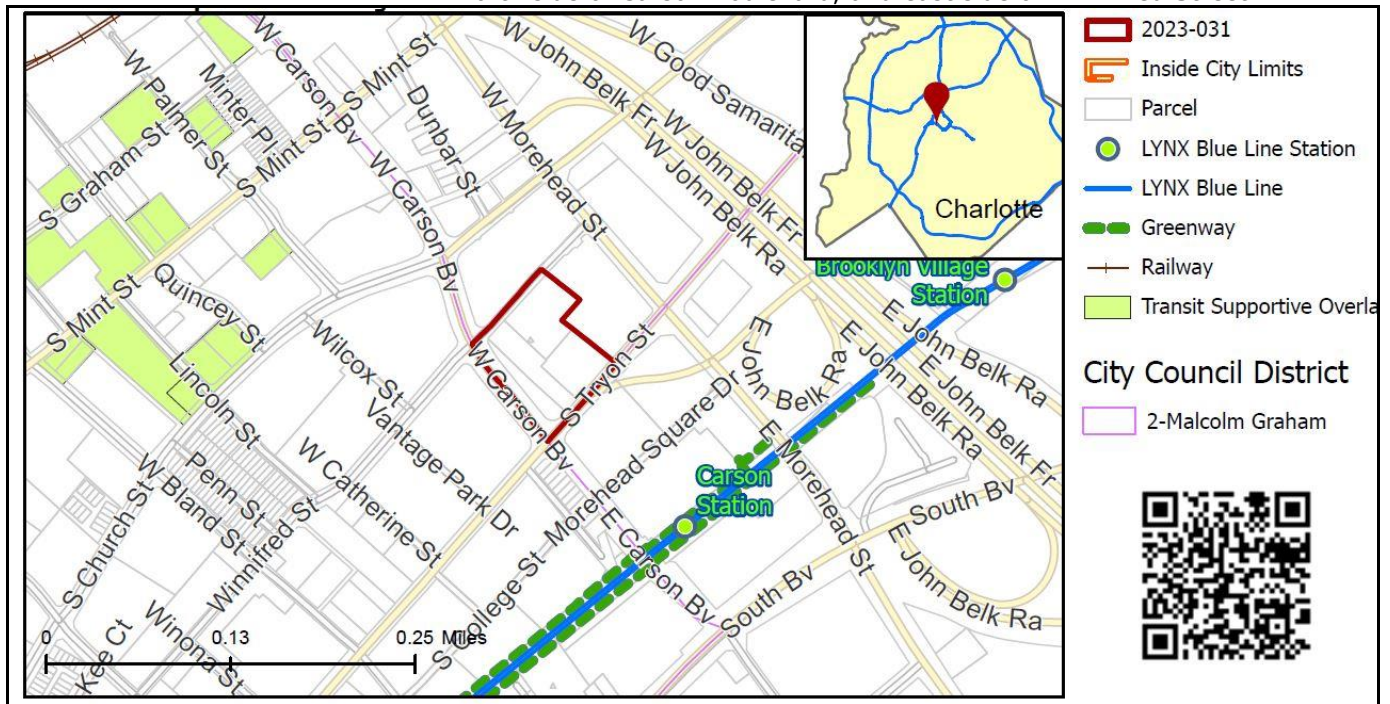


**REQUEST**

Current Zoning: UC (urban core)  
Proposed Zoning: UMUD-O (uptown mixed-use district, optional)

**LOCATION**

Approximately 2.766 acres located on the west side of S Tryon Street, north side of Carson Boulevard, and east side of Winnifred Street.



**SUMMARY OF PETITION**

The petition proposes development of the site under the provision of the UMUD zoning district with additional optional provisions.

**PROPERTY OWNER**

CC Trea Carson Station, LLC

**PETITIONER**

Crescent Communities, LLC

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen

**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 upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Regional Activity Center Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible for the location it is located one block south of I-277 just outside of the Uptown core surrounded by a dense network of streets.
- The site is located within a 1/4-mile the Carson Street Lynx Blue Line Station and the Rail Trail.
- The site is served by the number 16 CATS local bus providing service between the Charlotte Transit Center and the CMC-Steelecroft Hospital.

- The UMUD district permits a variety of uses that align with the recommendations of the Regional Activity Center Place Type from 2040 Comprehensive Plan such as vertically integrated mixed-uses including office, multi-family, retail, restaurant, entertainment, institutional and personal care services.
- UMUD standards include requirements for enhanced streetscape treatment, building entrances, urban open space, architectural requirements, distinguished base of high rises, and screening.
- The requested district is complimentary in nature to the surrounding UMUD, UC, and TOD districts.
- 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

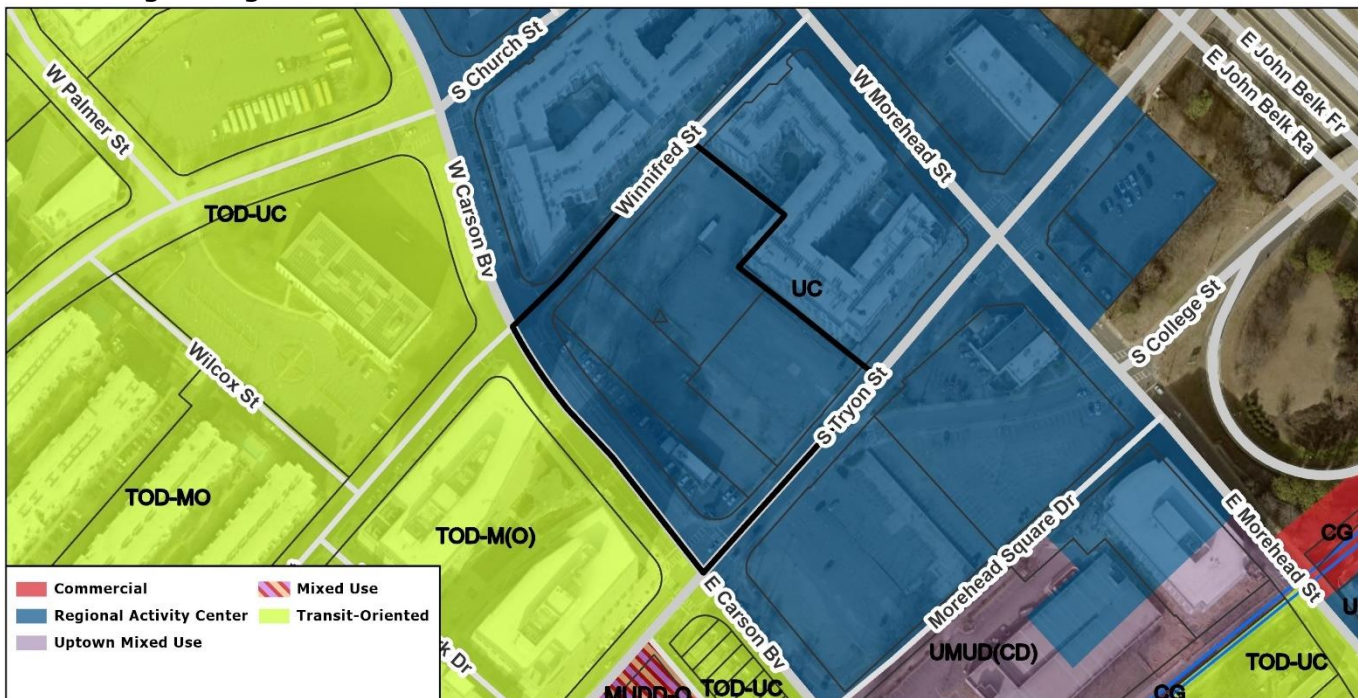
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

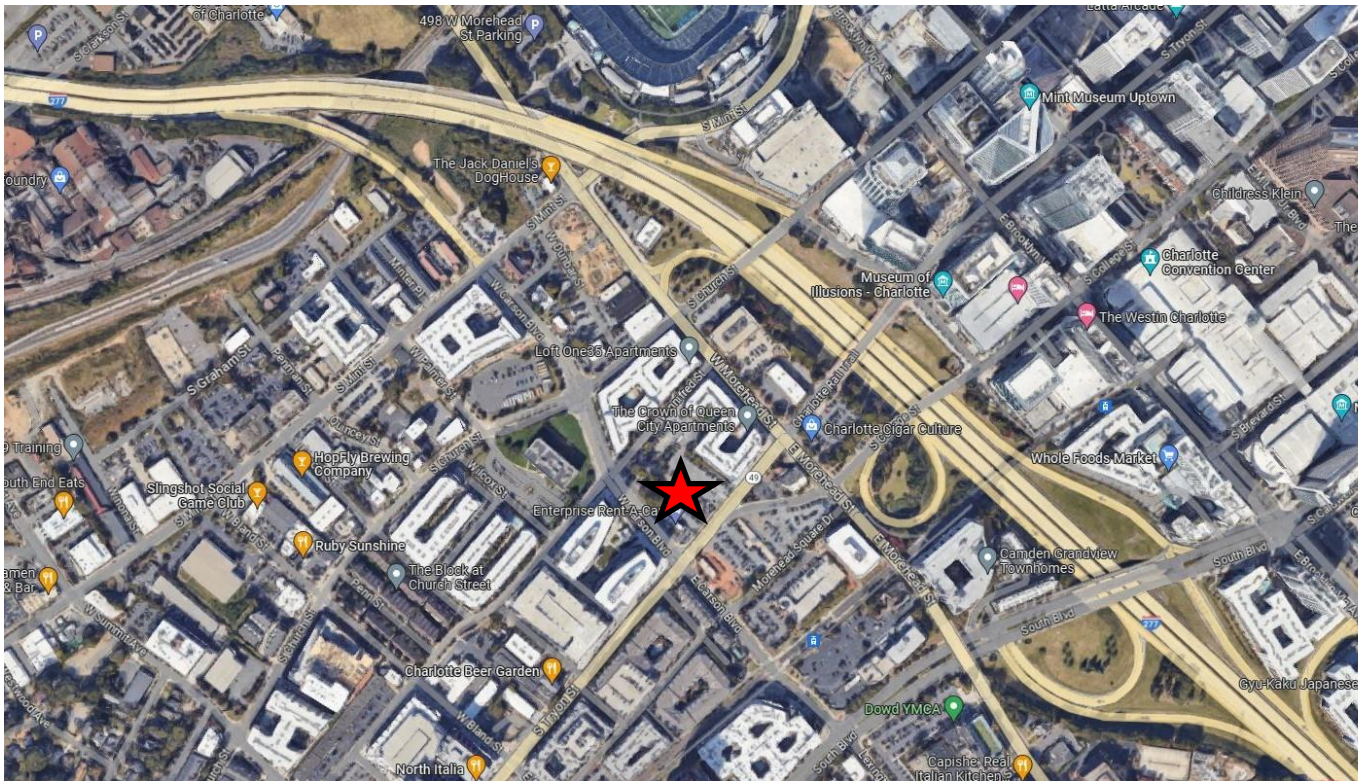
The site plan accompanying this petition contains the following provisions:

- Permits all principal uses permitted by-right, by-right with prescribed conditions, and accessory uses in the UMUD district.
- Development standards will be governed by the provision of the UMUD district of the Zoning Ordinance with the exception of the proposed optional provisions.
- The site plan applies the following Optional provisions:
  - Allows a 50% reduction to the required number of loading spaces prescribed by Section 9.907(2) of the Zoning Ordinance.
  - Allows signs to be mounted to buildings on curtain walls and windows.
- The following transportation improvements are proposed:
  - All non-standard improvements in the right-of-way such as granite bands, bollards, special pavers and other items not contained within the Charlotte Land Development Standards Manual (CLDSM) must be approved by CDOT and any encroachment agreements must specify maintenance responsibility.
  - The petition will dedicate right-of-way to the city prior to the first Certificate of Occupancy (CO).

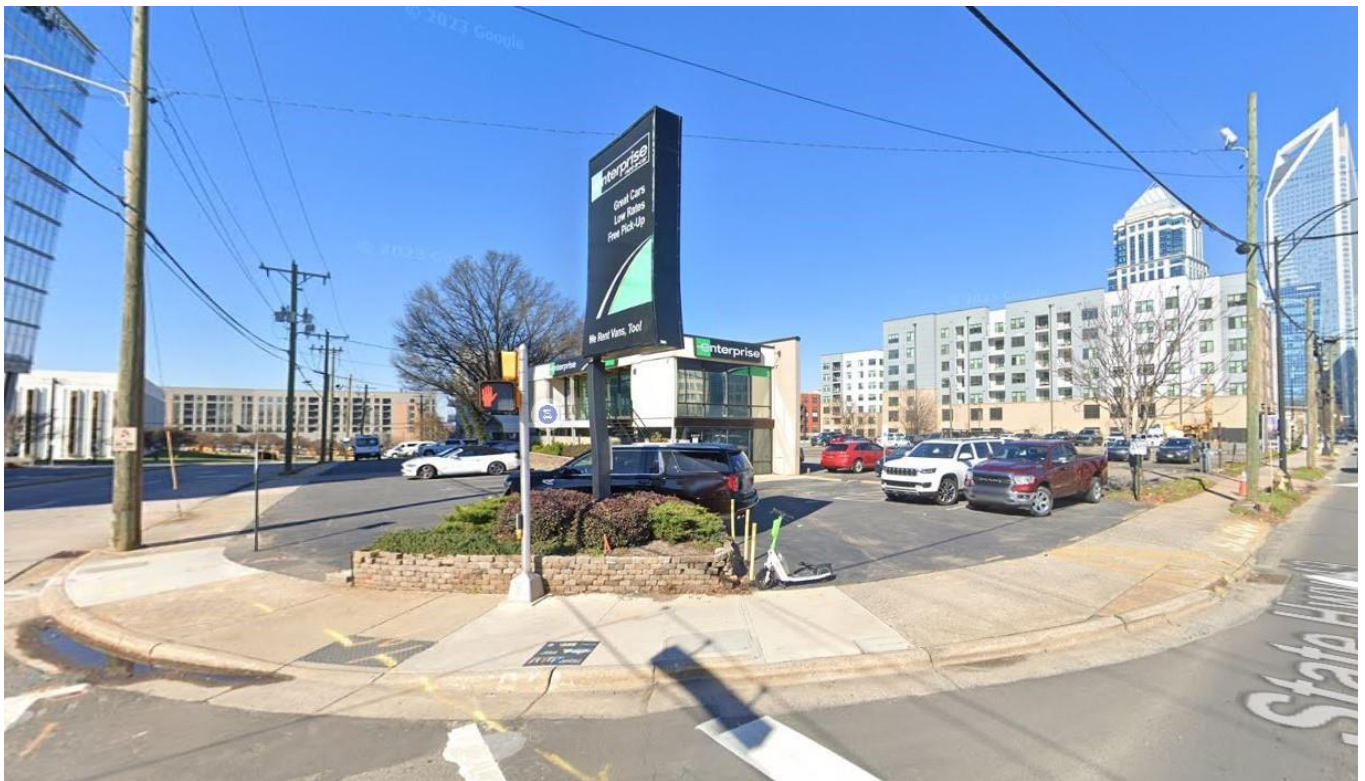
• **Existing Zoning**



- The property is currently zoned UC (uptown core) and is bound on three sides by UC. To the south the site is adjacent to the TOD-UC and the TOD-M(O) (transit oriented development) districts.



The site (indicated by red star above) is located on the west side of S Tryon Street, north side of Carson Boulevard, and east side of Winnifred Street.



View of the site looking north from the intersection of South Tryon Street and West Carson Boulevard.



View of the site looking east from the intersection of Winnifred Street and West Carson Boulevard.



View of a mixed-use development containing apartments and retail abutting the site to the north located on West Morehead Street between South Tryon Street and Winnifred Street.



View of the Vantage South End development containing office and retail uses located south of the site on West Carson Boulevard between South Tryon Street and Winnifred Street.

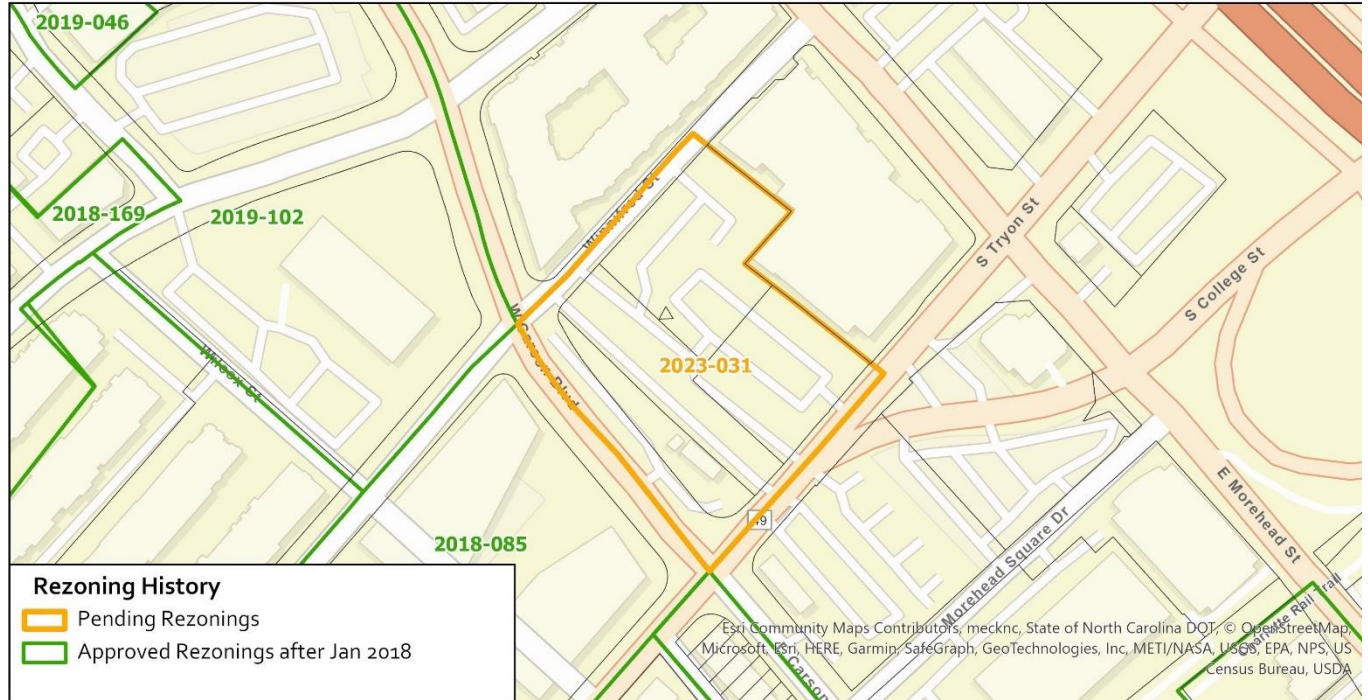


View of an apartment building located west of the site at the corner of West Morehead and Winnifred Streets.



View of the block east of the site bound by East Morehead Street, South Tryon Street, East Carson Boulevard, and Morehead Square Drive. The block is currently under construction for the Queensbridge Collective mixed-use development.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-085	4.89 located on the west side of S. Tryon St., south of Carson Blvd. To TOD-M(O) from I-2 and TOD-M(O).	Approved
2018-169	Text amendment to modify the Transit Oriented Development (TOD) regulations.	Approved
2019-046	2.16 acres located on the southeast side of S. Mint St., southwest of W. Carson Blvd and northeast of W. Palmer St. To TOD-UC from I-2	Approved
2019-102	1,771 acres of property that is located near the current Blue Line Rail Line. From varies zoning district to various TOD districts.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Regional Activity Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located on the intersection of South Tryon Street, a State-maintained major arterial, and East Carson Boulevard, a City-maintained minor arterial. A Traffic Impact Study (TIS) was previously completed for this site. Additional clarification should be provided on the proposed land uses to determine if the TIS needs to be updated for this rezoning petition. Site plan and/or conditional note revisions include but are not limited to labeling and dimensioning the back of curb, clarifying the proposed phasing plan, clarifying the proposed access plan, and clarifying the proposed land uses and densities.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
  - Current Zoning: UC
  - Existing Use: 40 trips per day based on 2,100 sq.ft. of office.
  - Entitlement: Too many uses to determine trip generation.
  - Proposed Zoning: 6,655 trips per day based on 122 dwelling units, 204 hotel rooms, 568,008 sq.ft. of office, and 11,532 sq.ft. of retail.

#### DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See Outstanding Issues, Note 2.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks Commission:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The UMUD district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 outstanding issues.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

- ~~1. Curb lines need to be dimensioned on the site plan for each public road. Previously coordinated back of curb locations will be used.~~ Addressed
- ~~2. CATS requests the construction of ADA compliant bus standard detail 60.01A on South Tryon Street. The final location will be coordinated with the developer during the Land Development plan review process.~~ Addressed
- ~~3. Clarify development density and land use for purposes of traffic assessment. Provide transportation improvements from previously approved TIS on the rezoning plan if TIS assumptions capture proposed development buildout.~~ Addressed
- ~~4. Revise Encroachment agreement note to the following: "A Right of Way Encroachment Agreement is required for the installation of any non standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."~~ Addressed



Site and Building Design

~~5.—Remove optional provision for signage on curtain walls and windows.~~ 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