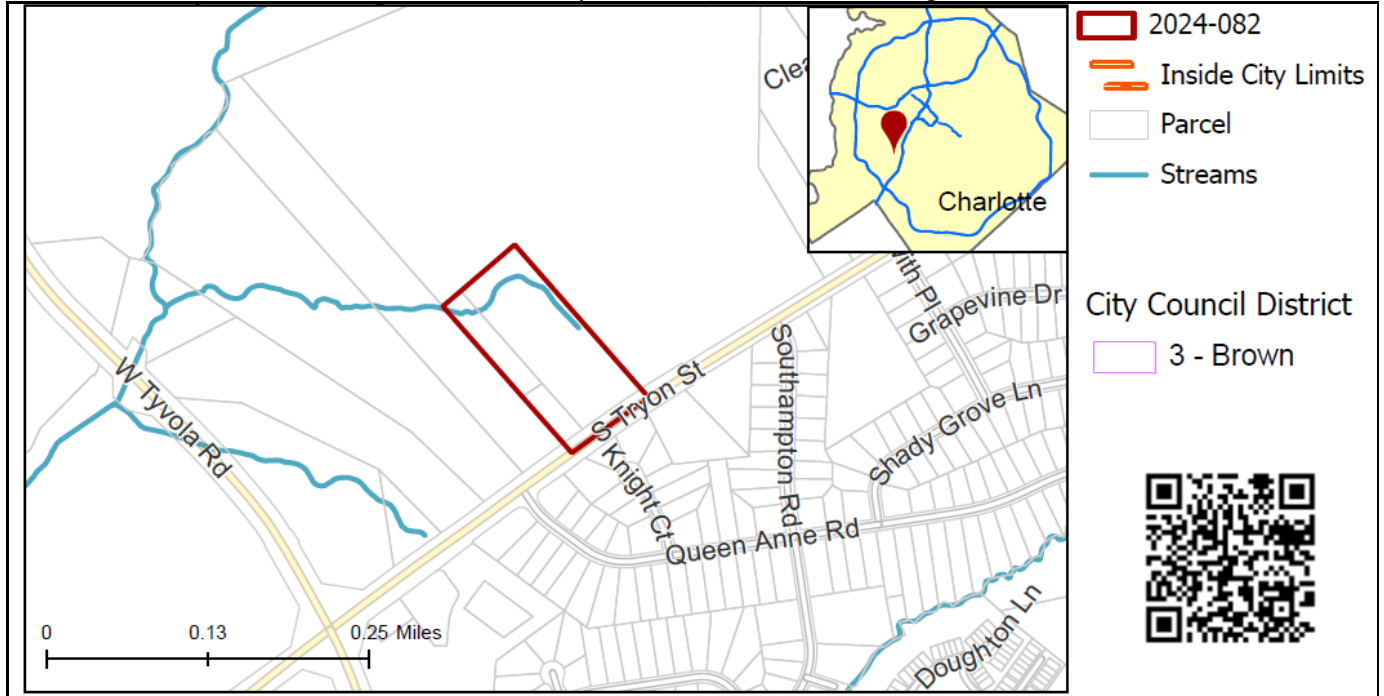


**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B)  
Proposed Zoning: CG(CD) (General Commercial, Conditional)

**LOCATION**

Approximately 7.05 acres located on the west side of S Tryon Street, north of Tyvola Road, and south of Kingman Drive.



**SUMMARY OF PETITION**

The petition proposes to allow development of a vacant parcel in the S Tryon Street corridor with specific uses permitted in the CG district limited to animal shelter, animal care facility, and accessory uses.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

City of Charlotte

**AGENT/REPRESENTATIVE**

Bruce Miller

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 94

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Parks & Preserves place type.

Rationale for Recommendation

- The petition would provide relief for Charlotte-Mecklenburg Animal Care & Control, which needs additional space for sheltering and rehoming animals.
- The development standards accompanying the petition limit the uses specifically to animal shelter, animal care facility, and accessory uses.
- The petition commits to providing a 25' Class B landscape yard with 6' opaque fence, which exceeds ordinance requirements, along the southwestern property line to mitigate impacts to Jeff Adams Tennis Center. Additionally, the petition commits to locating the exterior exercise

area in the northeastern corner of the site, opposite from the tennis courts.

- While the proposal is inconsistent with the *2040 Policy Map* recommendation for Parks & Preserves place type, the petition would address a specific community need on property owned by the City.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Parks & Preserves place type to Commercial place type for the site.

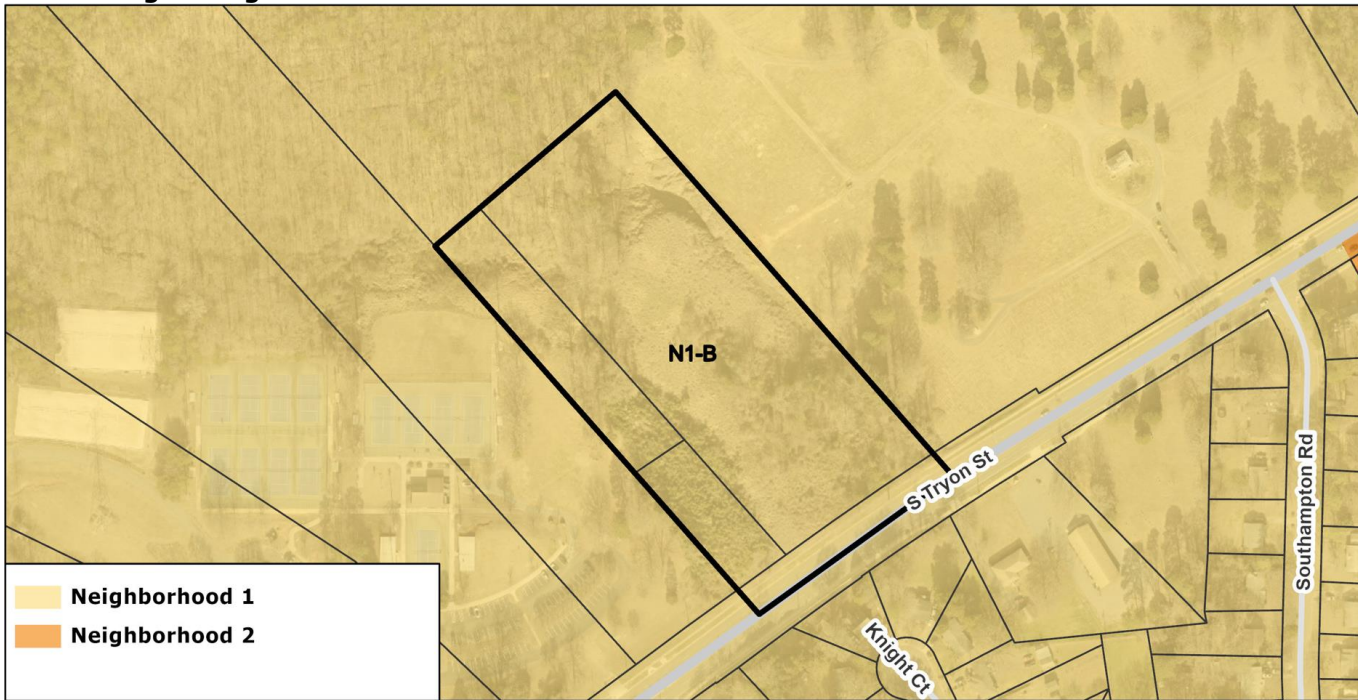
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- Limit the use of the site to animal shelter, animal care facility, and accessory uses as permitted in the CG zoning district.
- Commits to providing a minimum 25’ Class B landscape yard with 6’ opaque fence along the southwestern property boundary and 10’ Class A landscape yard, including 6’ opaque fence along the northeastern property boundary.
- States that the outdoor exercise area will be located towards the northeastern property boundary to lessen impacts to the adjacent tennis courts.

• **Existing Zoning**



- The site and all surrounding properties are zoned N1-B.



The site, marked by a red star, is surrounded by a mix of uses including parks and preserves, cemetery, retail, and single family residential.



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



Street view of Jeff Adams Tennis Center and Renaissance Park, located to the north and west of the site.

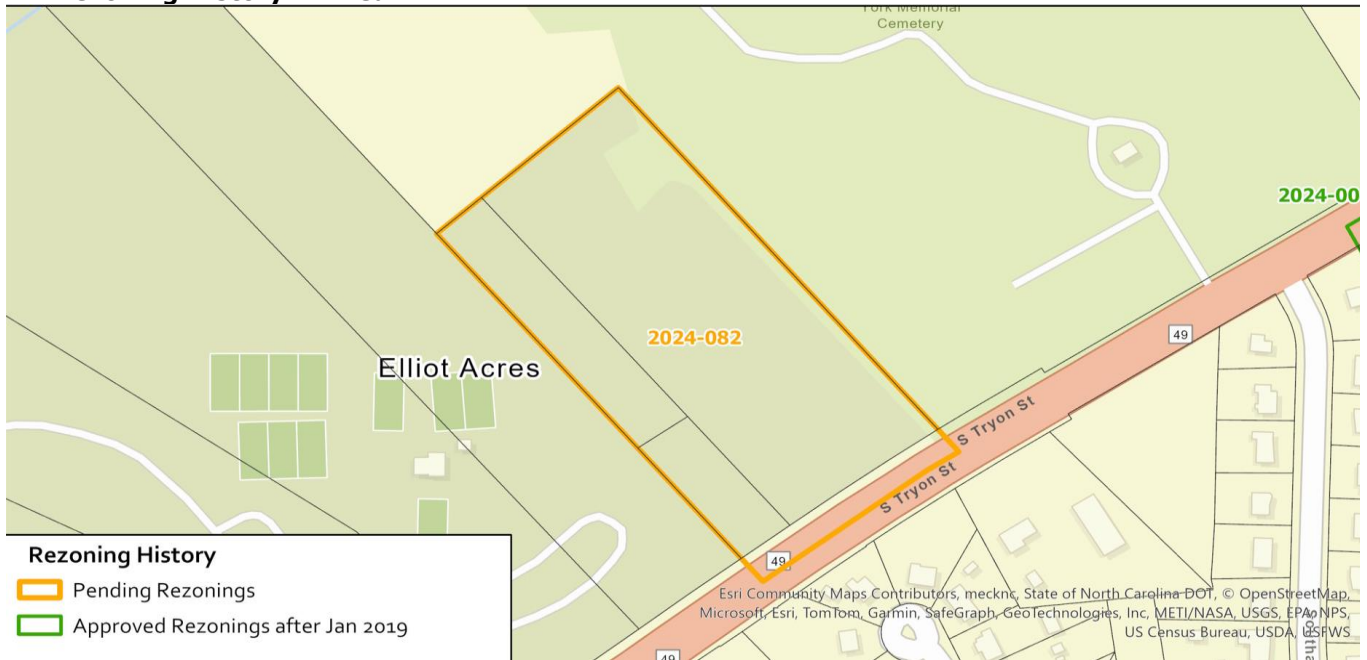


Street view of York Memorial Park cemetery, located to the east of the site along S Tryon Street.



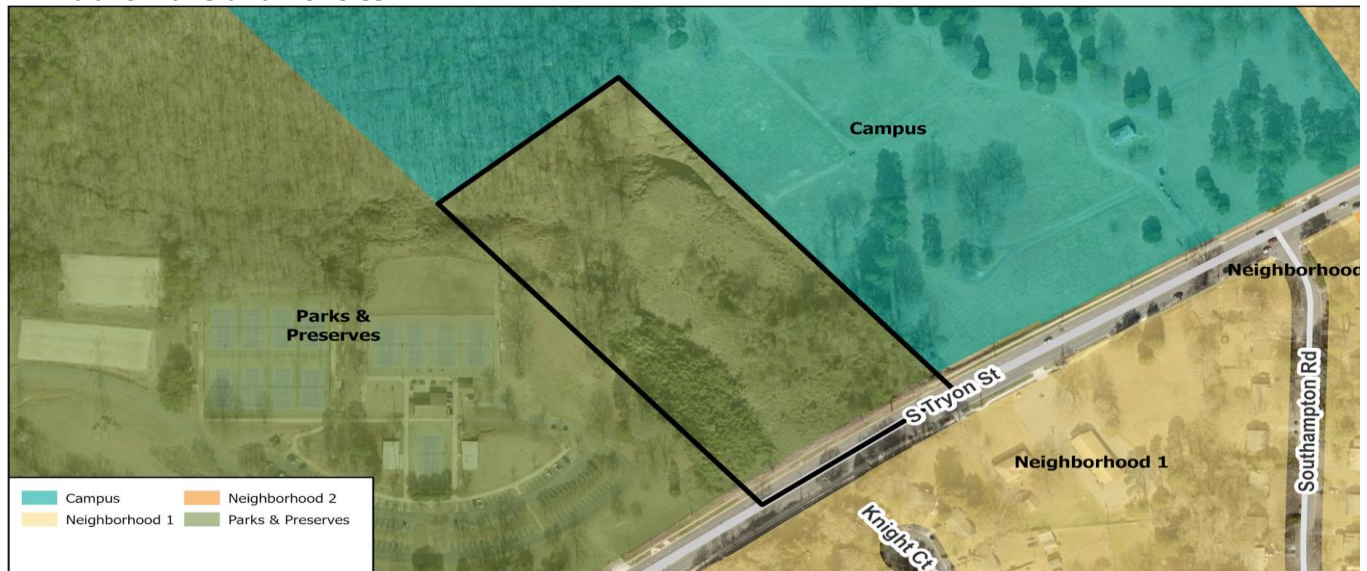
Street view of single-family residential use to the south of the site across S Tryon Street.

• **Rezoning History in Area**



| Petition Number | Summary of Petition   | Status   |
|-----------------|---|----------|
| 2024-004        | Petition to rezone to N2-A(CD) allow 50 multi-family attached dwellings on 4.1 acres. | Approved |

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Parks & Preserves place type for the site. The site is adjacent to Renaissance Park and Jeff Adams Tennis Center.

- **TRANSPORTATION SUMMARY**

- Site is located on Tryon Street, a State-maintained arterial, between Tyvola Road, a City-maintained arterial, and Kingman Drive, 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. Due to the minor nature of this rezoning CDOT will coordinate with the petitioner during permitting to ensure the site meets all ordinance requirements. All outstanding CDOT issues 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: 240 trips per day (based on 21 single-family dwellings).

Proposed Zoning: 748 trips per day (based on 34,808 SF animal adoption facility).

#### DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **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 outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along S Tryon St. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 350 feet southwest of the rezoning boundary along Queen Anne Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections. 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 comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Site and Building Design

- ~~1. Under proposed condition #1, replace "Class A" landscape yard with "Class C" landscape yard.~~

ADDRESSED