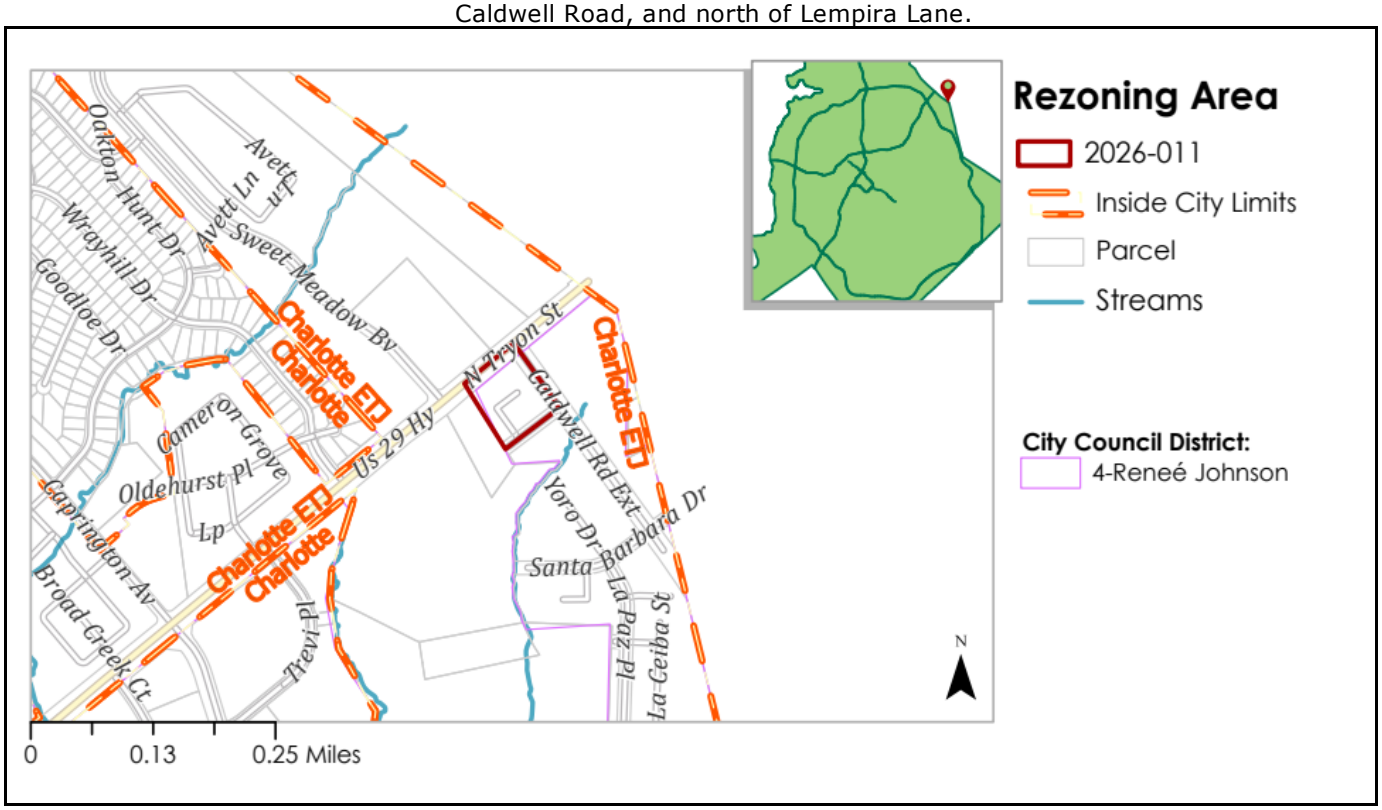
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2026-011
Post-Hearing Staff Analysis

Zoning Committee Meeting Date: September 1, 2026

REQUEST	Current Zoning: R-12MF(CD) (Multi Family Residential, Conditional) Proposed Zoning: NC(CD) (Neighborhood Center, Conditional)
LOCATION	Address: 2012 San Pedro Lane, Charlotte, NC 28262 Approximately 2.20 acres located south of North Tryon Street, west of Caldwell Road, and north of Lempira Lane.



SUMMARY OF PETITION	The petition proposes to allow Up to 22,725 square feet of gross floor area of non-residential uses, including retail, restaurant, and personal service uses as permitted by right and under prescribed conditions, together with accessory uses as allowed in the NC zoning district. The site is undeveloped.
PROPERTY OWNER	MECK29APT, LLC
PETITIONER	Tribute Companies, Inc.
AGENT/REPRESENTATIVE	Collin Brown & Brittany Lins, Alexander Ricks, PLLC
COMMUNITY MEETING	The community meeting was held on March 30, 2026, and 3 people from the community attended. The community meeting report notes that items discussed at the meeting included an overview of the project and broader issues considered with a rezoning petition, such as community priorities, environmental constraints, and market realities. The full meeting report is available online.

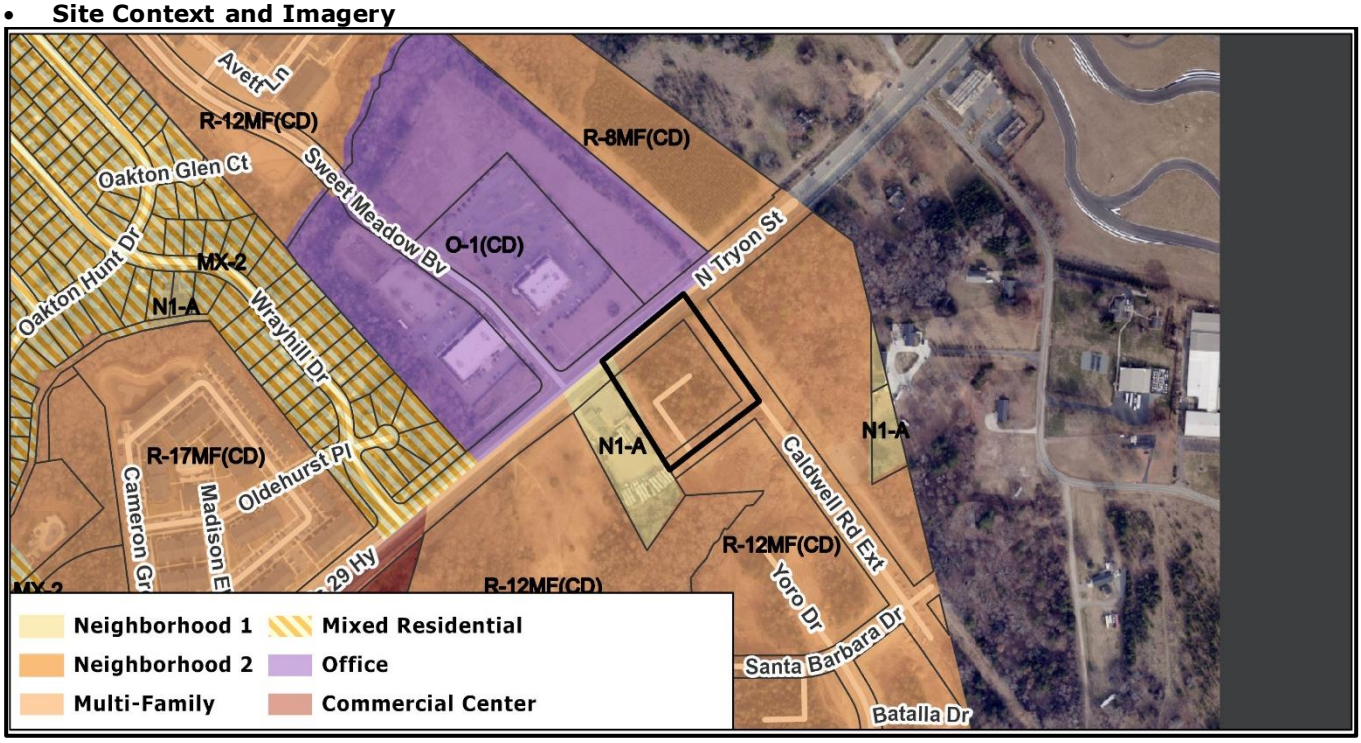
STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the goals and policies of the *Northeast Middle & Outer Community Area Plan.* The petition may facilitate the following priority goal of the area plan: ○ 1: 10 Minute Neighborhoods may be facilitated by development of a Neighborhood Center site which has the potential to increase access to a concentration of daily goods and services within a ½ mile of residential sites. <u>Rationale for Recommendation</u> • This petition is modifying the previously approved petition, RZP-2021-150, that originally showed the site proposing exclusively residential development. The new proposal for a portion of the site changes the layout and uses to a neighborhood serving commercial and retail site that in conjunction with the original development offers the opportunity for a "park once" scenario increasing non-auto access to amenities, goods, and services that may enhance the overall mix of uses within the area. • The Neighborhood Center district promotes walkable, compact development and allows for a range of retail and commercial uses that can provide everyday services close to existing housing. • The petition commits to a 25-foot Class B landscape yard to the adjacent N1-A property. • The plan commits to developing up to 22,725 square feet of nonresidential space to ensure a mix of uses. It prohibits certain uses that are incompatible with the district's character. The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 2 Place Type to the Neighborhood Center Place Type for the site.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**
  - Existing Zoning:
    - R-12MF(CD): This is a part of a larger conditional legacy district (RZP-2021-150) that allows up to 380 multi-family units in up to 18 buildings.
  - Proposed Zoning:
    - NC: This district is intended to support a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods.
    - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows up to 22,725 square feet of gross floor area of non-residential uses, including retail, restaurant, and personal service uses.
  - The following uses are prohibited: accessory drive-through, animal care facility, cemetery, parking lot as a principal use, vehicle fueling facility, vehicle rental, and vehicle repair facility.
  - Provides a 12-foot wide shared-use path with an 8-foot planting strip along the site's frontage on North Tryon Street.
  - At the intersection of North Tryon Street and Hudspeth Road, the Petitioner shall provide a northbound U-turn bulb within the existing right-of-way for passenger vehicles via the directional crossover median committed to in approved rezoning petition RZP-2021-150. Trucks, buses, and other larger non-passenger vehicles will be restricted from using the U-turn bulb via signage.
  - Provides a 25-foot Class B landscape yard to the adjacent N1-A property.
  - Provides enhanced common open space.

- **Site Context and Imagery**



- The current zoning is R-12MF(CD) (Multi Family Residential, Conditional). The surrounding zoning includes Neighborhood 1-A, R-12MF(CD) (Multi Family Residential, Conditional), R-17MF(CD) (Multi Family Residential, Conditional), O-1(CD) (Office, Conditional), and Mixed Use.

The site (denoted by a red star) is located south of North Tryon Street, west of Caldwell Road Ext., and north of Lempira Lane. The surrounding land uses include multi-family homes, offices and commercial uses.

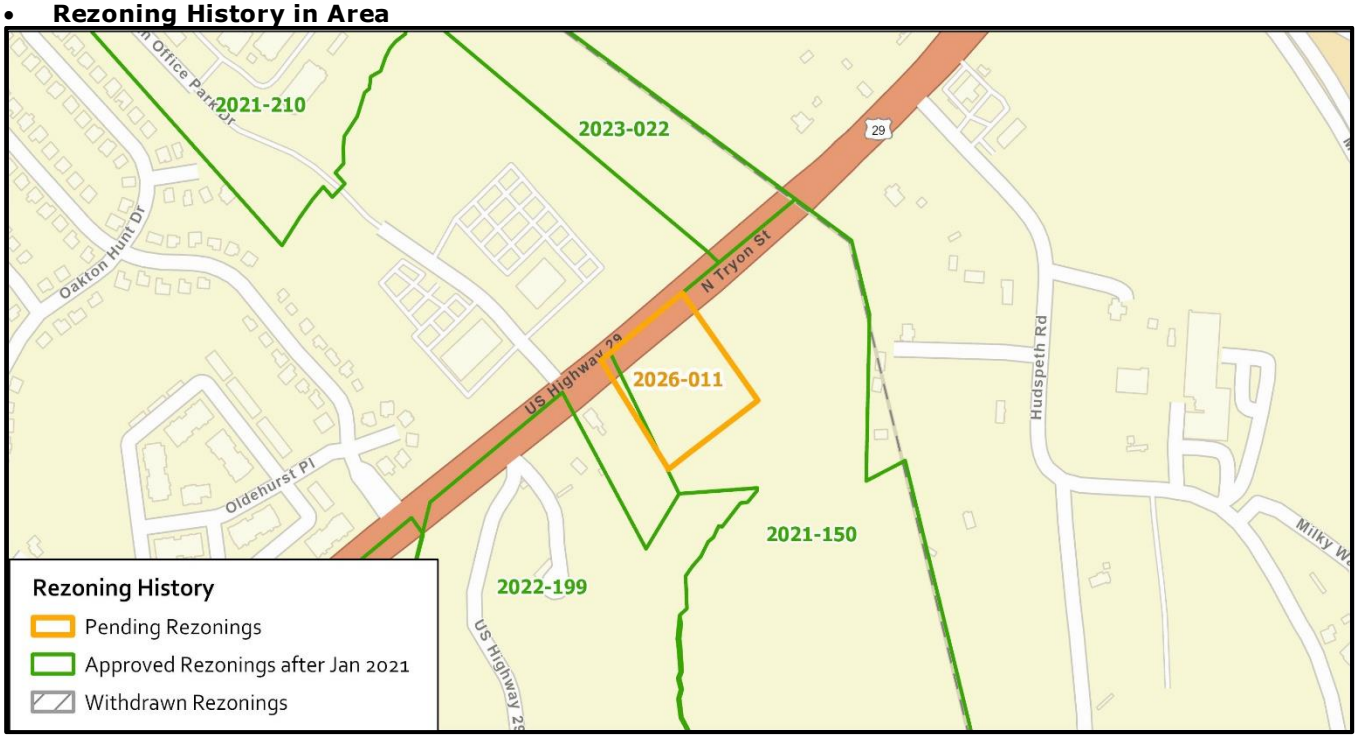
The property to the north along North Tryon Street is developed with offices.

The adjacent property to the west along North Tryon Street is developed with a commercial use.

The property to the east along North Tryon Street is under development with multi-family homes.

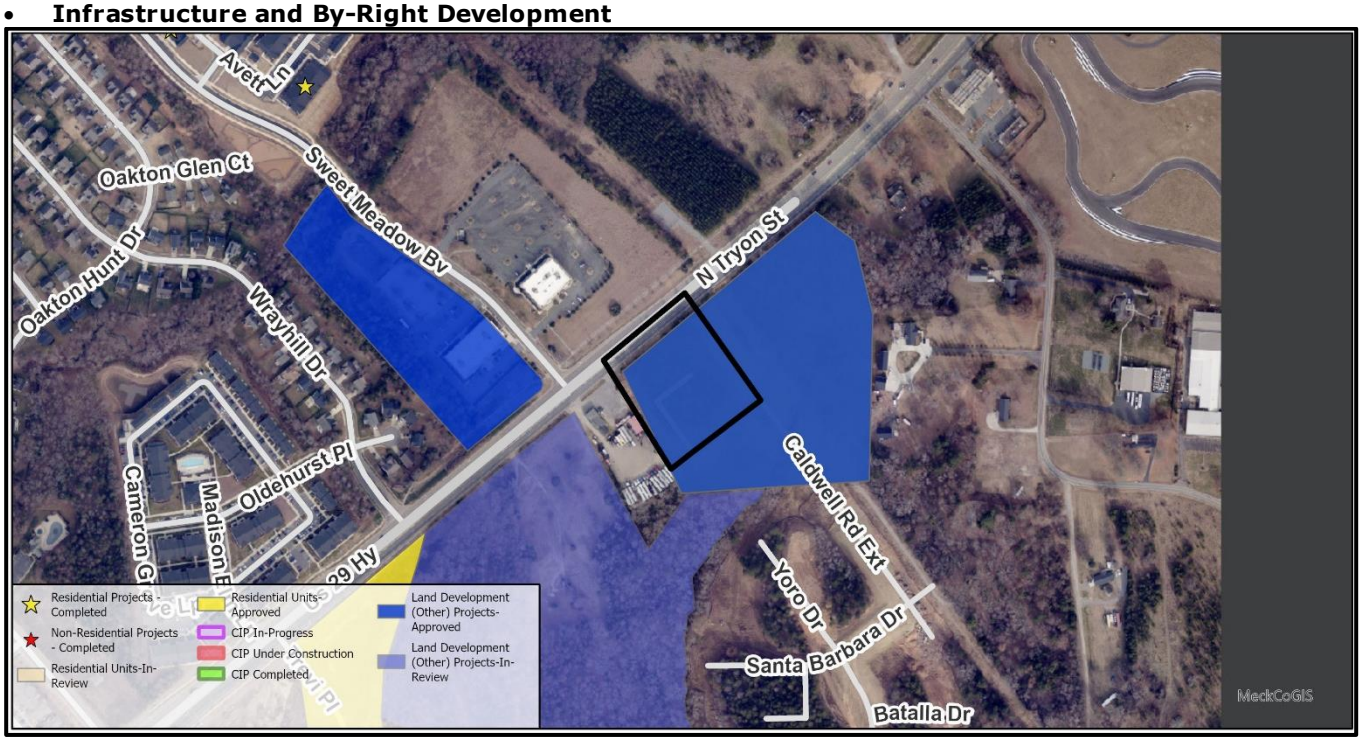
The property to the south along Caldwell Road Ext. is being developed with multi-family homes.

- **Rezoning History in Area**



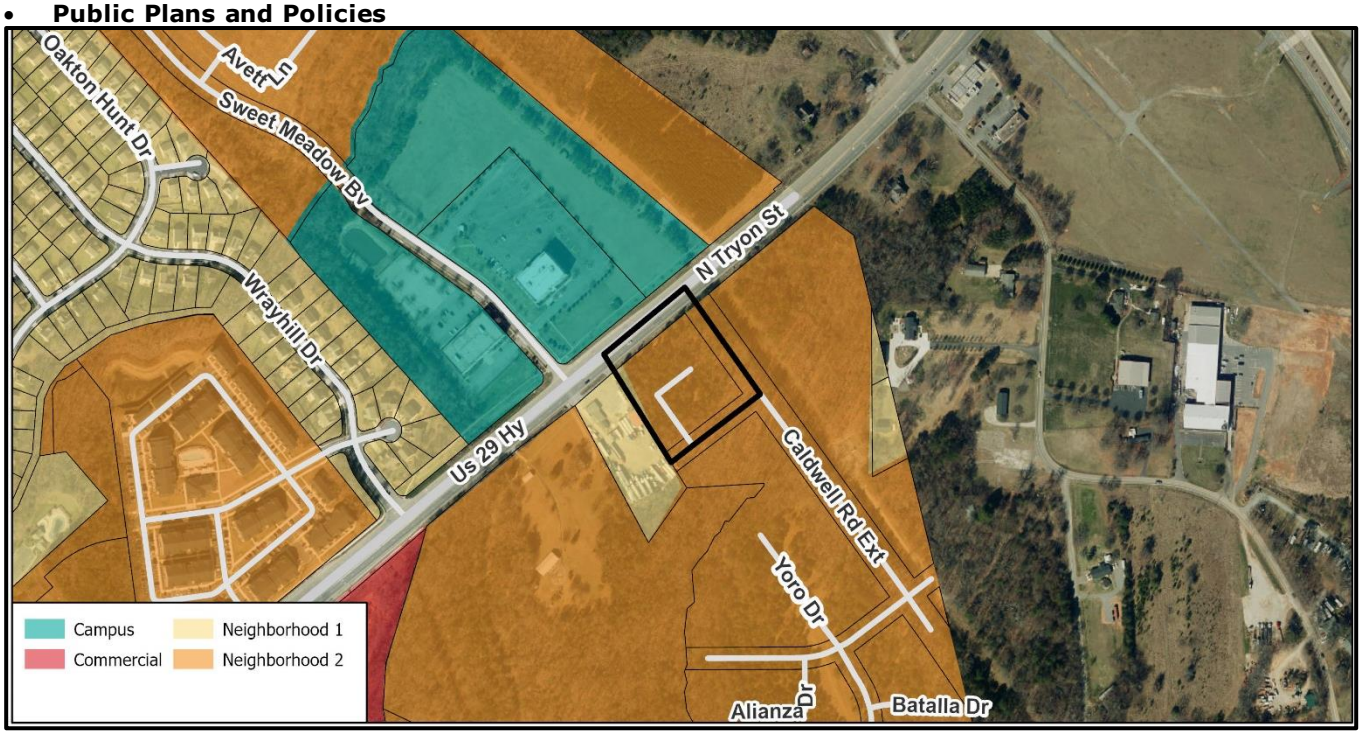
Petition Number	Summary of Petition	Status
2021-150	Rezoned 37.14 acres from R-3 (Single Family, Residential) to R-12MF(CD) (Multi-family Residential) to allow for up to 380 multi-family units.	Rezoning approved, permit application submitted and approved (LDC-2023-00314), construction is being completed.
2021-210	Rezoned 25.17 acres from O-1(CD) (Office, Conditional) to R-12MF(CD) (Multi-family Residential) to allow up to 276 apartments and up to 24 townhomes for a total of 300 units.	Rezoning approved, permit application submitted and approved (SDRMF-2022-00078), construction completed.
2022-199	Rezoned 19.91 acres from N1-A (Neighborhood 1-A) to R-12MF(CD) (Multi-family Residential) to allow up to 200 multi-family dwelling units.	Rezoning approved, permit applications submitted (LDCP-2026-00114) in revision
2023-022	Rezoned 14.46 acres from N1-A (Neighborhood 1-A) to R-8MF(CD) (Multi-family Residential) to allow 70 single family attached residential dwelling units.	Rezoning approved, permit application submitted and approved (LDCP-2024-00297), construction is completed.

- **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using Development Near Me

- **Public Plans and Policies**



- The *Northeast Middle & Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 2 Place Type. The proposed rezoning is not in alignment with the adopted Neighborhood 2 Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood Center Place Type.

- Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.
- Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
- This site is within the *Northeast Middle & Outer Community Area Plan*. The rezoning petition may help facilitate the priority goal 1 given its commitment to the development of a Neighborhood Center site which has the potential to increase access to a concentration of daily goods and services within a ½ mile of residential sites.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Neighborhood Center.

Criteria for Neighborhood Center Minor Map Amendment	**Description**	**Site Information**
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	5 acres	The petition does not meet the minimum acreage with 2.20 acres proposed.
Preferred Place Type Adjacencies	N1, N2, CAC, CAMP, IMU, PP	The site is adjacent to Neighborhood 1, Neighborhood 2, and Campus Place Types.
Locational Criteria (all considered)	Not within Uptown. Adjacent to N1 or N2 at least one side. Within Access to Housing Gap (EGF)	Petition is not within Uptown. Petition is adjacent to both N1 and N2. Petition is within Access to Amenities Gap. The NC district could provide an opportunity for potential concentration of daily goods and services within close proximity to residential sites. The site is located in an Access to Housing Gap.

- **INFRASTRUCTURE COMMENTS**
  - **Charlotte Department of Transportation**
    - The petition is located at the intersection of N Tryon St, a State-maintained arterial road and Caldwell Road Extension, a future State-maintained major thoroughfare. A Traffic Impact Study (TIS) was required for the proposed development due to density changes. The TIS was approved on 08/19/2026 and the petitioner has added the required notes according to the TIS. All outstanding CDOT comments have been addressed.
    - **Active Projects:**
      - N/A
    - **Transportation Considerations:**
      - ~~See Outstanding Issues, Note 1~~ Addressed
    - **Vehicle Trip Generation:**
      - Current:
        - Existing Use: 0 trips per day (based on vacant land).
        - Existing Zoning Entitlements: 78 trips per day (based on 26 multi-family units).
      - Proposed Zoning: 1,589 trips per day (based on 7,725 sq ft of restaurant, 7,500 sq ft of retail, 7,500 sq ft of medical office).
  - **Storm Water Services**
    - **Considerations:**
      - No outstanding issues.

- **Charlotte Water**
  - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main along Concord Road. The closest sewer gravity main is approximately 300 feet west of the rezoning boundary along Floyd Smith Dr. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services.
  - **Considerations:**
    - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
  - Nonresidential petitions do not impact the number of students generated.
- **Charlotte Area Transit System**
  - **Considerations:**
    - No outstanding issues.

CITY DEPARTMENT COMMENTS

- **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.
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** ~~See Requested Technical Revisions, Note 1~~ Addressed

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

~~1. Update note h.a. per new comments to include: Hudspeth Northbound U-turn (half signal), Caldwell Road Extension Southbound Leftover (half signal)~~. Addressed

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Environment

2. ~~Please show park dedication from RZP-2021-150 on plan~~. Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225