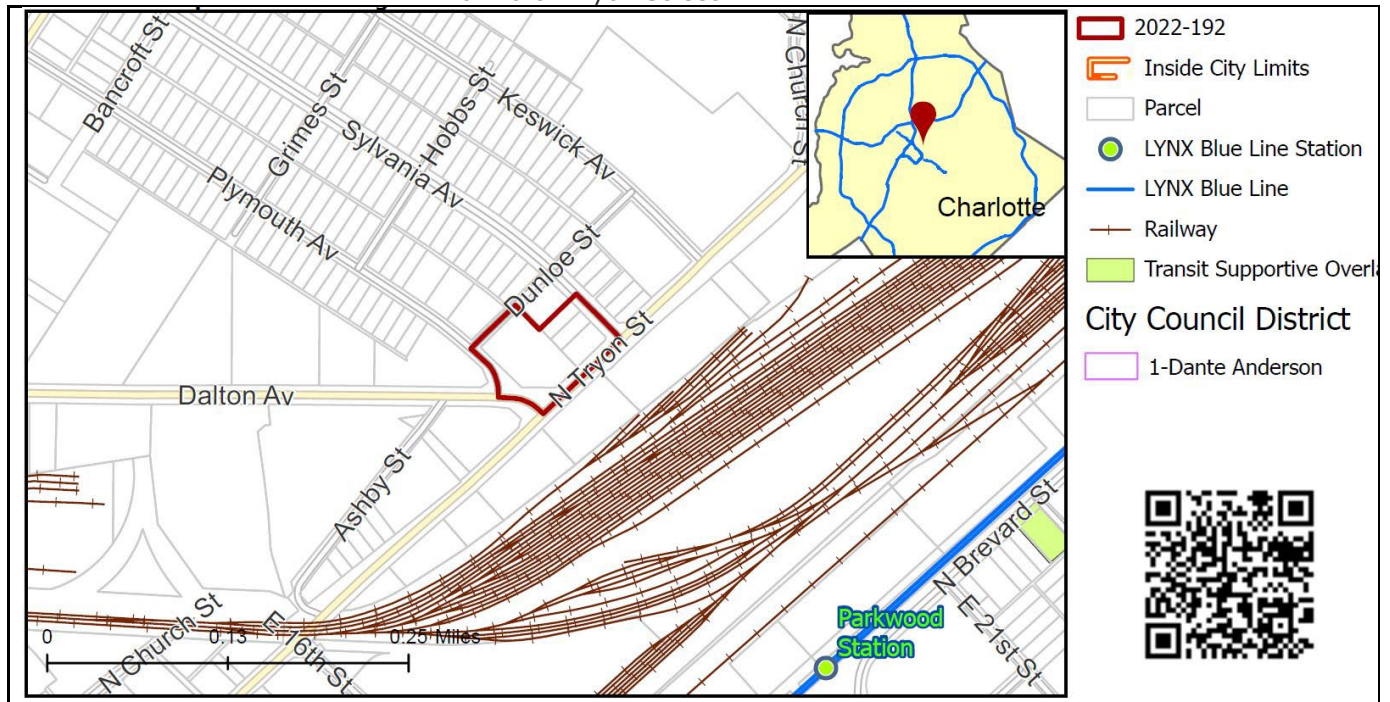


## REQUEST

Current Zoning: I-2 (general industrial)  
Proposed Zoning: MUDD(CD) (mixed use development district, conditional)

## LOCATION

Approximately 2.0 acres bound by the east side of Plymouth Avenue, south side of Dunloe Street, west side of Sylvania Avenue, and north side of North Tryon Street.



## SUMMARY OF PETITION

The petition proposes development of a vacant site for up to 275 multi-family residential dwelling units and minimum of 3,000 square feet and up to 8,000 square feet of non-residential space.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Ascent Real Estate Capital  
Ascent Real Estate Capital  
Collin Brown and Brittany Lins, Alexander Ricks, PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Commercial Place Type.

### Rationale for Recommendation

- This petition is appropriate and compatible for the location as it increases the variety of housing types in the area while creating opportunities for neighborhood scale commercial services that could help support the residents of the proposed development and the adjacent Lockwood neighborhood.
- Several parcels near the site and along the North Tryon Street corridor have recently been rezoned or are in the process of requesting a rezoning

to the MUDD(CD) and MUDD-O districts. This represents an ongoing shift in this area to a more urban and mixed-use development pattern.

- The petition commits to providing a minimum of 3,000 square feet and a maximum of 8,000 square feet of retail, restaurant, or personal care uses.
- The proposal includes architectural design standards related to building materials, direct pedestrian connections, façade and roof articulations, blank wall limitations, ground floor transparency requirements, height transitions from surrounding residential uses, and limits the maximum building height to 80 feet.
- The site is served by the number 11 and 21 CATS local buses providing service between the Charlotte Transit Center and Ikea Boulevard/University Point Boulevard and Sugar Creek Road/WT Harris Boulevard, respectively. The site is also located within a ¾ mile walk of the Parkwood Lynx Blue Line Station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Commercial Place Type to the Community Activity Center Place Type for the site.

## PLANNING STAFF REVIEW

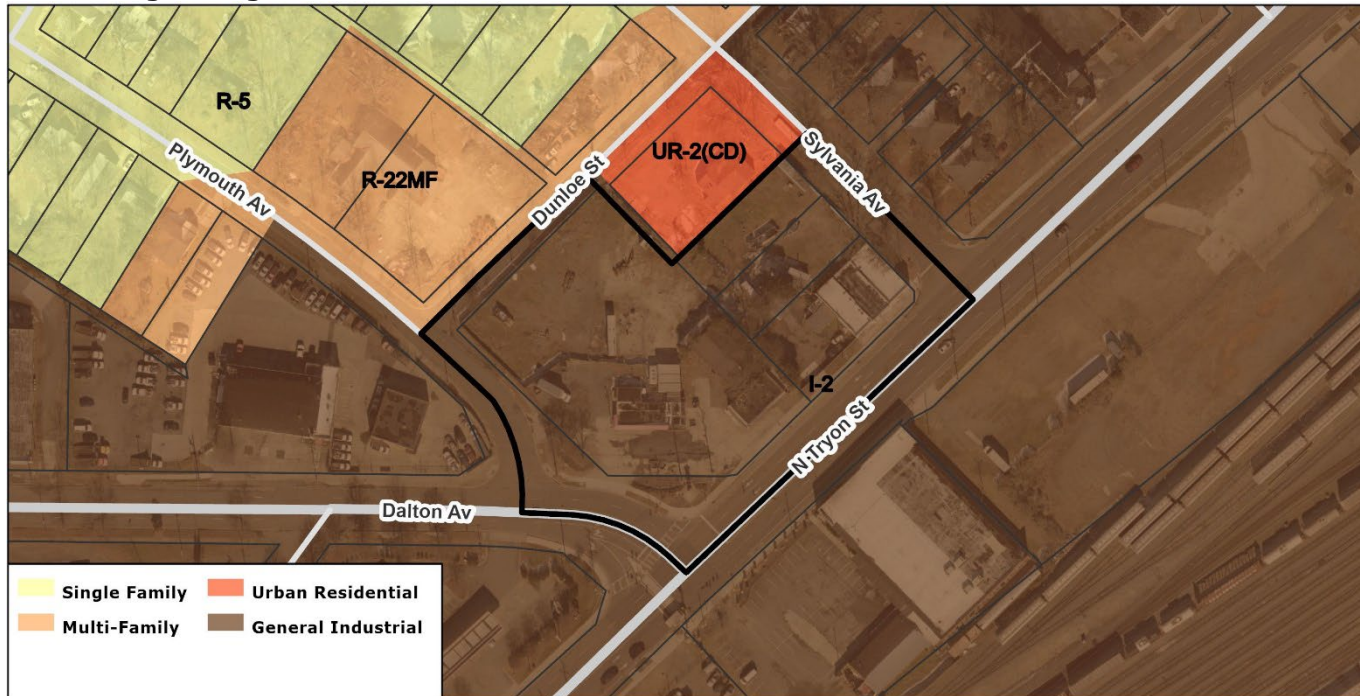
### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 275 multi-family residential dwelling units.
- Provides a minimum of 3,000 and a maximum of 8,000 square feet of commercial space.
- Provides a minimum 8 foot sidewalk and 8 foot planting strip on all five street frontage abutting the site.
- Commits to providing a buffer bicycle lane along the North Tryon Street and Dalton Avenue street frontages.
- Vehicular access to the site is proposed to be provided from Sylvania Avenue as well as a shared access with the proposed adjacent multi-family development off Dunloe Street as generally depicted on the site plan.
- Commits to dedicating additional street right-of-way as requested by CDOT and NCDOT.
- Architectural design standards related to primary and restricted building materials, screening of solid waste facilities, ground floor entrances with direct connections to the public sidewalk, building massing standards including blank wall limitations and articulation of the façade and roof lines, minimum ground floor transparency requirements.
- Limits the maximum building height to 80 feet and provides requirements for height transitions adjacent to surrounding residential uses.
- Commits to site lighting standards such as full cut-off type and decorative lights.

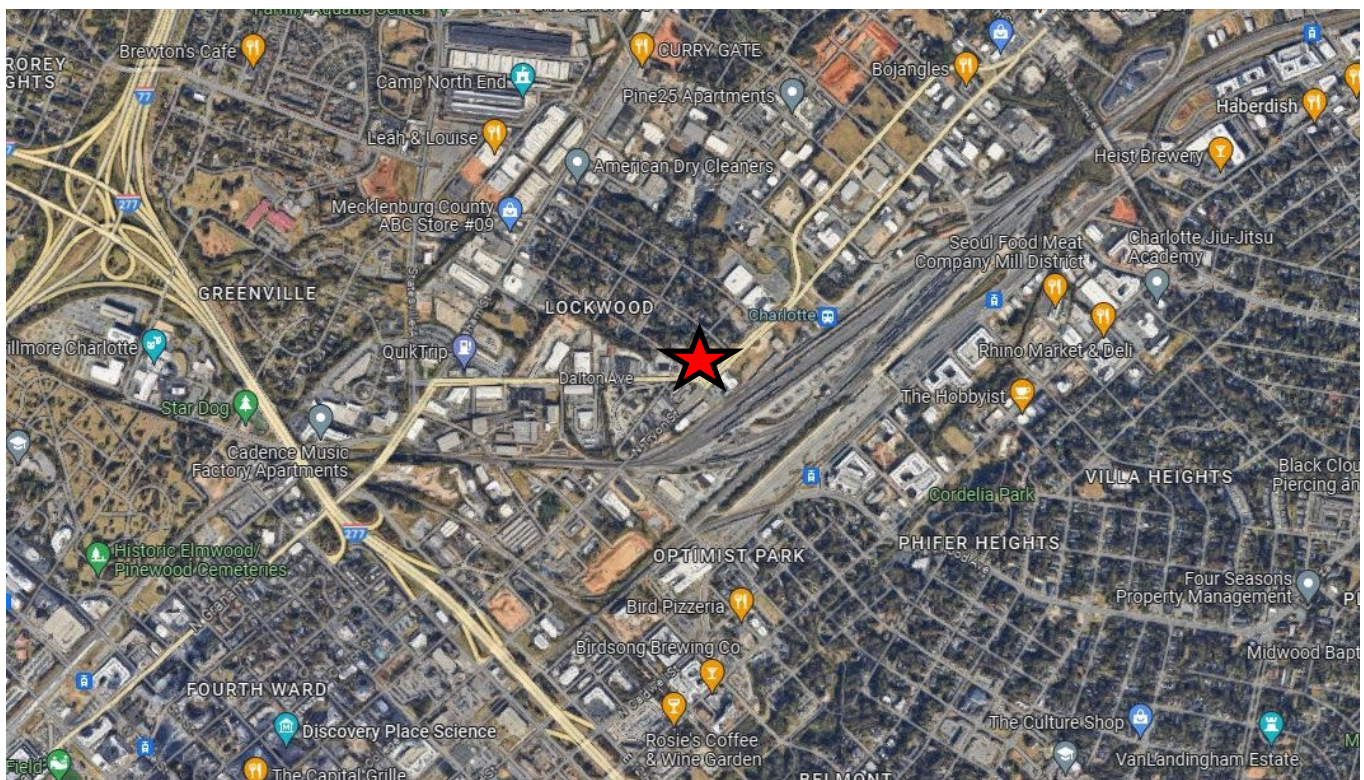


- Existing Zoning**



- The property is currently zoned I-2 (general industrial) and is adjacent to other properties zoned industrial, urban residential, and multi-family residential.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (general industrial)	ML-2 (manufacturing & logistics)	Commercial



The site (indicated by red star above) is located at the northwest corner of North Tryon Street and Dalton Avenue, north of the Brookshire Freeway and south of Matheson Avenue, on the eastern edge of the Lockwood neighborhood.





View of the site looking northwest from the intersection of North Tryon Street and Dalton Avenue. The site is currently vacant.



View of the site looking northeast from the intersection of Plymouth Avenue and Dunloe Street. The site is adjacent to a daycare facility and single-family houses across Dunloe Street.





View of the site looking southeast from the intersection of Sylvania Avenue and Dunloe Street. The single-family house in the foreground is abutting the site and is entitled for multi-family development under urban residential zoning.



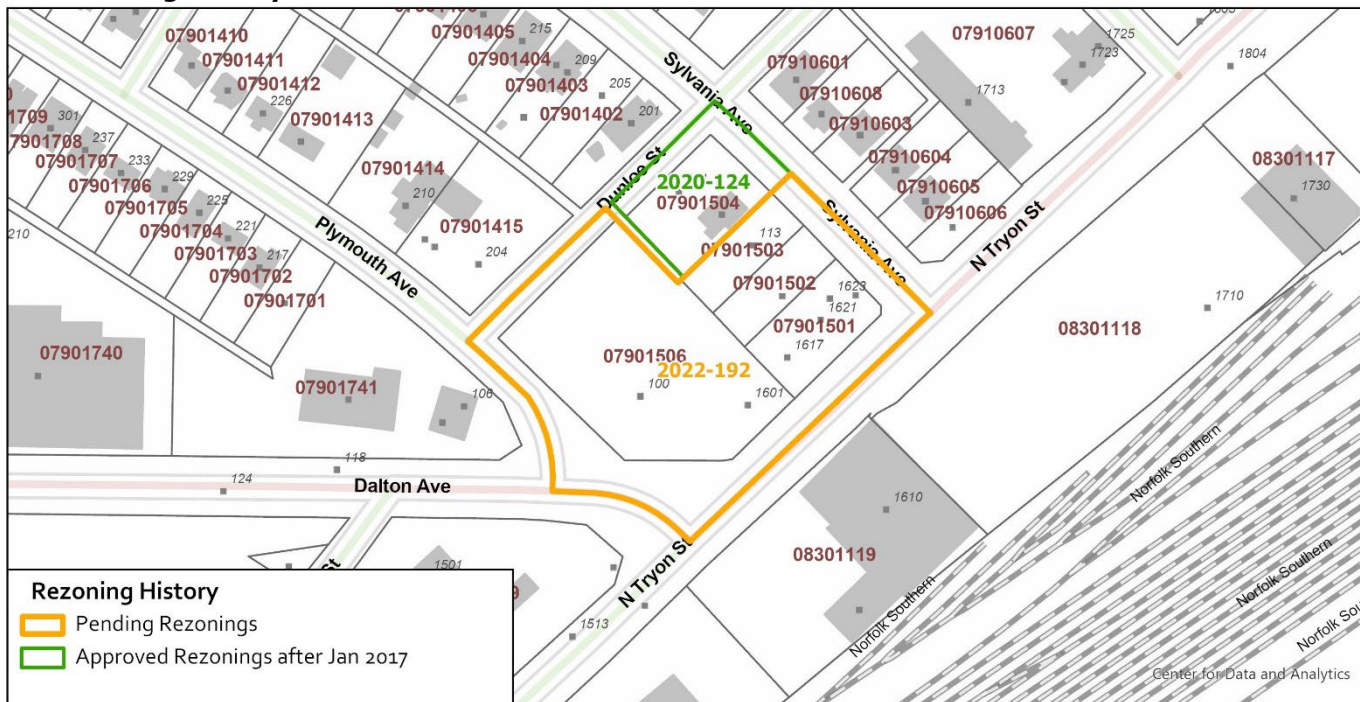
View of new multi-family development on the east side of North Tryon Street several blocks to the south of the site.





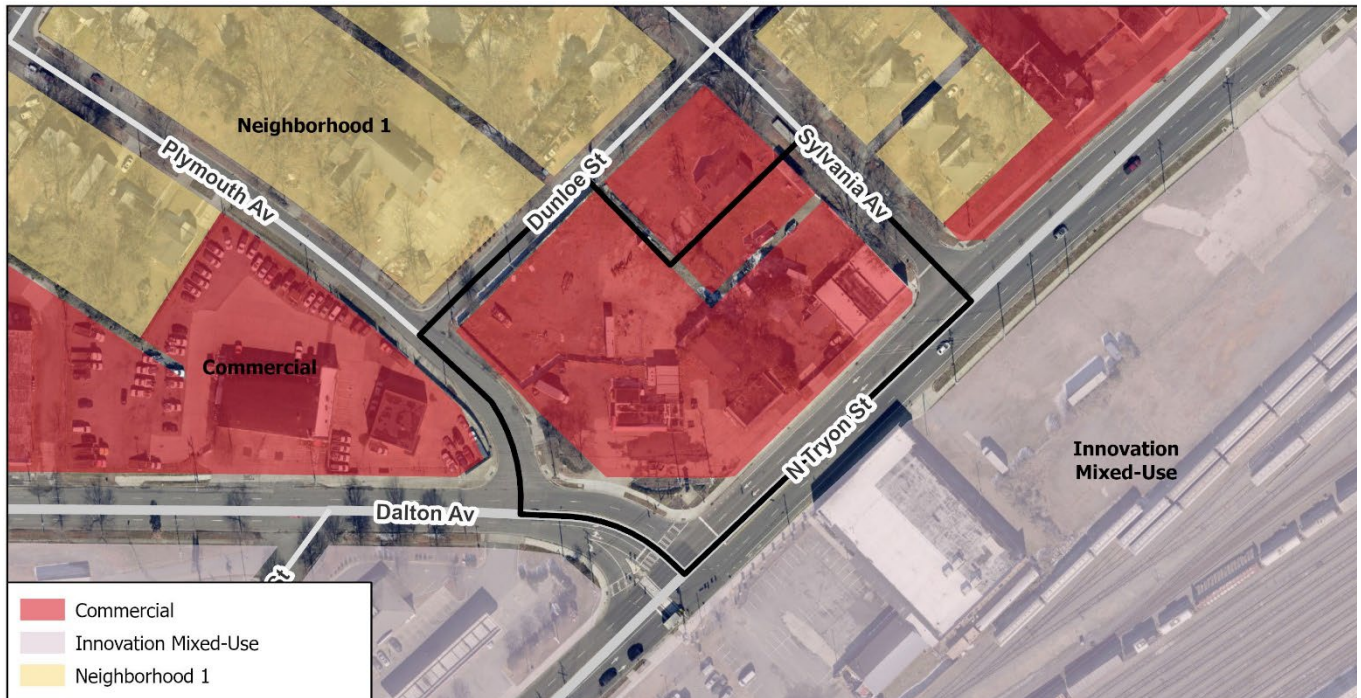
View looking south along North Tryon Street showing the current Amtrak Station (left side of the image) and a recent adaptive reuse of a warehouse building (right side of the image).

#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-124	0.33 acres located along the southeast side of Dunloe Street, the southwest side of Sylvania Avenue, west of Tryon Street, to UR-2(CD) from I-2.	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of North Tryon Street, a State-maintained major throughfare, and Sylvania Avenue, a City-maintained minor collector. A Traffic Impact Study (TIS) is /not required for this site due to the site generating less than 2500 daily trips. Site plan and/or conditional note revisions are needed to commit to curb ramp improvements to current standards and conditional note revisions.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Notes 1 - 2.

- **Vehicle Trip Generation:**

Current Zoning: I-2

Existing Use: Vacant.

Entitlement: 180 trips per day based in 87,120 square feet of industrial zoned property.

Proposed Zoning: 1,835 trips per day based on 275 multi-family dwelling units or 600 trips per day based on 85 single-family attached dwelling units.

**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 Outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 5 students if developed with 85 single-family attached dwelling units and 51 students with the 275 multi-family dwelling units option. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 5 with the single-family attached option to 51 with the multi-family option.



- The proposed 85 single-family attached dwelling unit development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
  - Hidden Valley Elementary from 138% to 139%
  - Martin Luther King, Jr. Middle from 101% to 101%
  - Julius L Chambers High from 137% to 137%.
- The proposed 275 multi-family dwelling unit development option is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
  - Hidden Valley Elementary from 138% to 140%
  - Martin Luther King, Jr. Middle from 101% to 102%
  - Julius L Chambers High from 137% to 138%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located on N Tryon St, and an existing 16-inch water transmission main located on Plymouth Ave. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located on N Tryon St, and an existing 8-inch gravity sewer main on Plymouth Ave.
- **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 / City Arborist:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

## OUTSTANDING ISSUES

### Transportation

1. ~~Dalton Street: location of future curb and gutter to be moved 35 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway section of 41 Avenue and Bike Lanes. Add conditional note that the curb line location is to be finalized during permitting in coordination with CDOT to accommodate Charlotte Streets Map.~~ Addressed
2. ~~Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes."~~ Addressed

### Site and Building Design

3. ~~Remove the proposed 85 single family attached unit development option as the site plan is developed around the 275 multi-family dwelling unit option.~~ Addressed

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3818