

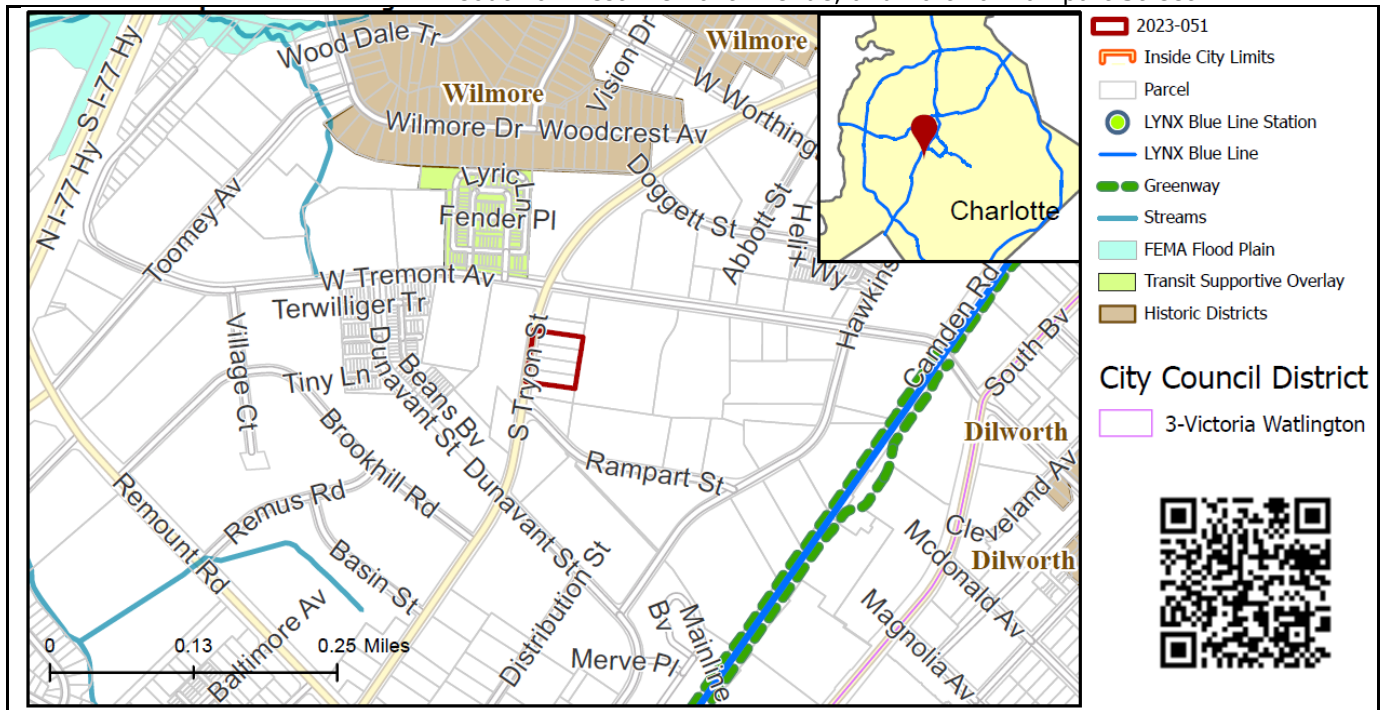
**REQUEST**

Current Zoning: TOD-NC (Transit Oriented Development-Neighborhood Center)

Proposed Zoning: TOD-UC (Transit Oriented Development-Urban Center)

**LOCATION**

Approximately 1.1 acres located on the east side of South Tryon Street, south of West Tremont Avenue, and north of Rampart Street.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by right and under prescribed conditions in the TOD-UC (Transit Oriented Development – Urban Center) zoning district.

**PROPERTY OWNER**

2101 SOUTH TRYON OWNER LLC

**PETITIONER**

Portman Holdings

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood Center Place Type.

Rationale for Recommendation

- The site is within a 1/2-mile walk of the adopted and funded rampart station and just over a 1/2-mile walk from the existing east/west station.
- This district supports a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods.

- The proposed zoning allows for a mix of commercial and service uses, closely integrated within the surrounding residential neighborhoods to support the concept of a complete neighborhood.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhood
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility

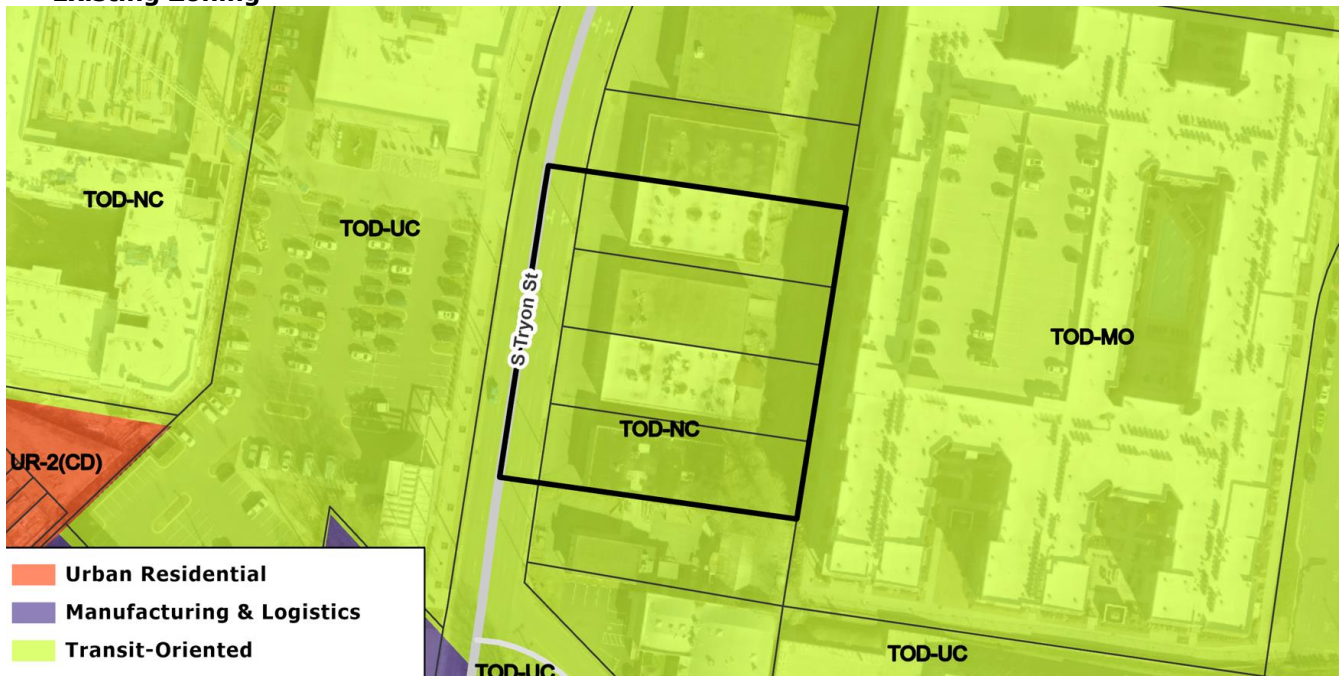
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current recommended Place Type to Regional Activity Center for the site.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

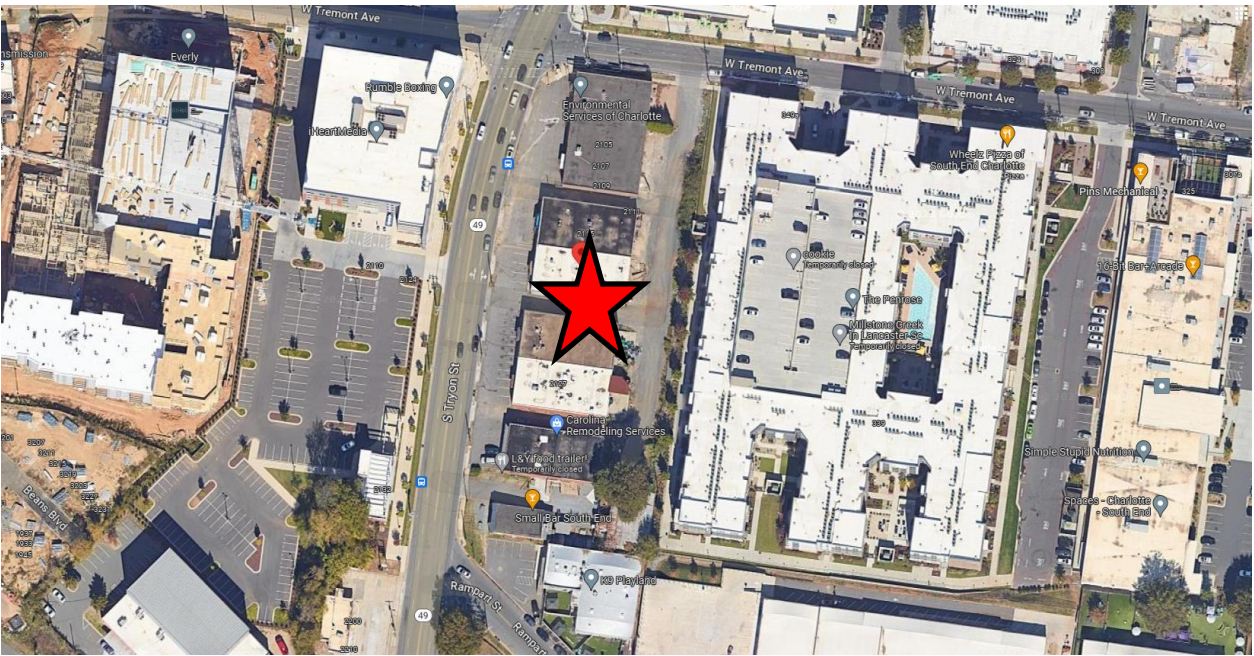
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning**



- Most of the surrounding area around the site is either TOD-NC or TOD-UC, or TOD-MO with UR-2 (CD) to the west of the site.





- The site is developed with a handful of industrial buildings and surrounded by retail uses, apartment buildings, and office space.

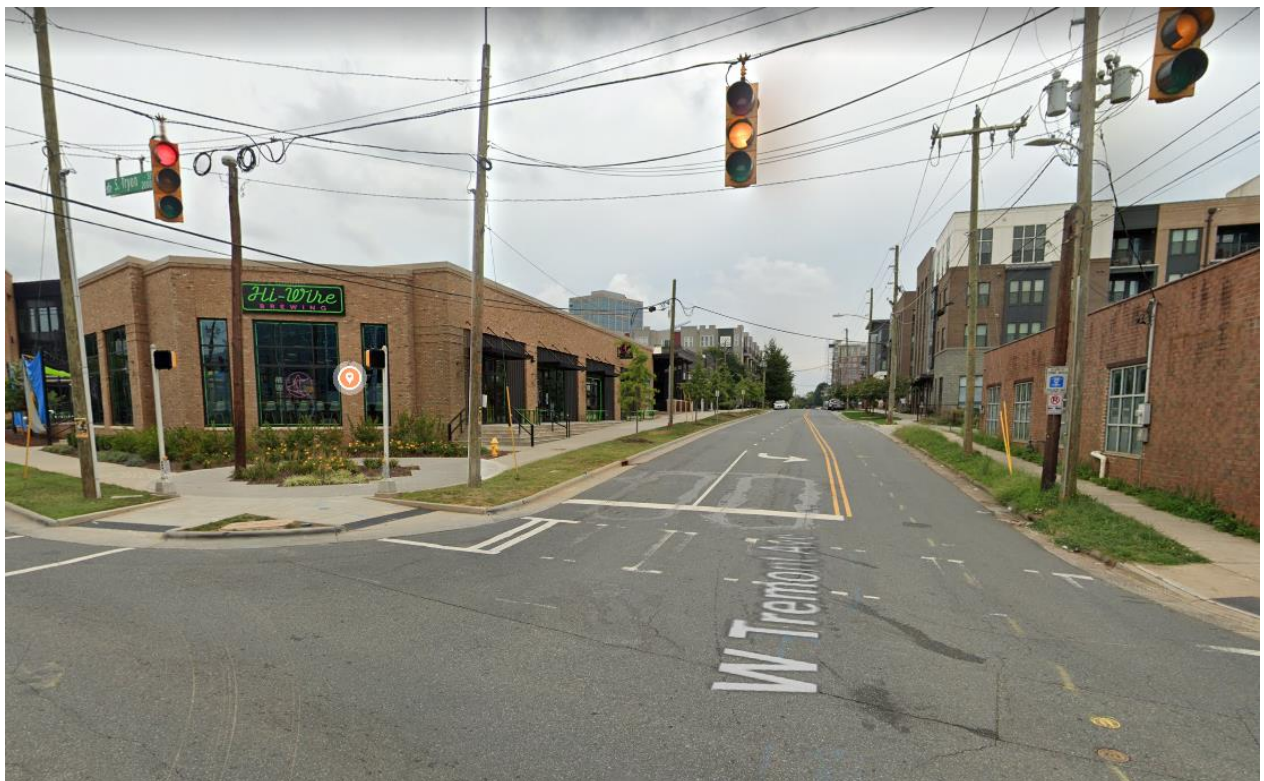


- The subject site is developed with an industrial building and limited associated parking areas in front of the building.





- West of the site is a residential development with some retail space below the apartment complex.



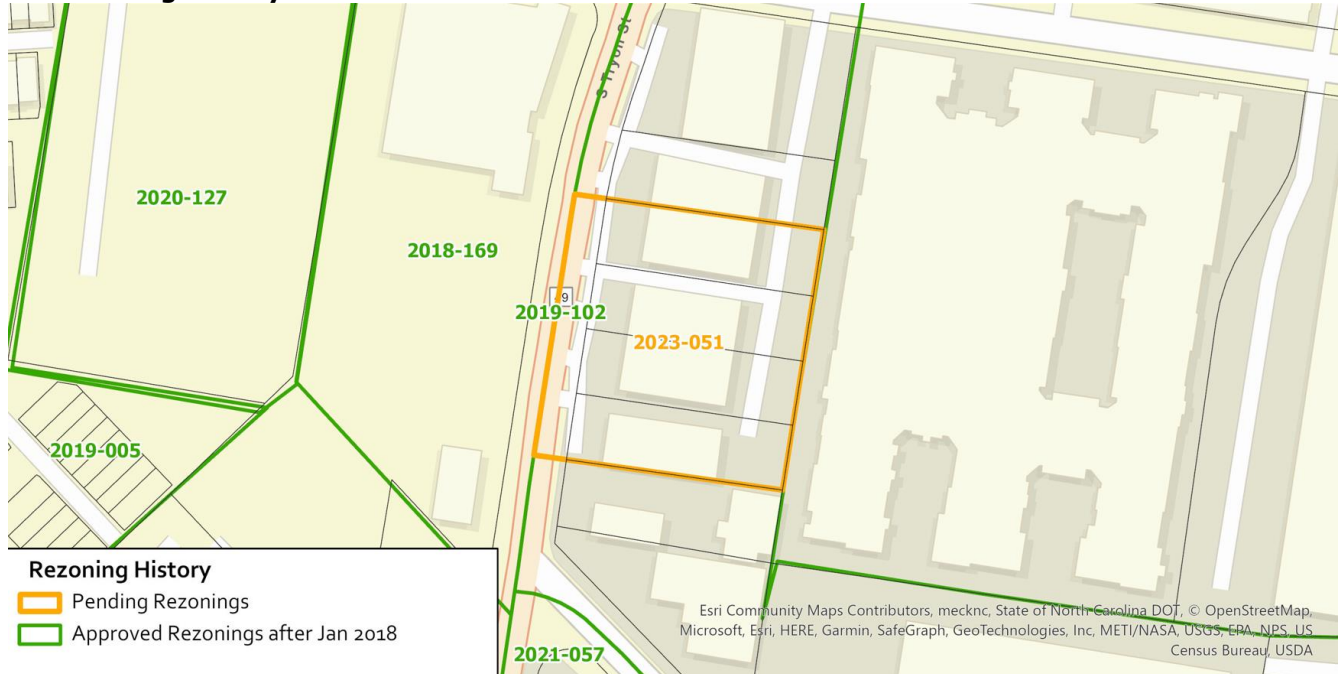
- North of the site along West Tremont Avenue is a mix of residential, office, and industrial uses.



- To the South of the site is a mix of residential, retail, office, gyms, breweries, and some industrial uses.

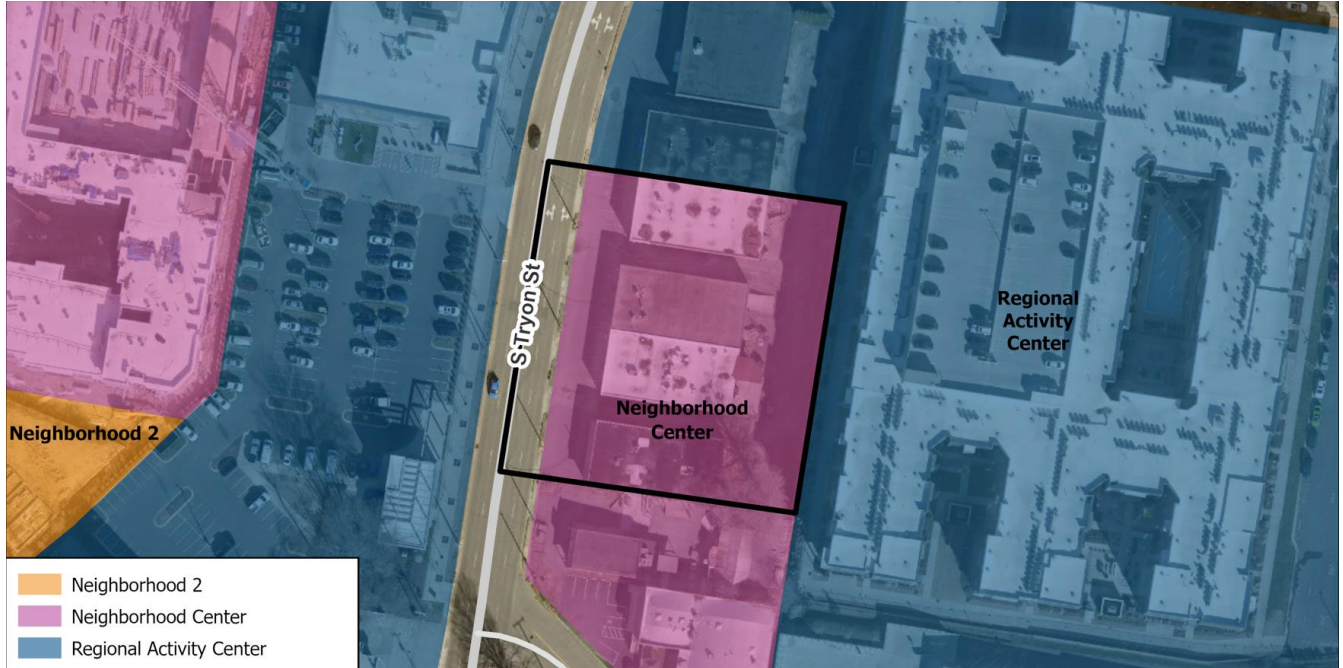


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations.	Approved
2019-005	5.58 acres; I-2 (CD) to UR-2 (CD)	Approved
2019-102	1,771.18 acres; B-1, B-1 HD-O, B-1 TS, B-1(CD), B-1SCD, B-2, B-2 HD-O, B-2 TS HD-O, B-2(CD), CC, NS, BP, B-D, B-D(CD), I-1, I-1 HD-O, I-1 TS, I-1 TS HD-O, I-1(CD), I-2, I-2 TS, I-2(CD), O-1, O-1(CD), O-2, O-2 HD-O, O-15(CD), INST, MUDD, TOD-CC, TOD-CC HD-O, R-17MF, R-22MF, R-22MF HD-O, R-43MF, R-3, R-4, R-5, R-8 to TOD Urban Center (TOD-UC), TOD Neighborhood Center (TOD-NC), TOD Community Center (TOD-CC), or TOD Transitional (TOD-TR)	Approved
2020-127	2.60 acres; I-1 to TOD-NC	Approved
2021-057	1.13 acres; from TOD-NC to TOD-UC	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood Center.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tryon Street, a State-maintained major arterial, south of West Tremont Avenue, a City-maintained major collector. 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:**

- There are no known active projects near site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 70 trips per day (based on Warehousing).

Entitlement: N/A trips per day (based on TOD-NC).

Proposed Zoning: N/A trips per day (based on TOD-UC)

**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:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses, therefore, there are too many uses to determine the impact on schools.
- **Charlotte Water:** No comments submitted.
- **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.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163