



Zoning Committee

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.
(Council District 2 - Graham)

PETITIONER

Crescent Communities, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** 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)* recommends the Regional Activity Center Place Type.

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 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

Motion/Second: Sealey / Whilden
 Yeas: Sealey, Whilden, Neeley, Russell, Welton, Winiker
 Nays: Lansdell
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell stated that he could not support this petition in its current form due to several transportation issues. He stated South Tryon Street in this area is a high injury network with pedestrian deaths.

Commissioner Lansdell stated that we should not move forward with this rezoning without increased sidewalk widths on all three street frontages. He stated that he would like to see language regarding controls to the South Tryon entrance to the site. He would also like confirmation that the petitioner will improve all legs of the Tryon/Carson intersection and the Carson/Winnerfred intersection.

Chairman Welton stated that it is his understanding that this petition is for a project that has already been permitted and designed.

Staff stated that civil plans for the site were approved through Land Development and permitted under the previous UMUD zoning. Staff stated that this petition was to request two optional provisions that would be added to the approved Land Development plan.

There was no further discussion of this petition.

MINORITY OPINION

A minority of Zoning Committee members opposed recommending approval of this petition due to outstanding transportation design issues in regard to pedestrian safety, a lack of sidewalk width along all street frontages, and concerns with control language pertaining to the ingress and egress on the South Tryon Street entrance to the site.

PLANNER

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