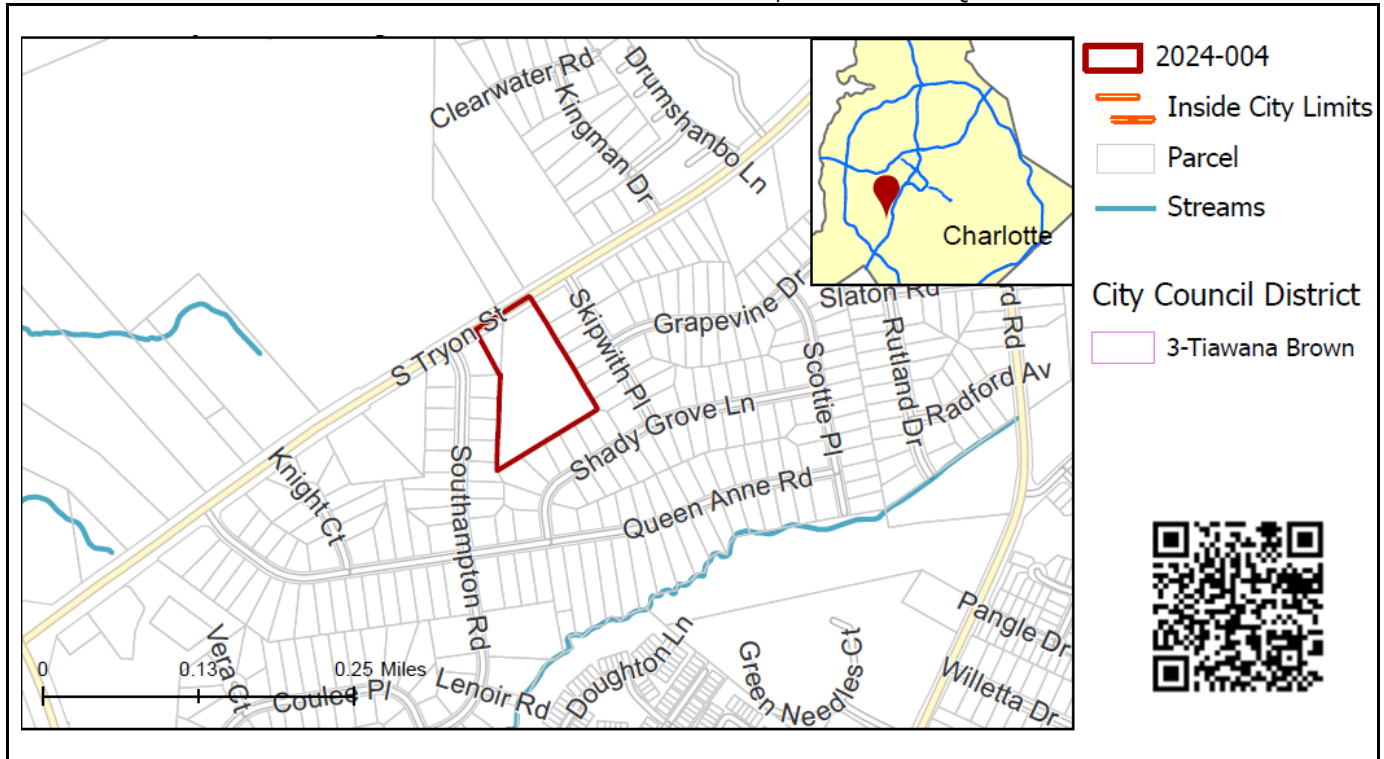


**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

**LOCATION**

Approximately 4.1 acres located on the east side of South Tryon Street, west of Nations Ford Road, and north of Queen Anne Road.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant, wooded property in the S Tryon Street corridor with a community of up to 50 multi-family attached dwellings.

**PROPERTY OWNER**

Peggy M. Barnette et al

**PETITIONER**

The Drox Group, LLC

**AGENT/REPRESENTATIVE**

Nolan Groce, Urban Design Partners

**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 1 place type.

Rationale for Recommendation

- The proposed single family attached dwellings would diversify the housing options along this segment of S Tryon Street.
- The petition will improve multimodal mobility in the S Tryon corridor by constructing a 12' multi-use path along the site's frontage.
- The petition commits to providing screening above ordinance requirements with a 15' Class C landscape yard where adjacent to single-family dwellings.

- The site is a remnant parcel with no street connection to the surrounding single-family neighborhood.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10-Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Neighborhood 2 place type for the site.

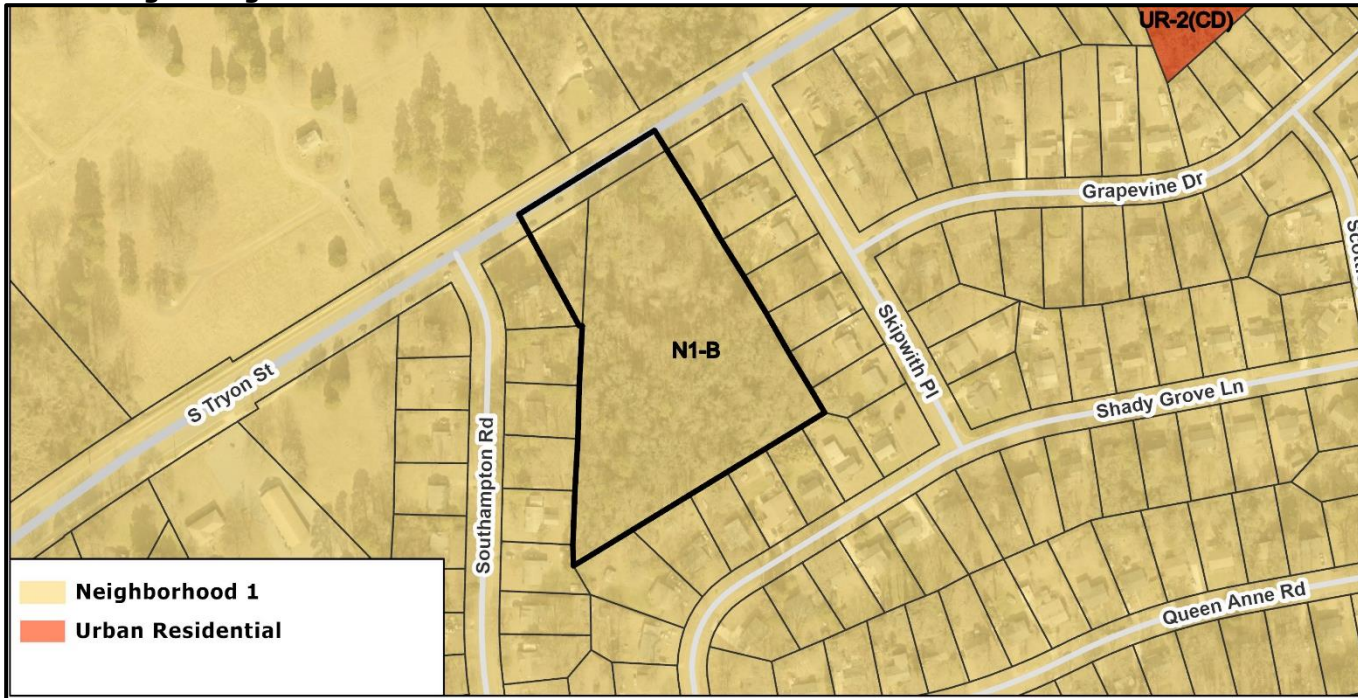
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

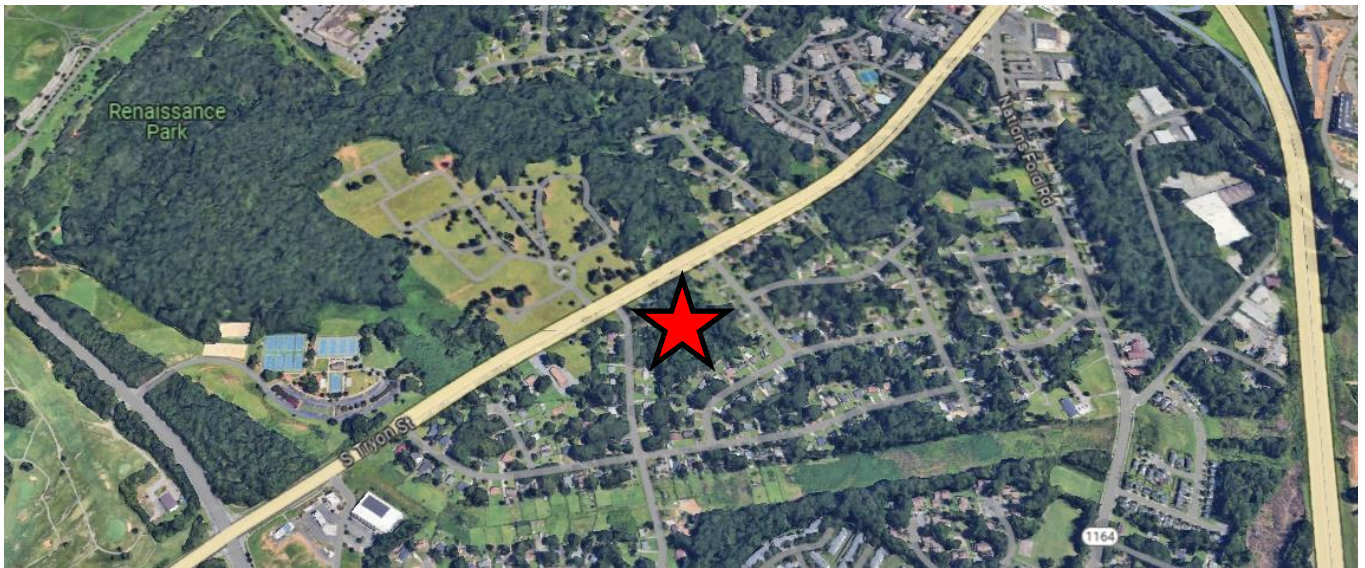
- Allows for a community of up to 50 multi-family attached residential dwellings in buildings containing either two or three units.
- Commits to a 15' Class C landscape yard with fence along all property boundaries excluding the S Tryon Street frontage.
- Provides 8' planting strip and 12' multi-use path along the site's S Tryon Street frontage.
- Limits building height to 48'.
- Commits to constructing usable front porches or stoops for all units.
- Commits to providing recessed garage doors, transparency, and/or enhanced hardware treatments.

• **Existing Zoning**



- The site is zoned N1-B and is surrounded by other properties also zoned N1-B.





The site, marked by a red star, is surrounded primarily by single-family residential. Other uses further from the site include institutional, recreational, and multi-family residential.



Street view of the site as seen from S Tryon Street.



Street view of institutional use to the north of the site across S Tryon Street.



Street view of single-family residential use to the east of the site along Skipwith Place.



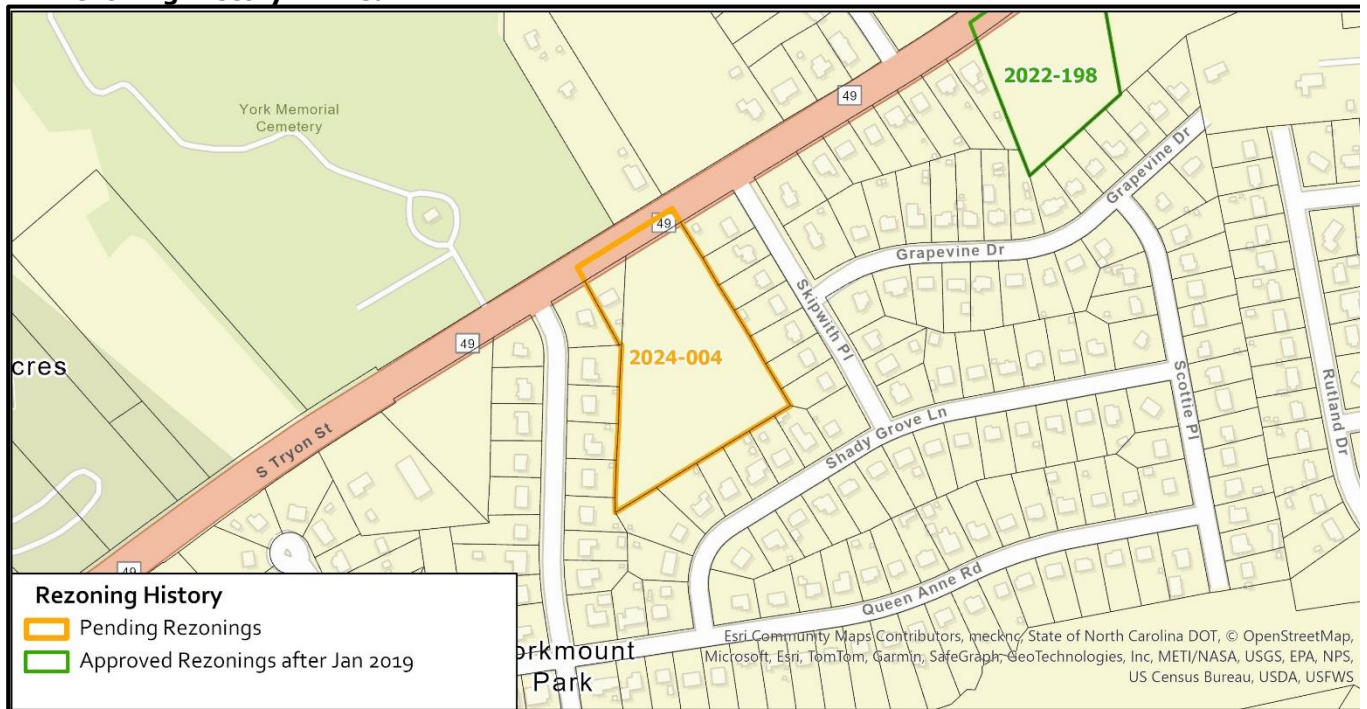


Street view of single-family residential use to the south of the site along Shady Grove Lane.



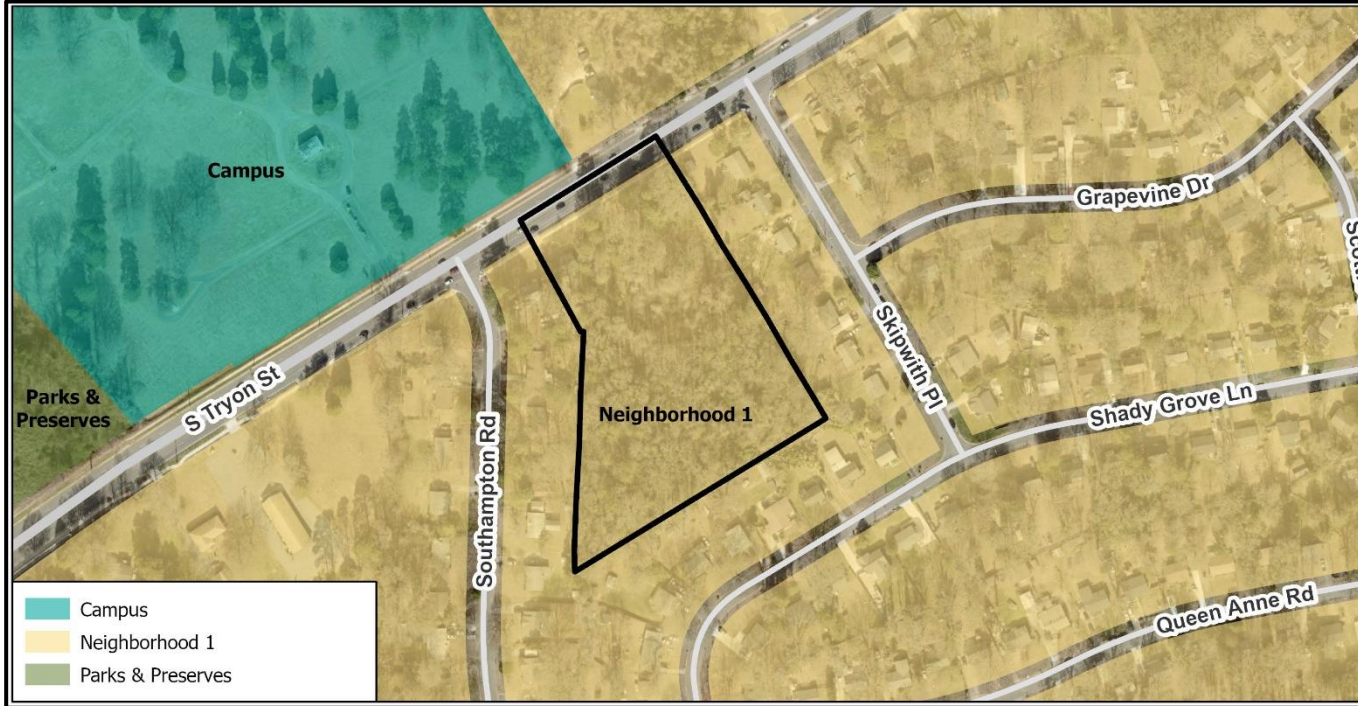
Street view of single-family residential use to the west of the site along Southampton Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-198	Rezoned 2.73 acres from N1-B to UR-2(CD) to allow 33 single family attached dwelling units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tryon Street, a State-maintained major arterial, south of Skipwith Place, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. All outstanding CDOT comments have been addressed.

○ **Active Projects:**

- N/A

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 177 trips per day (based on 15 single family dwelling units).

Proposed Zoning: 331 trips per day (based on 50 single family attached dwelling units).

**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:** This development may add 6 students to the schools in this area.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Pinewood Elementary remains at 104%.
    - Alexander Graham Middle remains at 106%.
    - Harding University High remains at 112%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water main along South Tryon Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along South Tryon Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.



- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Transportation

- ~~1. In coordination with NCDOT, revise site plan and conditional notes to install a right turn lane into the site with 50' of storage. ADDRESSED~~
- ~~2. Use only one line to show future back of curb. Move the driveway cut and curb and gutter to the existing location. ADDRESSED~~

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908