



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-192

May 31, 2023

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.
(Council District 1 - Anderson)

PETITIONER

Ascent Real Estate Capital

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommendation for the Commercial Place Type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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

Motion/Second: Welton / Harvey

Yeas: Gaston, Gussman, Harvey, Lansdell, Russell, Welton

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell commented that he felt the city missed an opportunity with this site and that the location would allow for a "third place." He discussed the location and uses surrounding the site and stated that he felt an opportunity for a gathering space was missed by developing the site as primarily a residential development.

Commissioner Gaston asked about the removal of the 85 single-family attached townhome option that the petitioner had previously outlined in the conditional notes but had since been removed. Staff stated that the site plan clearly shows a multi-family product but that there was language in the conditional notes that would allow for an option for up to 85 townhomes. Staff requested that the townhome option to be removed as it would constitute a major change from what is shown on the site plan.

Commissioner Welton stated that he agrees with Commissioner Russell that an opportunity for a third place had been missed but felt that the proposed development still has value.

There was no further discussion of this petition.

MINORITY OPINION PLANNER

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