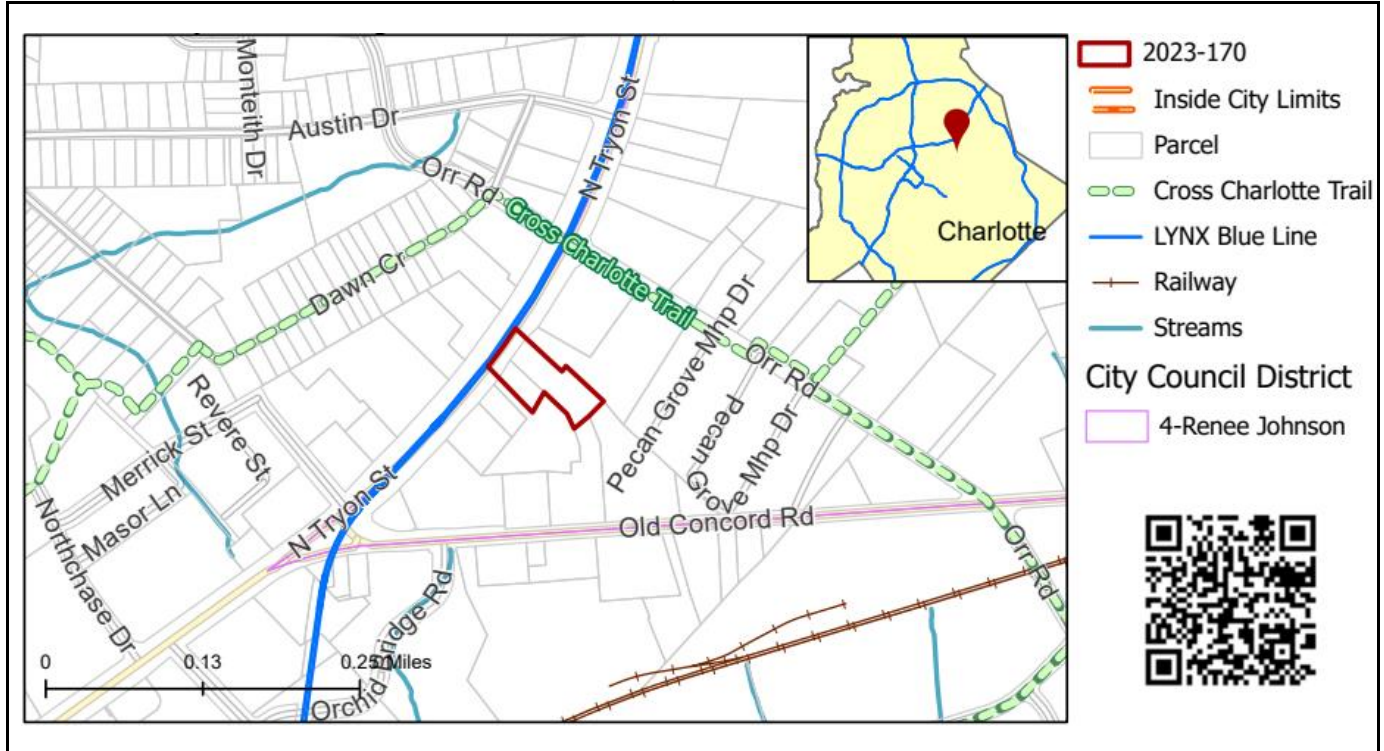


REQUEST

Current Zoning: ML-2 (manufacturing and logistics-2)
Proposed Zoning: IMU (innovation mixed use)

LOCATION

Approximately 1.57 acres located on the east side of North Tryon Street, south of Orr Road, and north of Old Concord Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by right and under prescribed conditions in the IMU zoning district.

PROPERTY OWNER

Three Tier Investments, LLC & 5740 North Tryon, LLC

PETITIONER

BVB Properties

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Innovation Mixed Use Place Type.

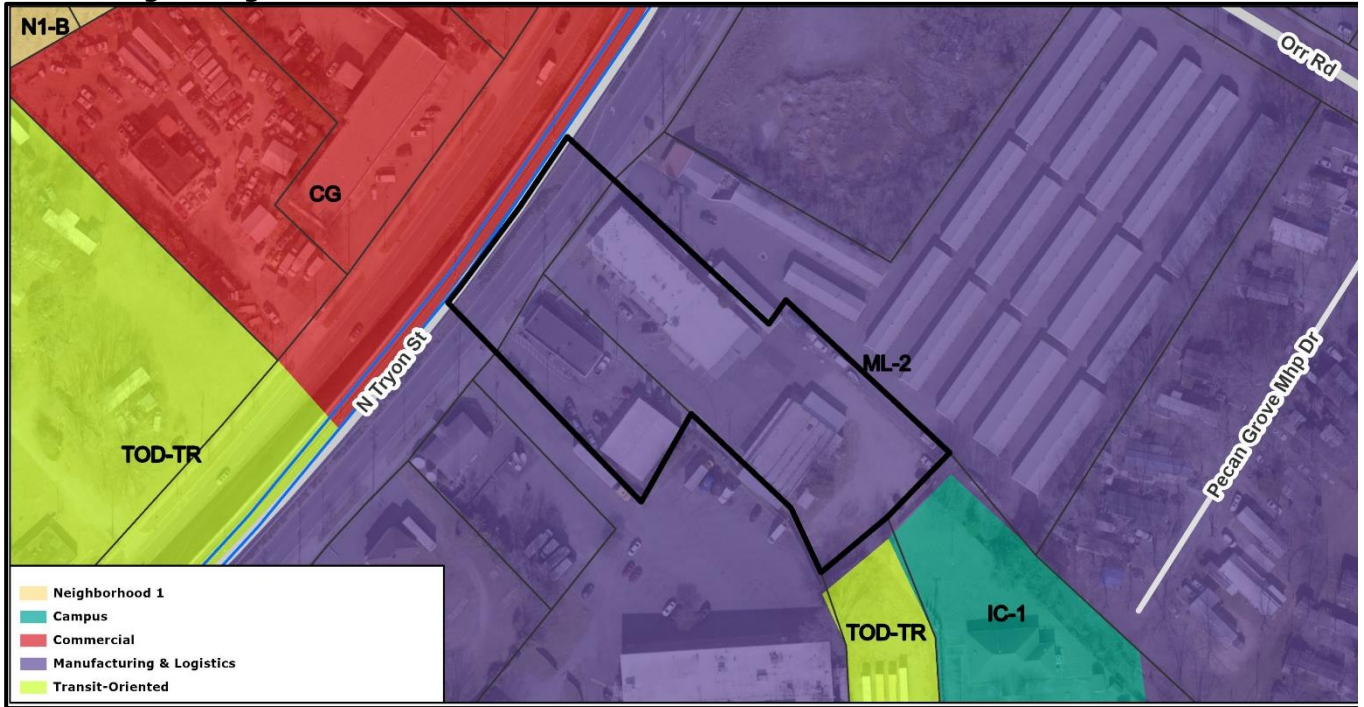
Rationale for Recommendation

- The petition is supported by preferred adjacencies to Community Activity Center and Innovation Mixed Use place types.
- The subject property is not located adjacent to N1, or within Uptown or Center City.
- The petition proposes to potentially increase access to jobs and economic mobility.
- The proposed site is located within ½ mile walkshed of a high-capacity transit station or major transportation corridor.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 4: Trail & Transit Oriented Development
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

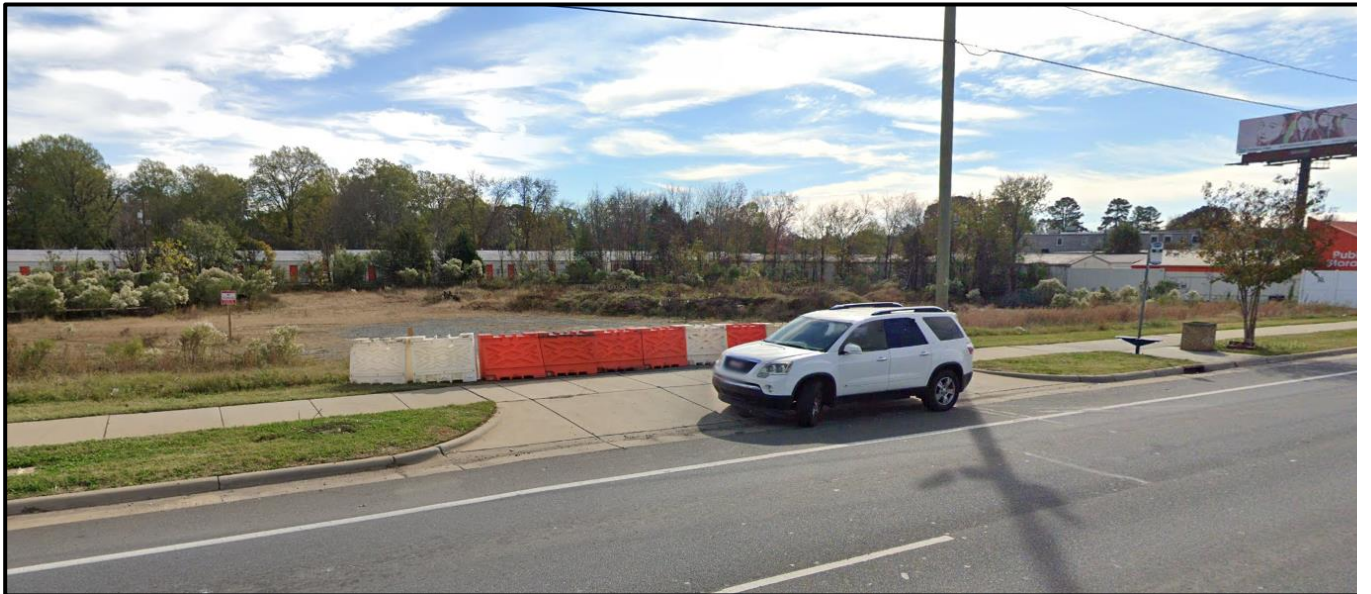
- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning**



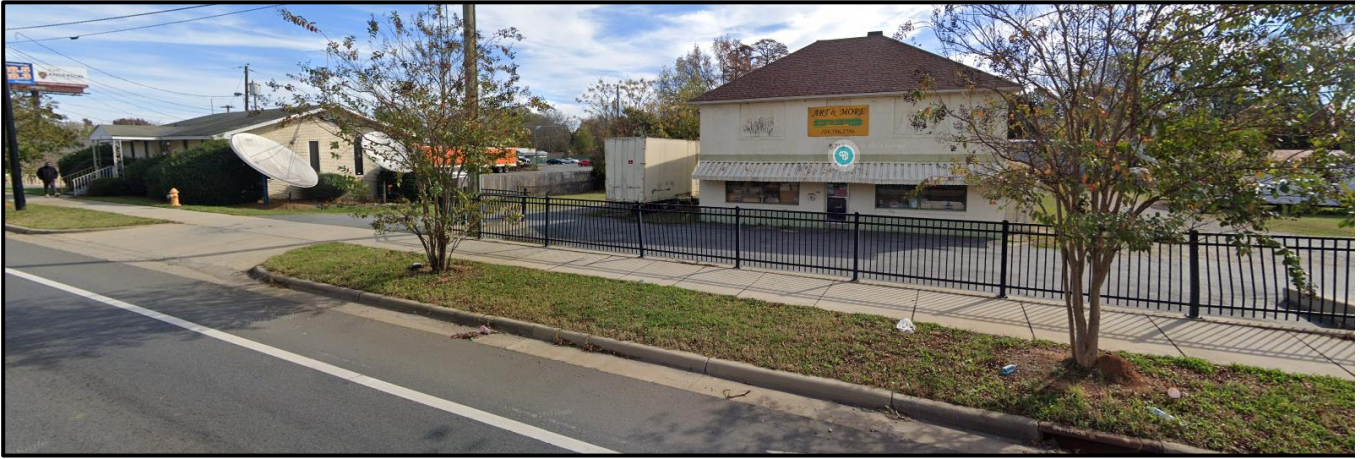
- The surrounding land uses include retail, commercial and residential uses.



The subject property is denoted with a red star.



The property to the north of the site along North Tryon Street is currently vacant.



The property to the south along North Tryon Street is developed with retail and commercial uses.

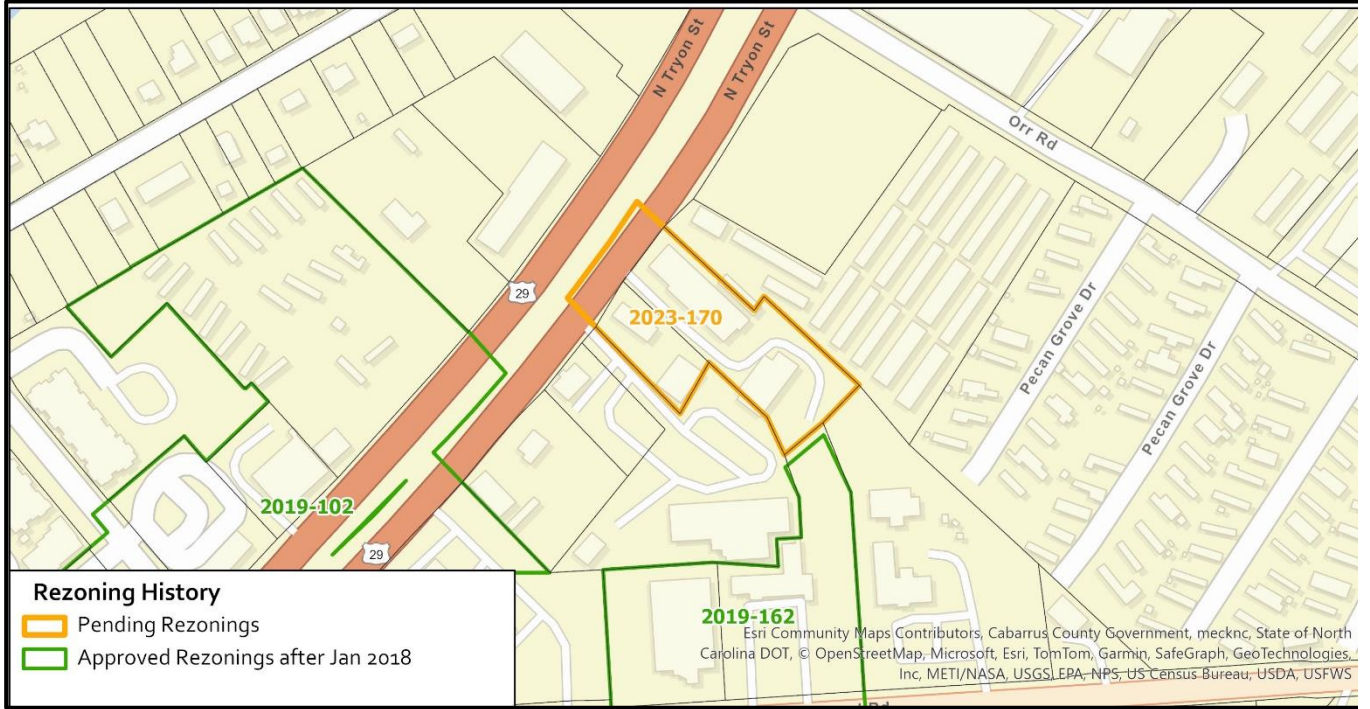


The property to the southeast along Old Concord Road is an employment agency.



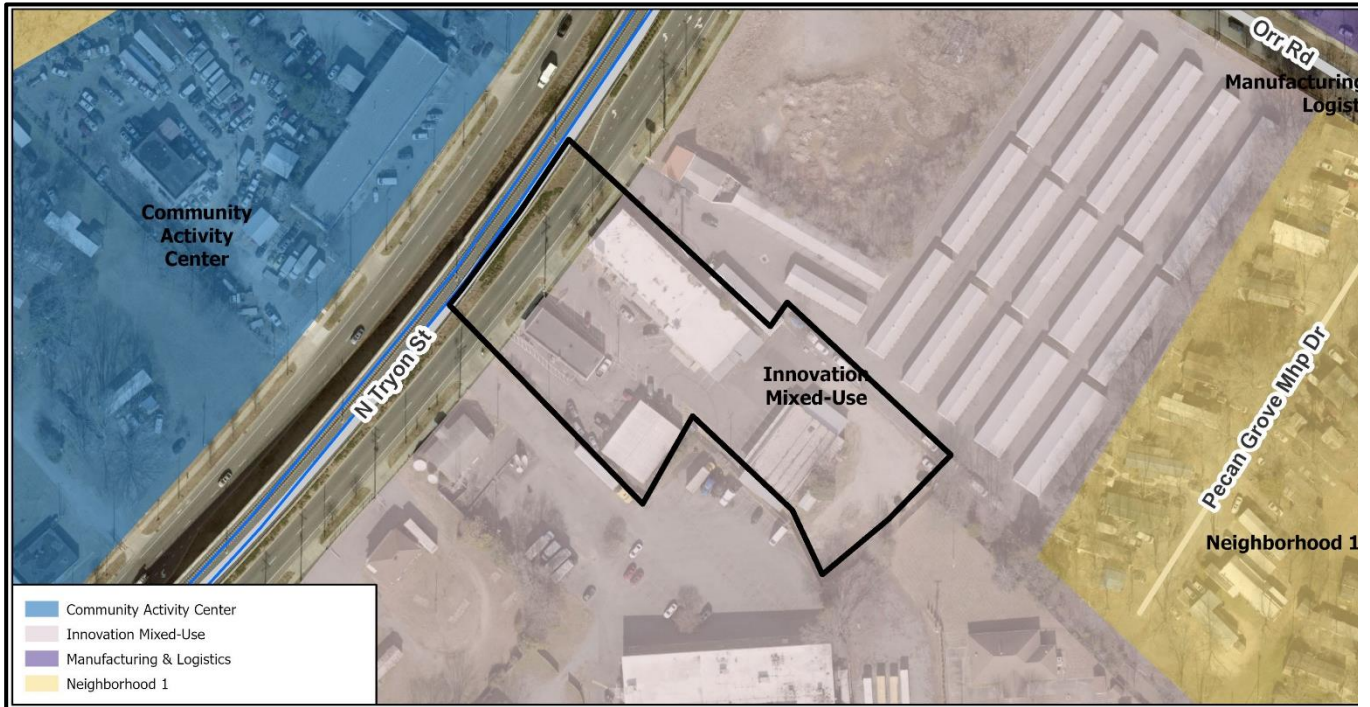
The property to the west across North Tryon Street is developed with an auto repair and retail uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-162	Rezoned 2.88 acres from I-2 to TOD-TR to allow all uses in the TOD-TR zoning district.	Approved
2019-102	Rezoned 1,771.18 acres to various transit-oriented zoning districts in a realignment rezoning process.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Innovation Mixed Use Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tryon Street, a State-maintained major arterial, south of Orr Road, a City-maintained minor arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
 - Cross Charlotte Trail - Orr Road to Rocky River Road
 - This project includes the approximately 2.4 mile segment of the XCLT from Orr Road at North Tryon Street and generally following Toby Creek to Rocky River Road.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

 - Existing Use: 370 trips per day (based on 3,100 square feet of retail and 2,175 square feet of warehouse.).
 - Entitlement: 55 trips per day (based on 68,825 square feet of warehouse).

Proposed Zoning: XX trips per day (based on too many uses to determine).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **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 12-inch water distribution main along North Tryon Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main along North Tryon Street. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225