



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 3.67 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of North Brevard Street.
Council District 1 - Anderson

PETITIONER

2130 North Tryon Street, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 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* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Innovation Mixed-Use Place Type.

Therefore, 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:

- The goal of the Innovation Mixed-Use Place Type is to "Contribute to Charlotte's economic viability by providing mixed-use urban places that include light manufacturing, office, residential, and retail." This petition helps to achieve that goal.
- The site is compatible with nearby residential and mixed uses to the north.
- The site abuts pending rezoning petition 2022-040, which is a request of similar context and character.
- The petition commits to streetscape improvements along N. Tryon Street with an eight-foot sidewalk and eight-foot planting strip.
- The petition commits to maintain the existing five-foot wide bike lane along the site's frontage of N. Tryon Street. If not already existing, a five-foot wide bike lane will be provided.

- 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
 - 7: Integrated Natural & Built Environments

Motion/Second: Gaston / Welton
 Yeas: Gussman, Harvey, Rhodes, Russell, and Welton
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, noting all outstanding issues were addressed and that the request is consistent with the *2040 Policy Map*. Commissioner Gussman mentioned the interesting dialogue that took place with Council and expressed interest the direction to be taken with respect to this type of development and traffic studies, and up and coming solutions. There was no further discussion of this request.

PLANNER

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