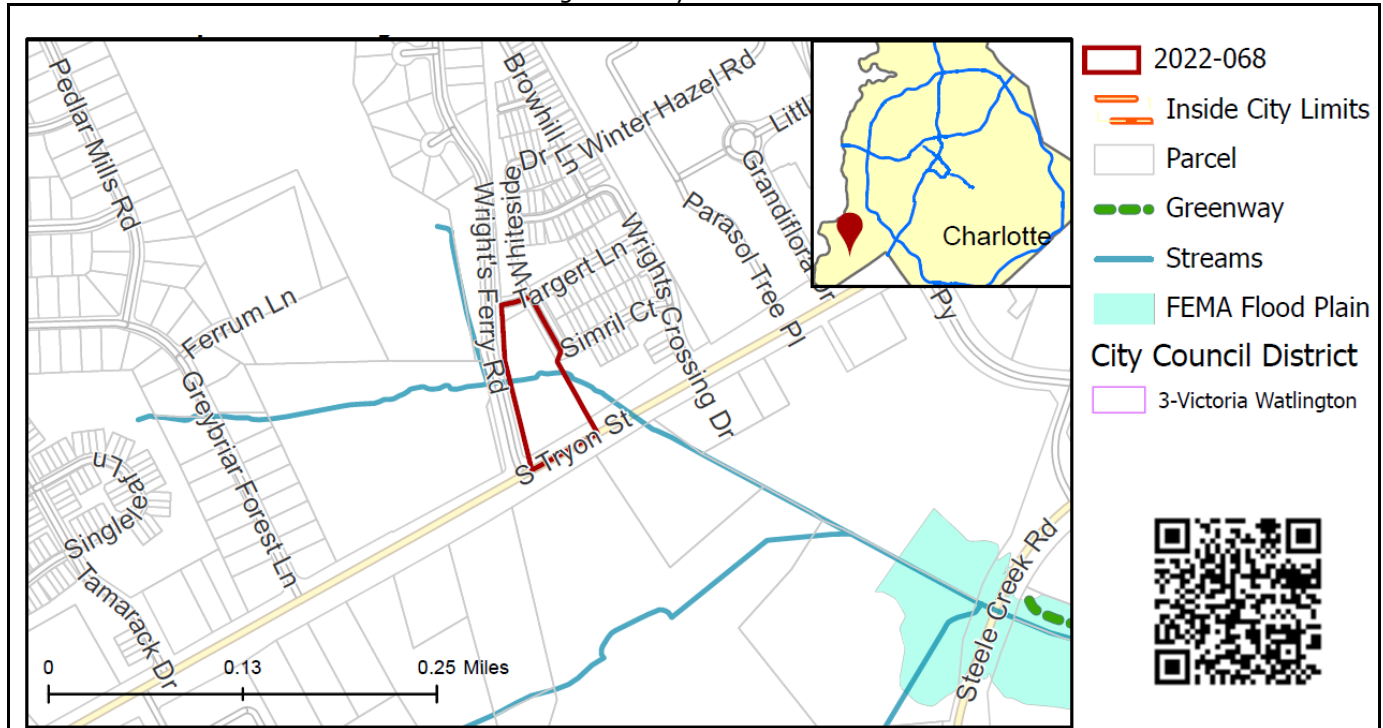


**REQUEST**

Current Zoning: N1-A (Neighborhood 1)  
Proposed Zoning: CAC-1 (Community Activity Center)

**LOCATION**

Approximately 2.03 acres located on S Tryon Street at the intersection with Wright's Ferry Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the CAC-1 district on a property in the Steele Creek community currently developed with one single family dwelling.

**PROPERTY OWNER**

Barbara A. Freeman

**PETITIONER**

Barbara A. Freeman

**AGENT/REPRESENTATIVE**

Barbara A. Freeman

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 place type for this site.

Rationale for Recommendation

- The site is adjacent to Community Activity Center place type.
- The Community Activity Center place type could be considered appropriate for this site given the S Tryon Street frontage and commercial, multifamily, single family attached, and institutional uses along this segment of S Tryon Street.
- The small acreage of the site and limited access (only from S Tryon Street) will limit the intensity of the proposed CAC-1 uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

- 1: 10 Minute Neighborhoods
- 8: Diverse & Resilient Economic Opportunity

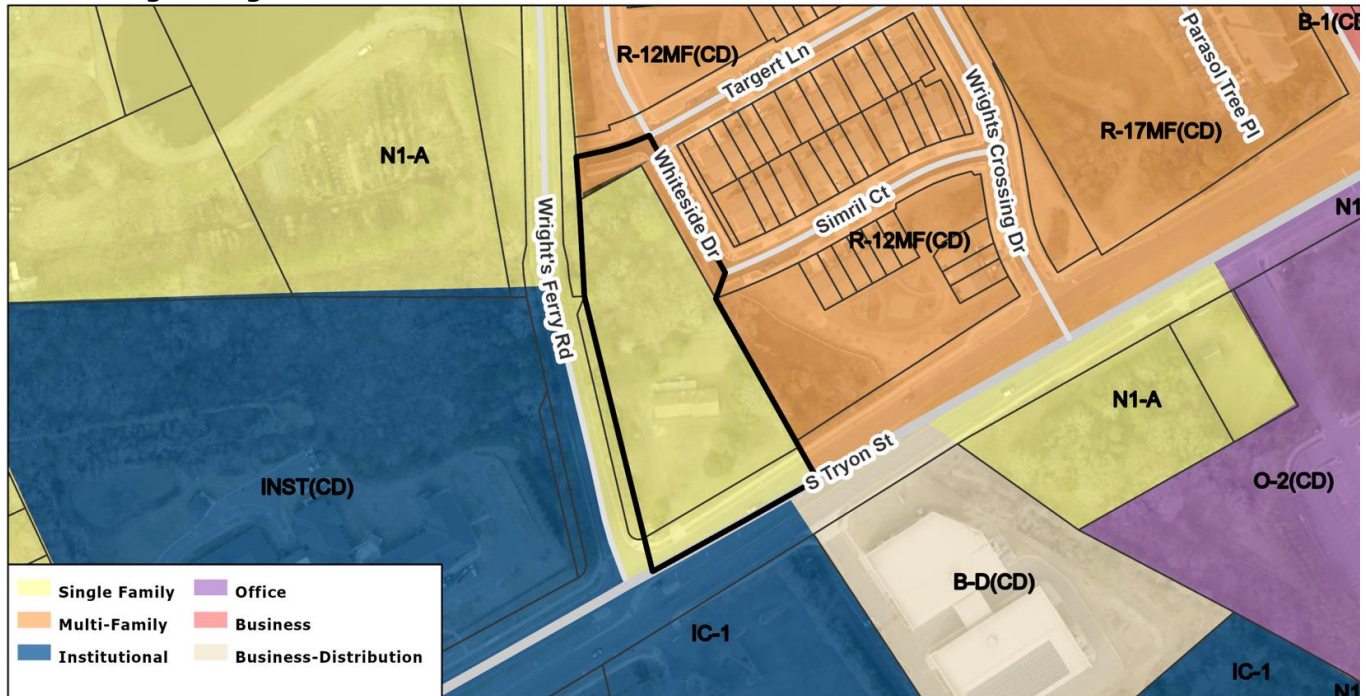
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to the Community Activity Center Place Type for the site.

## PLANNING STAFF REVIEW

- **Proposed Request Details**

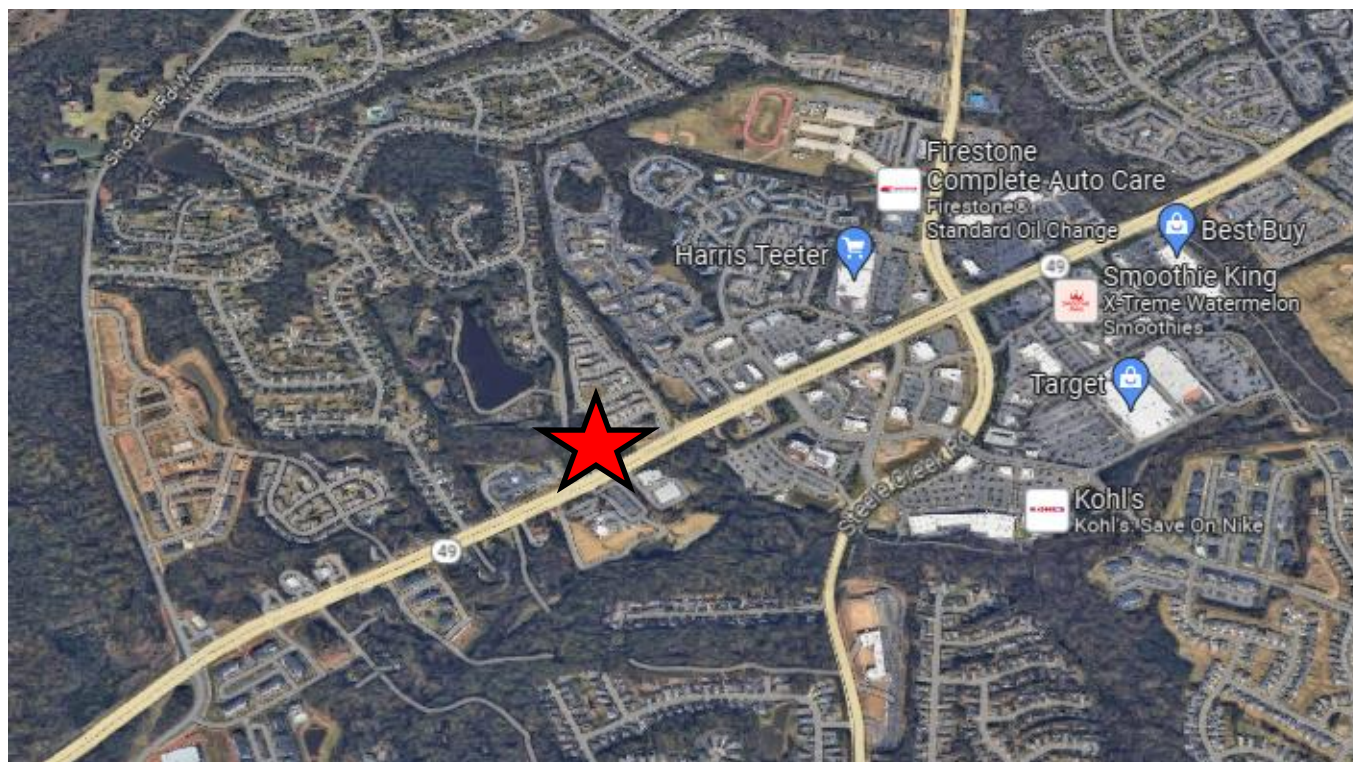
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning**



- The site is zoned N1-A and is surrounded by a mix of zoning districts including N1-A, R-12MF(CD), IC-1, INST(CD), and O-2(CD), and BD(CD).





The site, marked by a red star, is surrounded by a mix of uses including institutional, single family attached, single family detached and multifamily and is adjacent to the Community Activity Center surrounding the intersection of S Tryon Street and Steele Creek Road.



Streetview of single family attached residential uses to the north and east of the site along Simril Court.



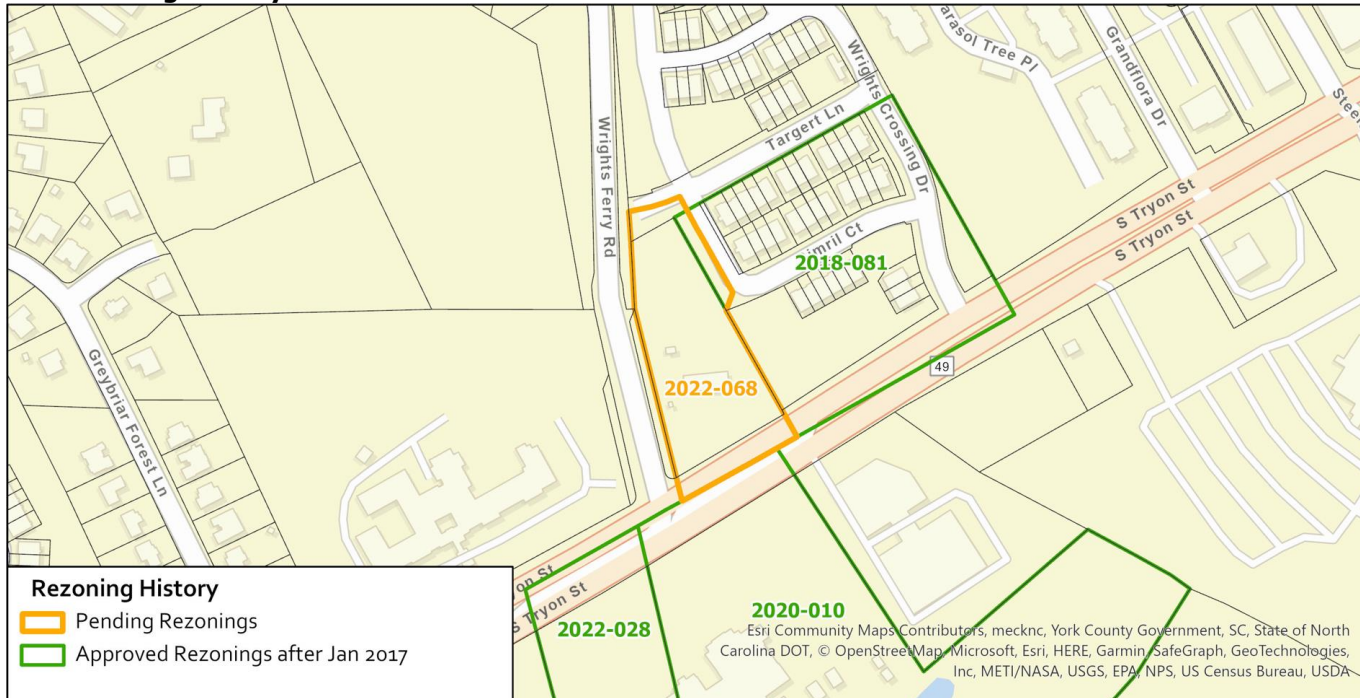
Streetview of institutional use to the south of the site across S Tryon Street.





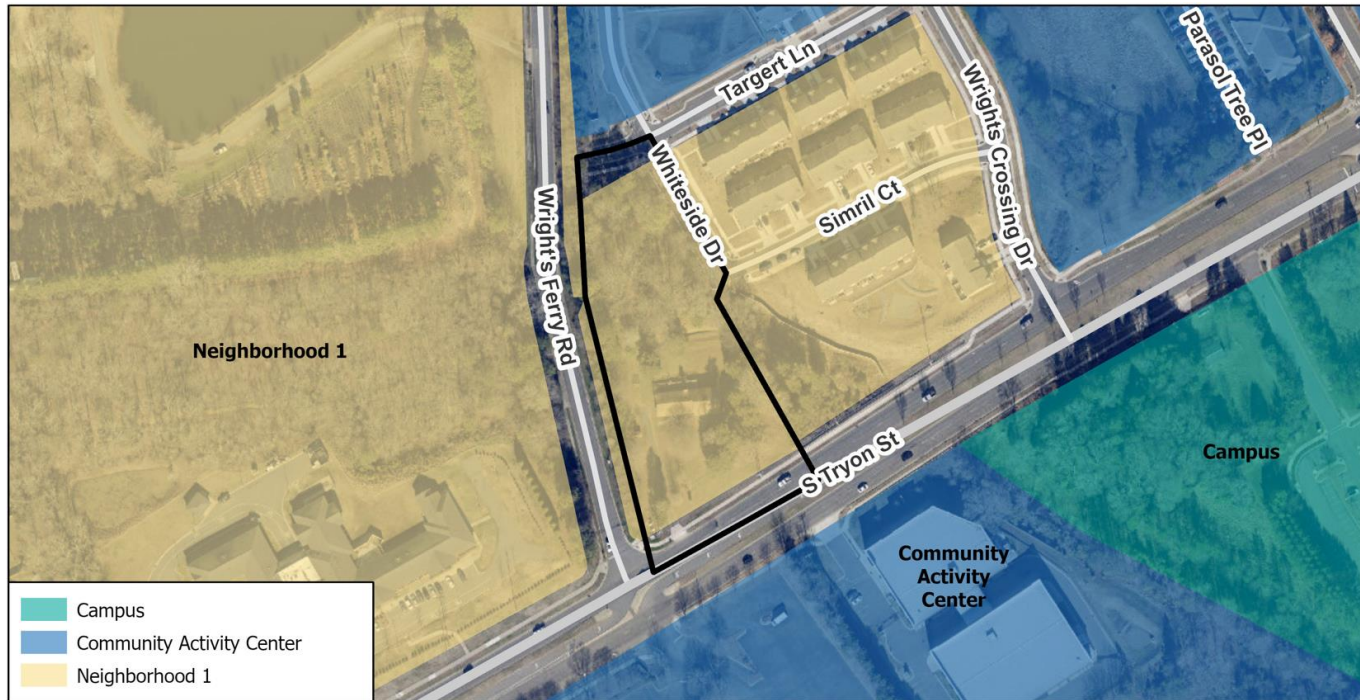
Streetview of institutional use to the west of the site across Walkers Ferry Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-028	Request to allow all uses in the INST district.	Approved
2020-010	Request to allow all uses in the INST district.	Approved
2018-081	Request to rezone to R-12MF(CD) to allow 33 single family attached dwelling units.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the north side of South Tryon Street, a State-maintained major throughfare east of Wright's Ferry Road, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network. Further details are listed below.

- **Active Projects:**

- No active projects near the site

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family dwelling).

Entitlement: 80 trips per day (based on six single family dwellings).

Proposed Zoning: 290 trips per day (based on 20,300 SF general office).

## 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Wrights Ferry Rd. Charlotte Water has

accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 18-inch gravity sewer main located along Wrights Ferry Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **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.

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

**Planner:** Joe Mangum (704) 353-1908