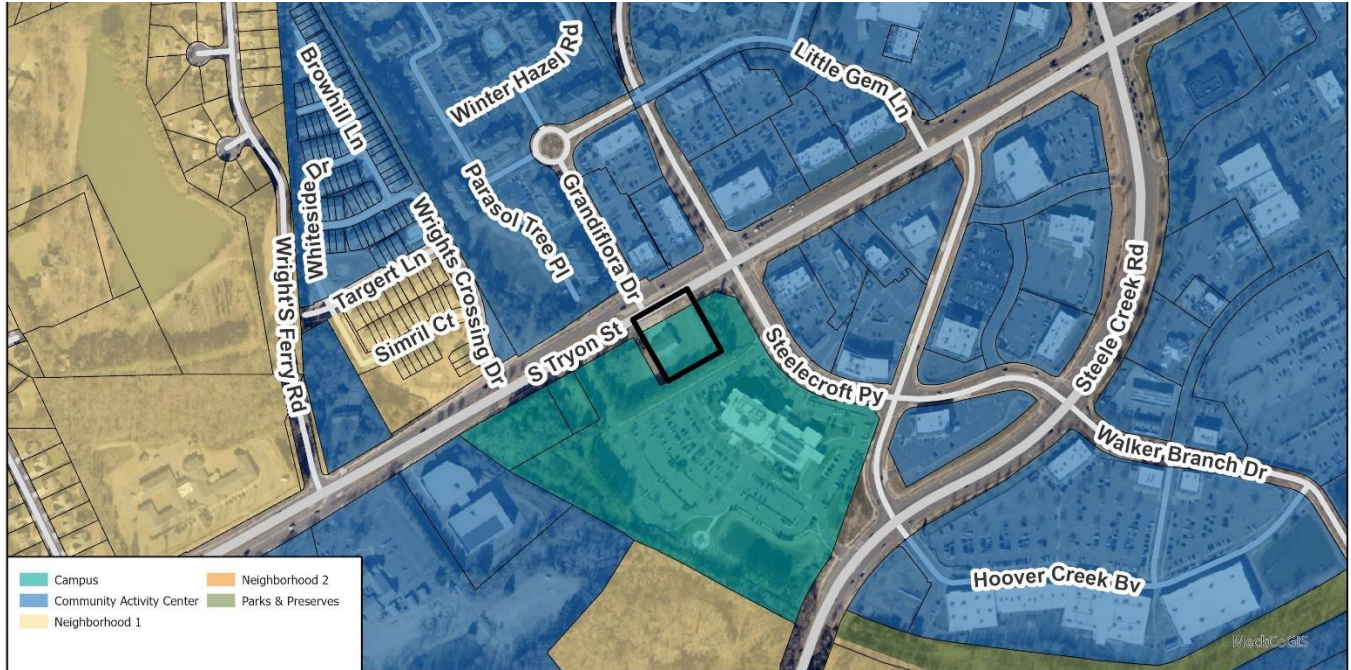
West of the site are residential neighborhoods and institutional uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-010	Rezoned 15.8 acres from R-3 (Single-Family Residential) to INST (Institutional) to allow for all uses within the INST zoning district.	Approved
2022-003	Rezoned 4.39 acres from R-3 (Single Family Residential) to R-12MF(CD) (Multifamily Residential, Conditional) for up to 29 single family attached residential dwelling units.	Approved
2022-028	Rezoned 3.53 acres from R-3 (Single Family Residential) to INST (Institutional) to allow for all uses permitted in the INST district.	Approved
2022-068	Rezoned 2.03 acres from N1-A (Neighborhood 1) to CAC-1 (Community Activity Center-1) to allow for all uses permitted in the CAC-1 district.	Approved
2023-164	Rezoned 23.42 acres from N1-A (Neighborhood 1-A) and IC-1 (Institutional Campus-1) to N2-A(CD) (Neighborhood 2-A, Conditional) for development of up to 187 multi-family attached dwellings.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Campus Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to South Tryon Street, a State-maintained major arterial, south of Steelecroft Parkway, a privately maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO 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 with this place type and zoning district.

- **Active Projects:**

- CIP - Street Lighting - South Tryon Street Phase II
 - Project ID: STLG_INSTALL_2
 - Location Description: Carowinds Boulevard to City Limits
 - Project Description: Adding new streetlights to the corridor.
 - Project Type: Street Lighting
 - Project Phase: Design
 - Anticipated Completion Date: 2022
 - PM: Anthony Mendez - anthony.mendez@charlottenc.gov

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (the site has no active uses).

Entitlement: 28 trips per day (based on 0.81 acres of N1-A uses).

Proposed Zoning: Trip generation unavailable for this use (based on Office General; OG) Trip

Generation will be determined at the time of permitting based upon the development proposal.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - River gate Elementary current utilization is 105%
 - Southwest Middle current utilization is 130%
 - Palisades High current utilization is 112%
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main along S Tryon St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along S Tryon St. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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 / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Emma Knauerhase (704)-432-1163