

Rezoning Petition No. 2023-015

Tribek Properties, LLC, Petitioner

Community Meeting

October 25, 2023

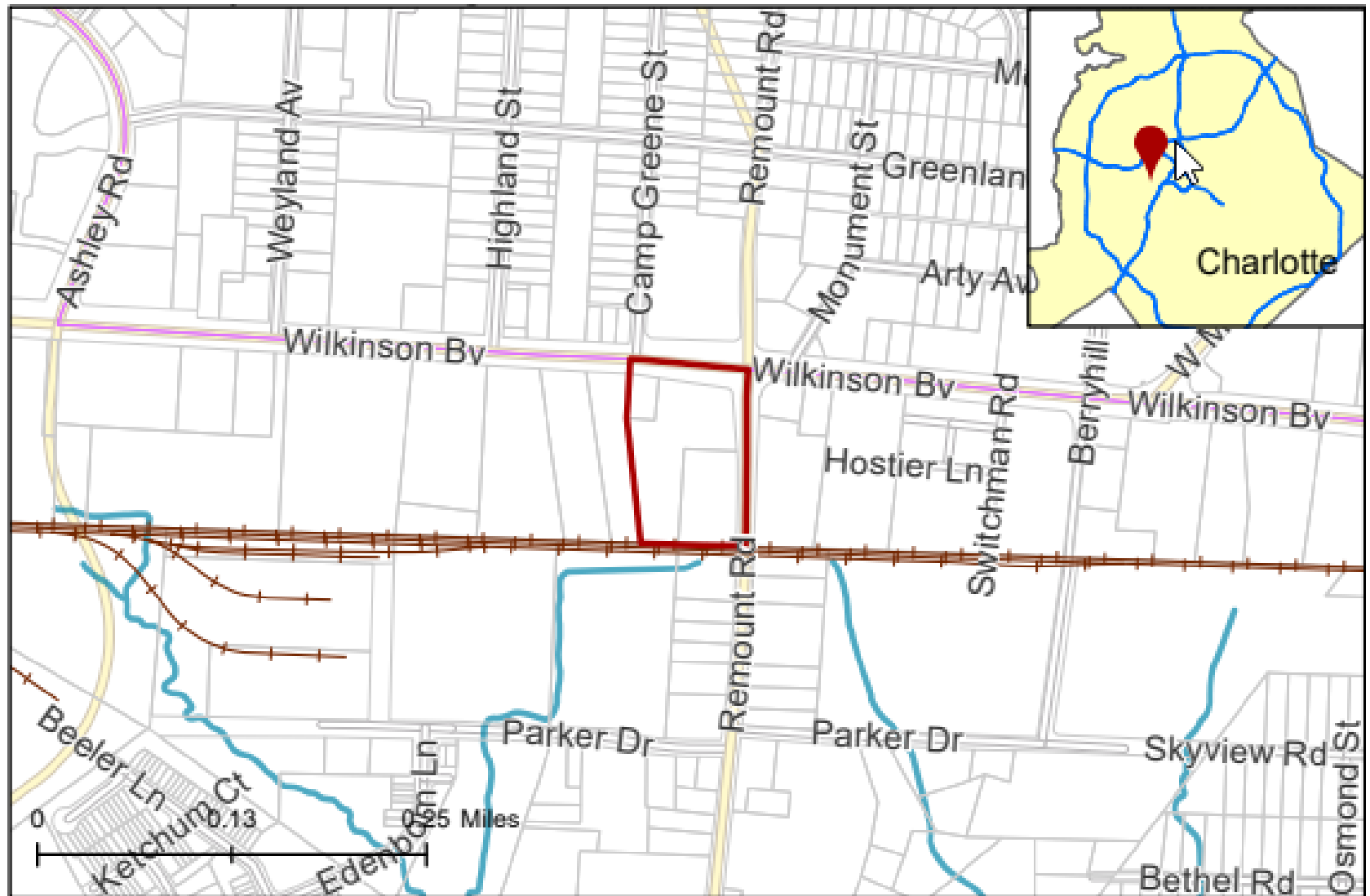
Team

- Scott Bortz, Tribek Properties, LLC
- Sean Paone, Bolton & Menk
- John Carmichael, Robinson, Bradshaw & Hinson

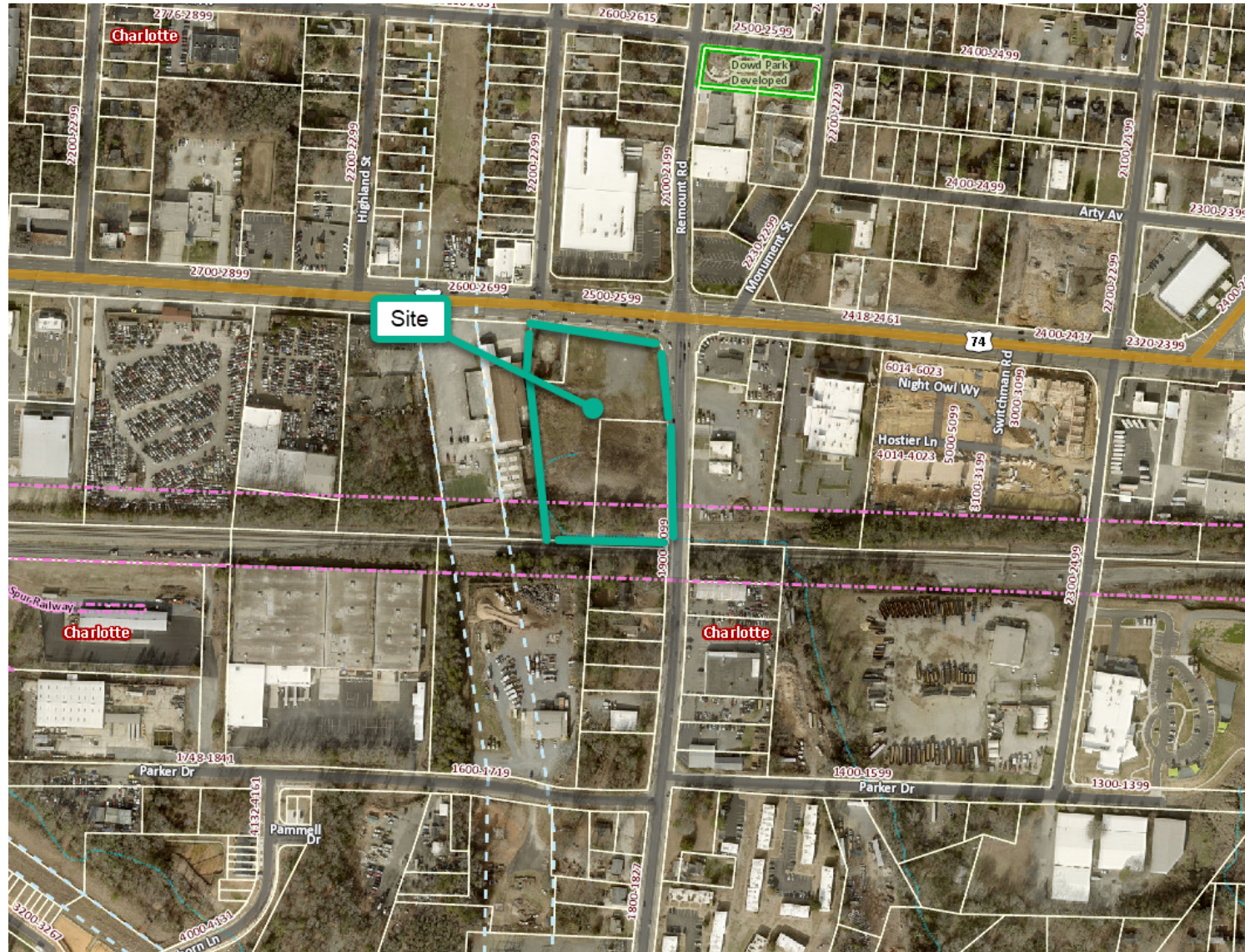
Current Rezoning Schedule

- Public Hearing: Tuesday, January 16, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, January 30, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 19, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 4.545 Acres



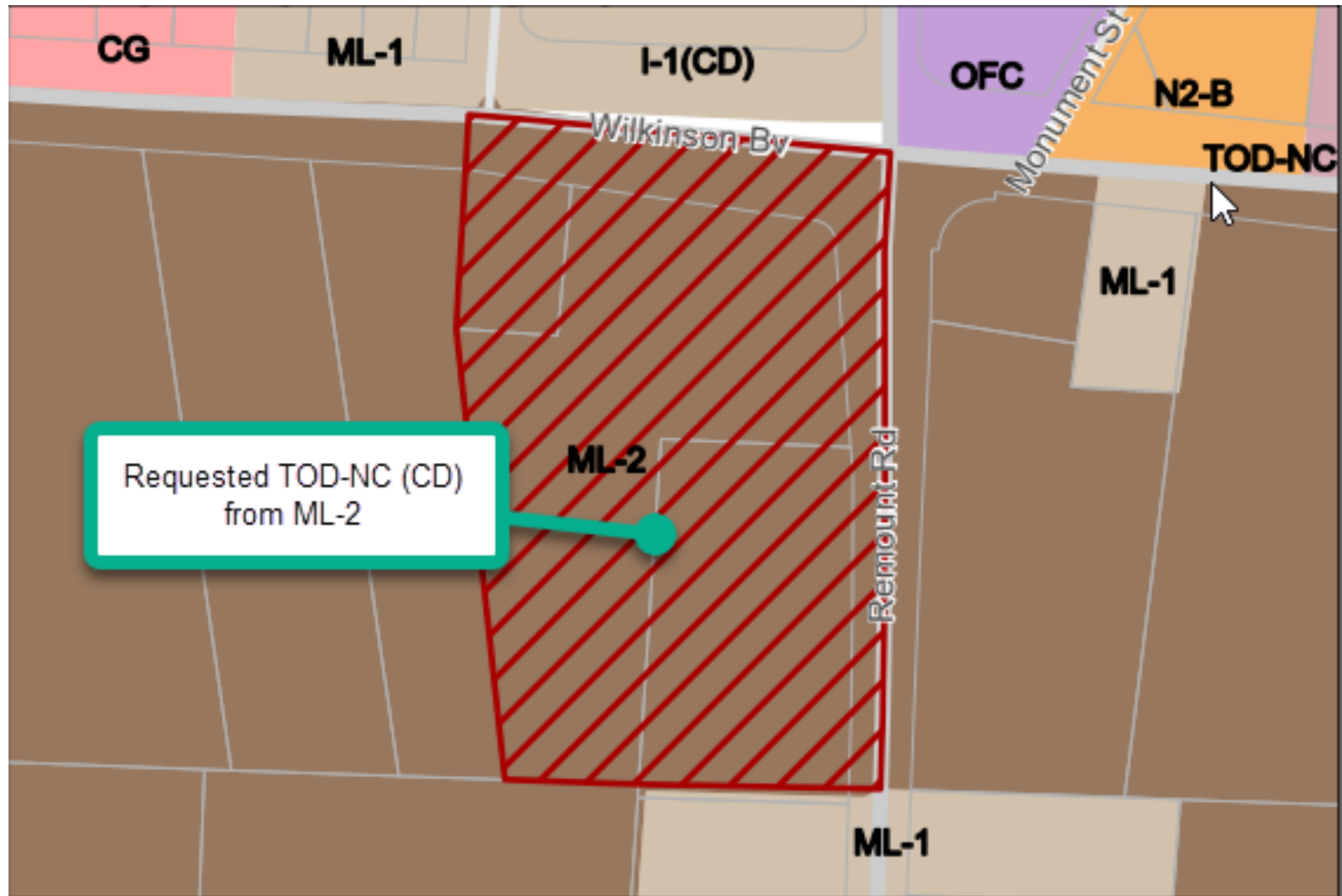
Site



Site



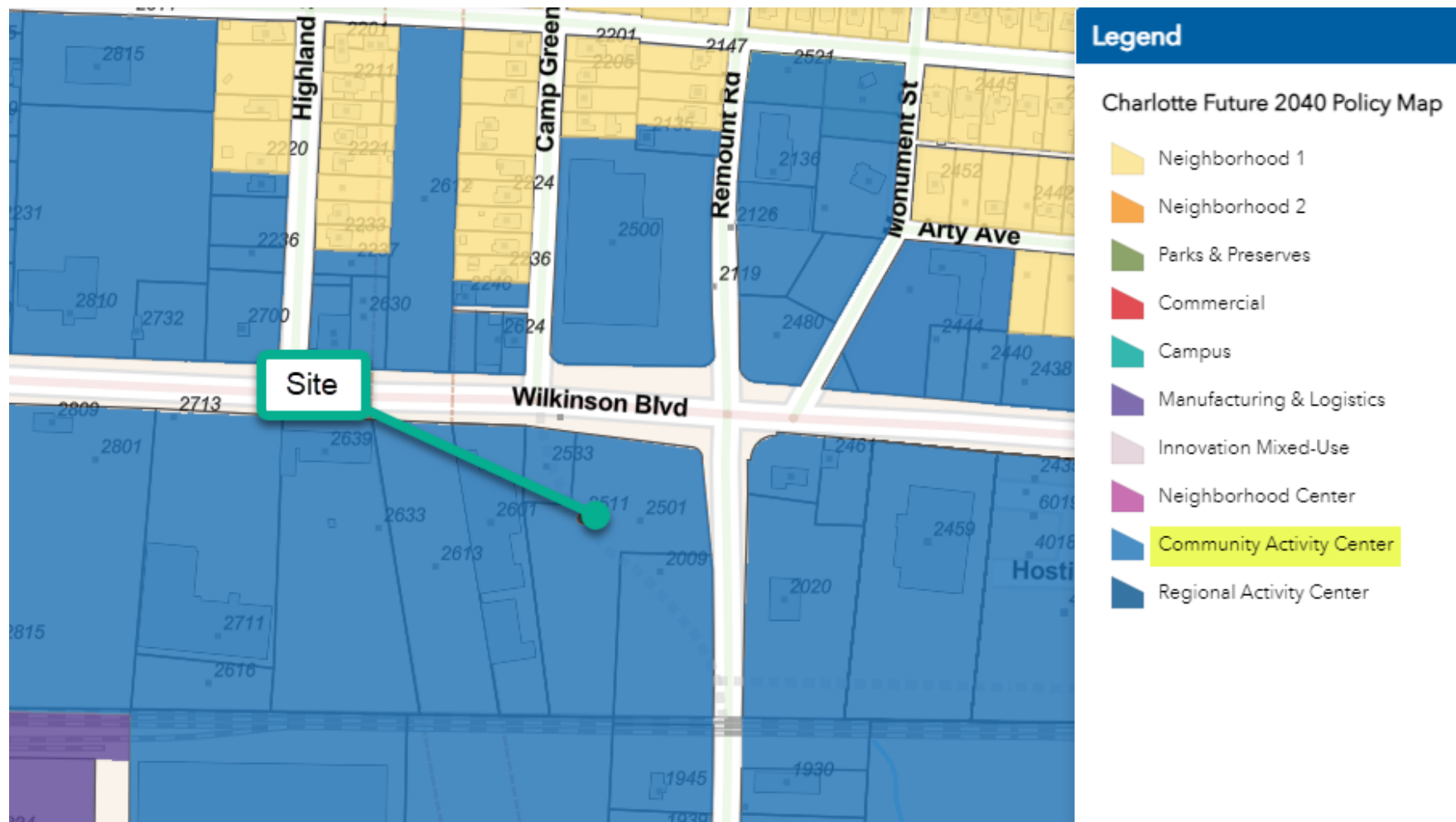
Zoning of the Site and Surrounding Parcels



Request

Requesting that the site be rezoned from the ML-2 zoning district to the TOD-NC (CD) zoning district to accommodate uses allowed in the TOD-NC zoning district on the site, including multi-family dwelling units

Charlotte Future 2040 Policy Map



PLACE TYPES: COMMUNITY ACTIVITY CENTER

Goal: Provide places that have a concentration of primarily commercial and residential activity in a well-connected, walkable place located within a 10-minute walk, bike, or transit trip of surrounding neighborhoods.

Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

LAND USE

- Typical uses are retail, restaurant and entertainment, and personal services.
- Some multi-family and office may also be located in this Place Type. In Transit Station Areas, multi-family and/or office may be primary uses.
- Some types of auto-oriented uses, well-designed to support walkability, may be located outside of the core of this Place Type.

CHARACTER

- This Place Type is characterized by low to mid-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.

MOBILITY

- These Place Types include a transportation network that supports highly accessible “10-minute neighborhoods” and a “park once” environment.
- Community Activity Centers are typically located at or near key intersections or on major Arterials with transit service. Easy access and direct connections to nearby residential neighborhoods help reduce trip lengths, keeps some cars off the Arterials, and encourages transit use, walking, or bicycling.
- The Local street network is well-connected, with small blocks and highly walkable connections along streets and between destinations. There are frequent opportunities to cross adjacent Arterials, and the pedestrian network accommodates large groups of people.



Mostly Non-Residential Land Uses

- Mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate the high-level non-vehicular traffic.

BUILDING FORM

- The typical building is a commercial, institutional, multi-family or mixed-use building of five to seven stories. Some buildings in Transit Station Areas are taller. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors.

OPEN SPACE

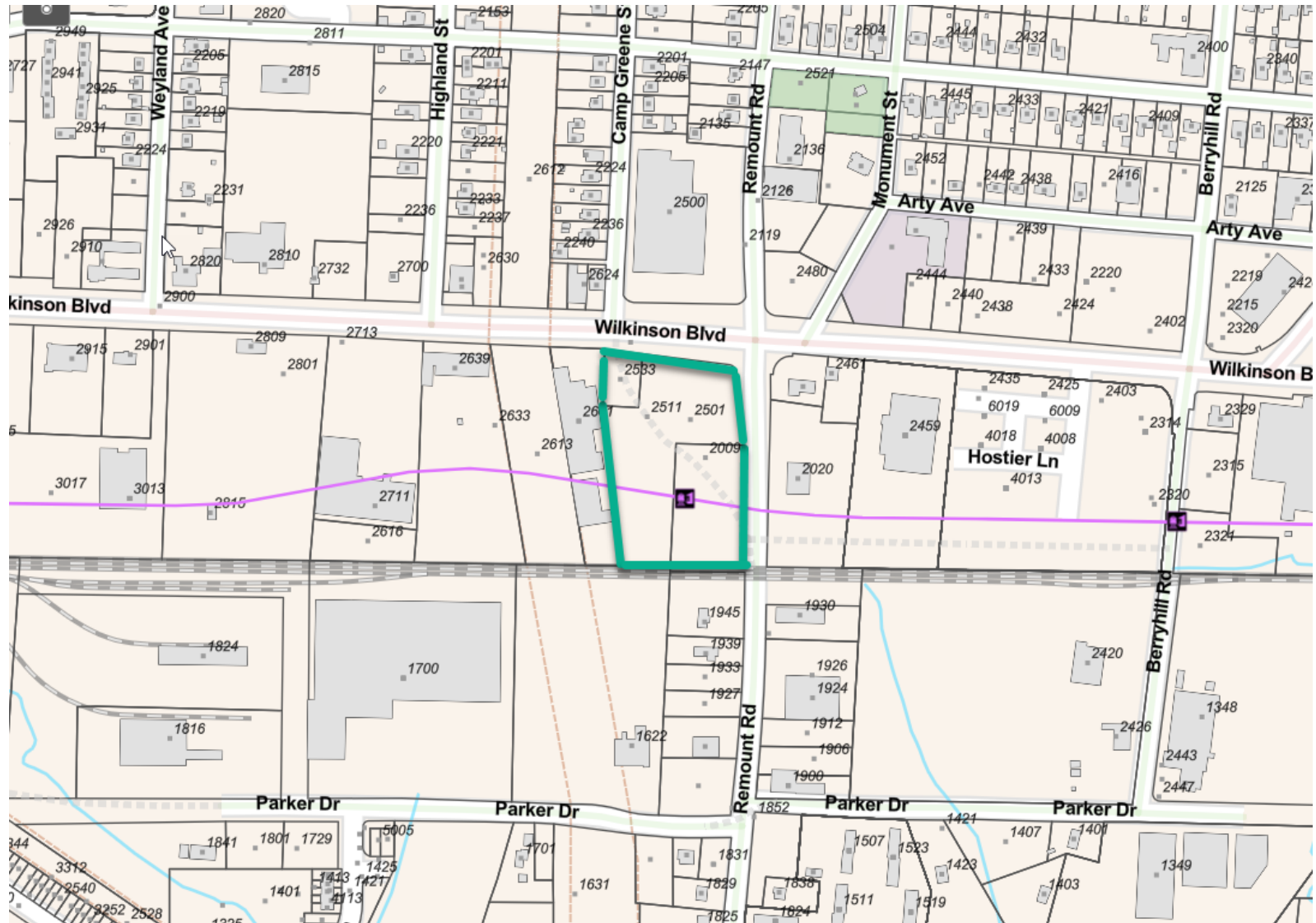
- Improved open space is a key feature of this Place Type. Community Activity Centers include numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in centers.



HIGHLIGHTS

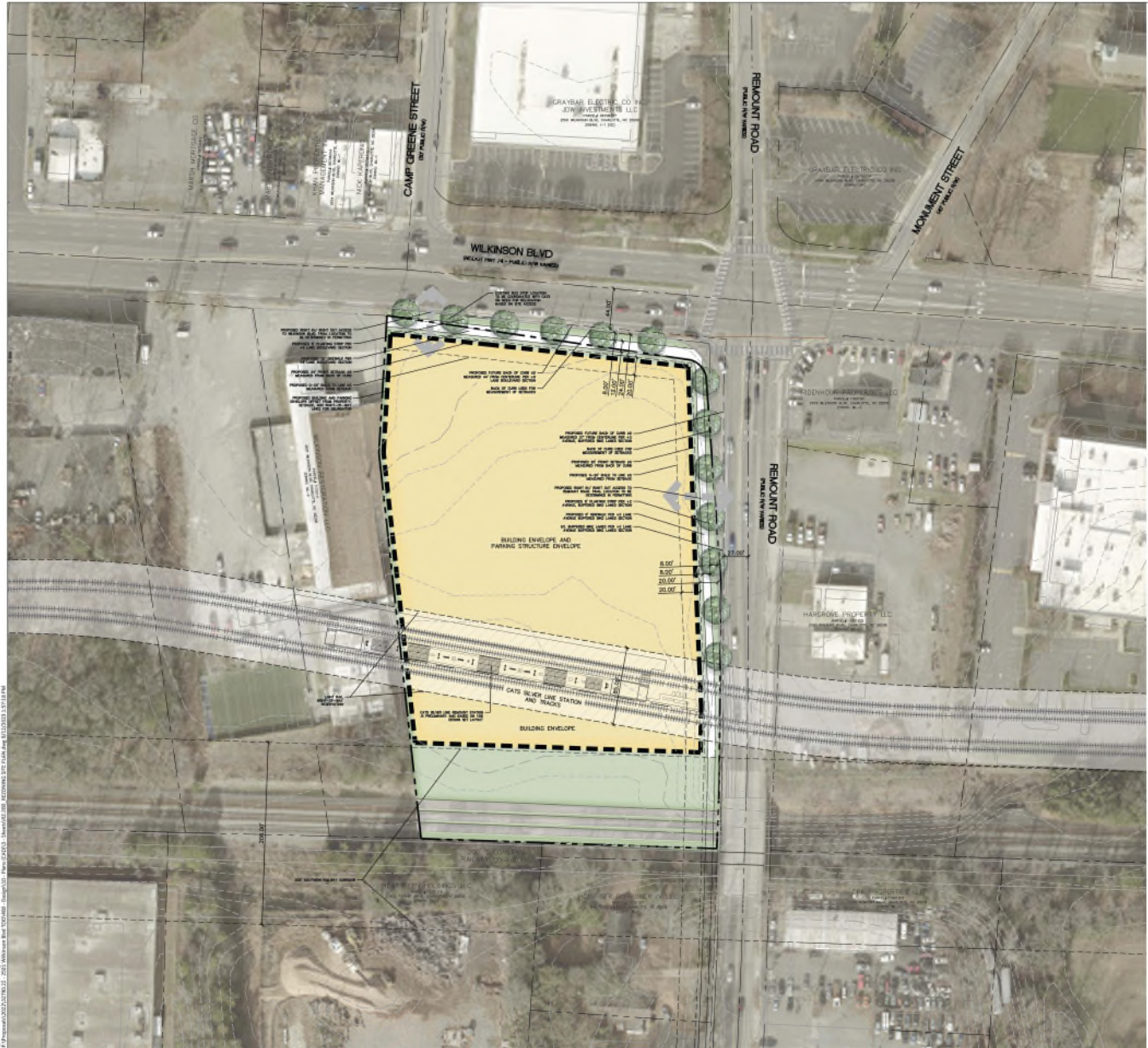
- (A) Wide sidewalks with hardscape amenity zone or landscape zone
- (B) Regular street trees on core streets
- (C) Highly amenitized public realm with frequent open spaces
- (D) Ground floors with retail, patios, or other active uses
- (E) Upper story balconies and rooftop patios
- (F) Improved multi-modal connectivity and mobility hub amenities
- (G) Well-connected, amenity-rich transit stops
- (H) On-street parking and screened or wrapped parking lots/structures

100





Rezoning Plan



LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- BUILDING/PARKING ENVELOPE
- LIGHT RAIL RIGHT-OF-WAY RESERVATION
- 200' SOUTHERN RAILROAD CORRIDOR
- EXISTING BUILDING

REZONING SUMMARY:

- PETITIONER:** TRIBEK PROPERTIES
- PROPERTY OWNER:** SDBB WILKINSON LLC
OFFSHORE C. C. CO.
- REZONING SITE AREA:** 4.543 ± AC
- TAX PARCEL#:** 1170108, 1170109, 1170110
- EXISTING ZONING:** ML-2 (MANUFACTURING AND LIGHT INDUSTRIAL)
- EXISTING USE:** VACANT
- PROPOSED ZONING:** TOS-NC (TRANSIT ORIENTED DEVELOPMENT - HIGH-DENSITY CENTER)
- PROPOSED USE:** TOS-NC USES
- BUILDING SETBACK:** 24' FROM SDC (WILKINSON BLVD)
20' FROM SDC (REMOUNT ROAD)
- BUILD TO LINE:** 0-25' FROM SETBACK
- MIN. SIDE YARD:** NONE
- MIN. REAR YARD:** NONE
- MAX. HEIGHT:** 75'
100' WITH BOULEAVES
- OPEN SPACE REQUIRED:** AS REQUIRED BY CODE
- OPEN SPACE PROVIDED:** AS REQUIRED BY CODE
- REQUIRED OPEN SPACE MAY BE LOCATED WITHIN INTERIOR COURTYARDS**
- PARKING REQUIRED:** AS REQUIRED BY CODE
- PARKING PROVIDED:** AS REQUIRED BY CODE



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAYMENT DUTS, CONCRETE OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF HUNTERVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHEDS WILL BE ACCORDING TO OSHA TRENDING STANDARDS PART 1928 SUPPART P, OR AS AMENDED.

ColeJenest&Stone
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400
CHARLOTTE, NORTH CAROLINA 28202
Phone: (704) 376-1555
Email: info@colejeneststone.com
www.bolton-menk.com

TRIBEK PROPERTIES

101 KINGS DRIVE
SUITE 200
CHARLOTTE, NC

**2501 WILKINSON
REZONING
RZN-2023-015**

2501 WILKINSON BLVD
CHARLOTTE, NC

**REZONING
SKETCH PLAN**

PROJECT NO.

REVISIONS

SCALE: 1"=50'

0 25 50 100'

SCALE:

DATE: 08/15/23

DESIGNED BY:

DRAWN BY:

CHECKED BY:

RZ - 200

FILE NO.: