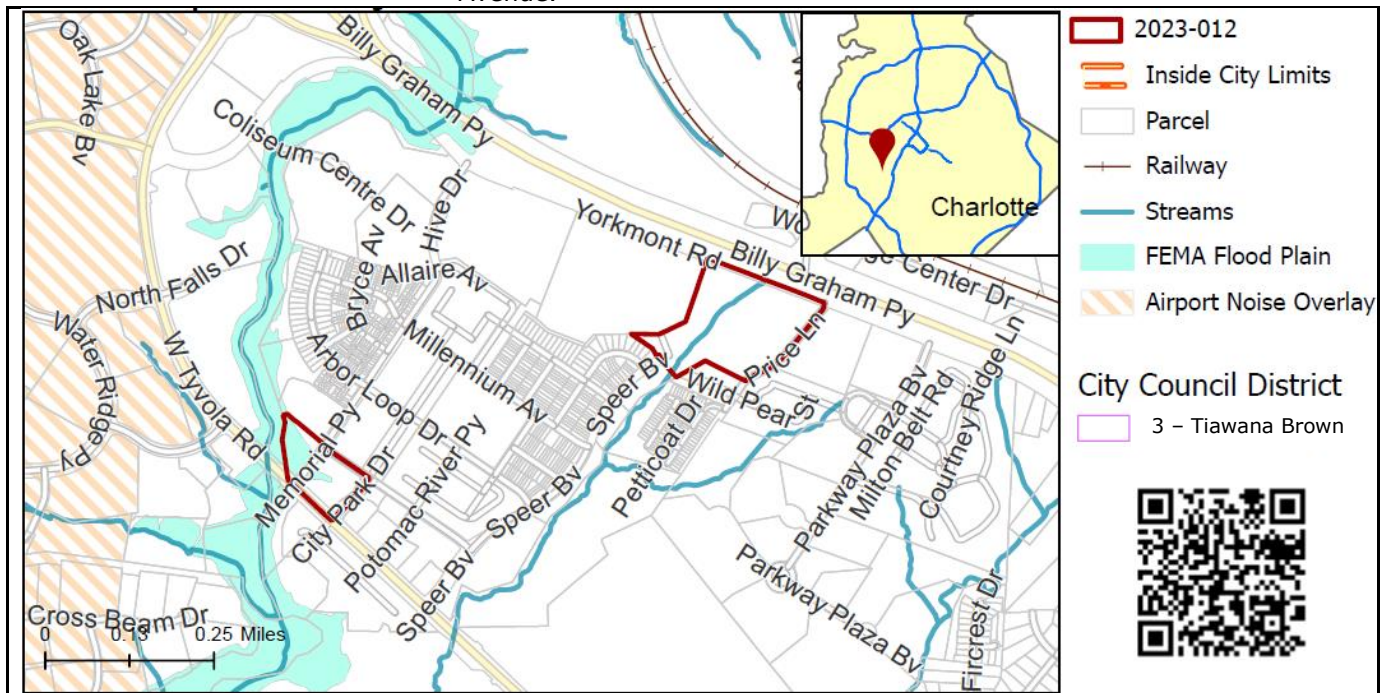


REQUEST

Current Zoning: MUDD-O (Mixed-Use Development District-Optional)
Proposed Zoning: MUDD-O SPA (Mixed-Use Development District-Optional, Site Plan Amendment)

LOCATION

Approximately 20.44 acres located in three development areas. Development Area A includes 16.01 acres and is located south of Yorkmont Road and west of Price Lane. Development Areas B and C total 4.43 acres and are located north of Tyvola Road and south of National Avenue.



SUMMARY OF PETITION

The petition proposes to amend a portion of the previously approved City Park rezoning to allow up to 220 residential dwelling units, 450 hotel rooms, 135,00 square feet of retail, and 100,000 square feet of self-storage warehouse.

PROPERTY OWNER

P&L Coliseum LP

PETITIONER

Pope & Land Enterprises, Inc

AGENT/REPRESENTATIVE

Matt Langston

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1.

STAFF RECOMMENDATION

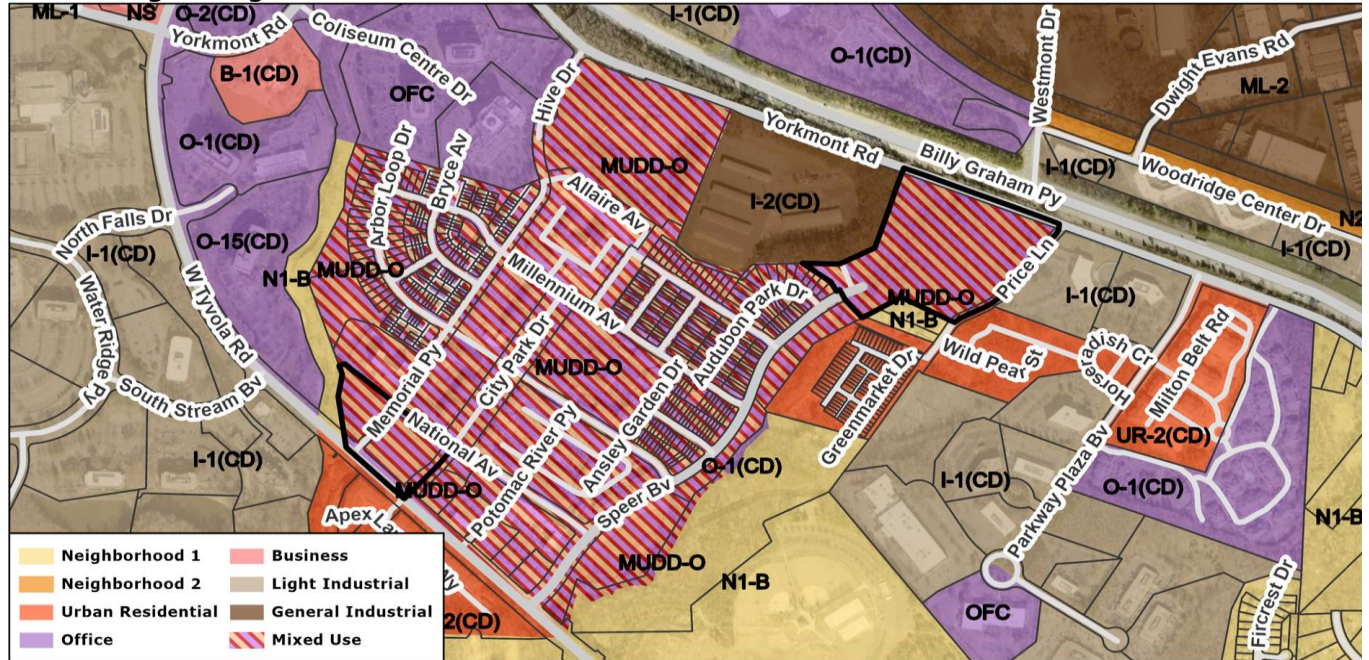
Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

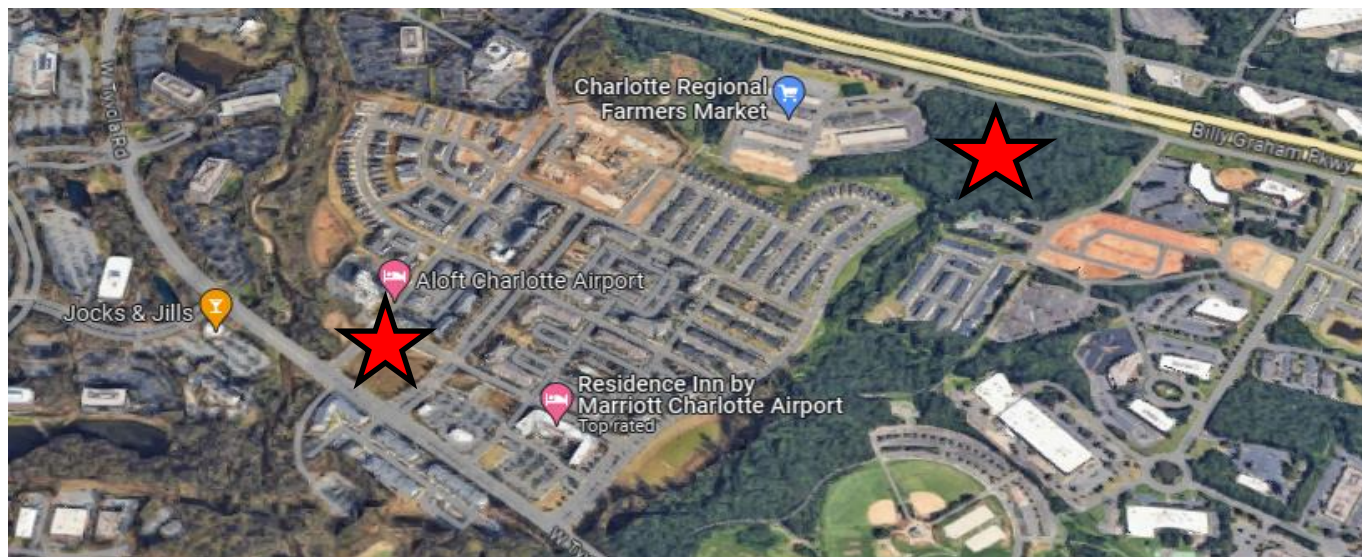
The southwestern portion of the petition is **consistent** with the *2040 Policy Map* recommendation for Community Activity Center place type. The northeastern portion of the petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

- Rezoning Area B:
 - 30,000 SF retail
 - 150 hotel rooms
 - 30,000 SF retail (including convenience store/restaurant/EDEE)
- Rezoning Area C:
 - 15,000 SF retail (including convenience store/restaurant/EDEE) or office
 - 100,000 SF storage
- Commits to the following transportation improvements:
 - Realignment of Yorkmont Road for a potential extension by others to Speer Boulevard and Billy Graham Parkway.
 - Construction of a roundabout at Yorkmont Road and Speer Boulevard
 - Installation of a traffic signal at Tyvola Road and Speer Boulevard.
 - Crosswalk improvements at Tyvola Road and City Park Drive, Tyvola Road and South Tryon Street, and Tyvola Road and North Falls Drive.

• Existing Zoning



- The site and surrounding area are primarily zoned MUDD-O but also include a range of other districts including O-1(CD), MUDD-O, N1-B, I-1(CD), OFC, UR-2(CD), ML-2, I-2(CD), B-1(CD), and NS.



The site, marked by a red star, is surrounded by a mix of uses including hotel, office, institutional, retail, recreational, multifamily residential, single family attached residential, and single family detached residential.



Street view of Rezoning Area A from Yorkmont Road.



Streetview of Billy Graham Parkway to the north of Rezoning Area A across Yorkmont Road.



Street view of office uses to the east of Rezoning Area A across Price Lane.



Street view of single family detached and single family attached residential uses to the south of Rezoning Area A along Speer Boulevard.



Street view of the Charlotte Regional Farmers' Market to the west of the site along Yorkmont Road.



Street view of Rezoning Areas B and C as seen from Tyvola Road and City Park Drive.



Street view of multifamily residential and hotel uses to the north of Rezoning Areas B and C.



Street view of commercial uses to the east of Rezoning Areas B and C across City Park Drive.

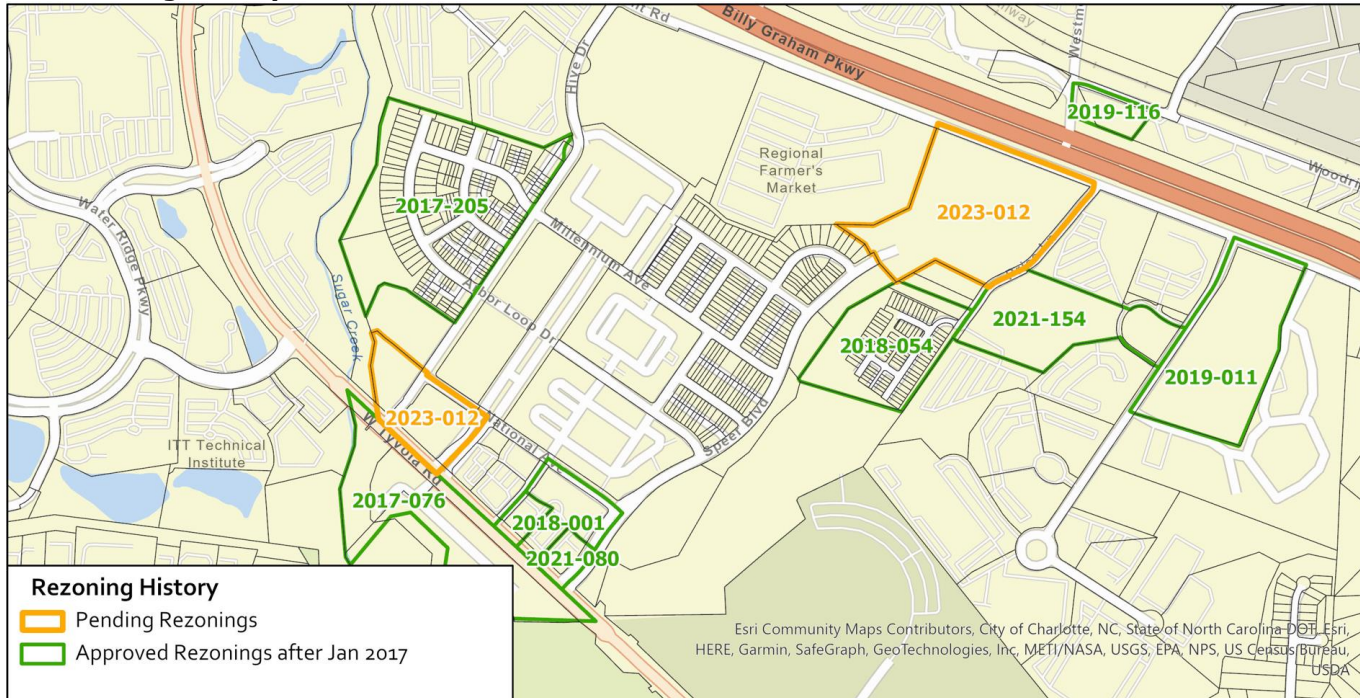


Streetview of multifamily residential uses to the south of Rezoning Areas B and C across Tyvola Road.



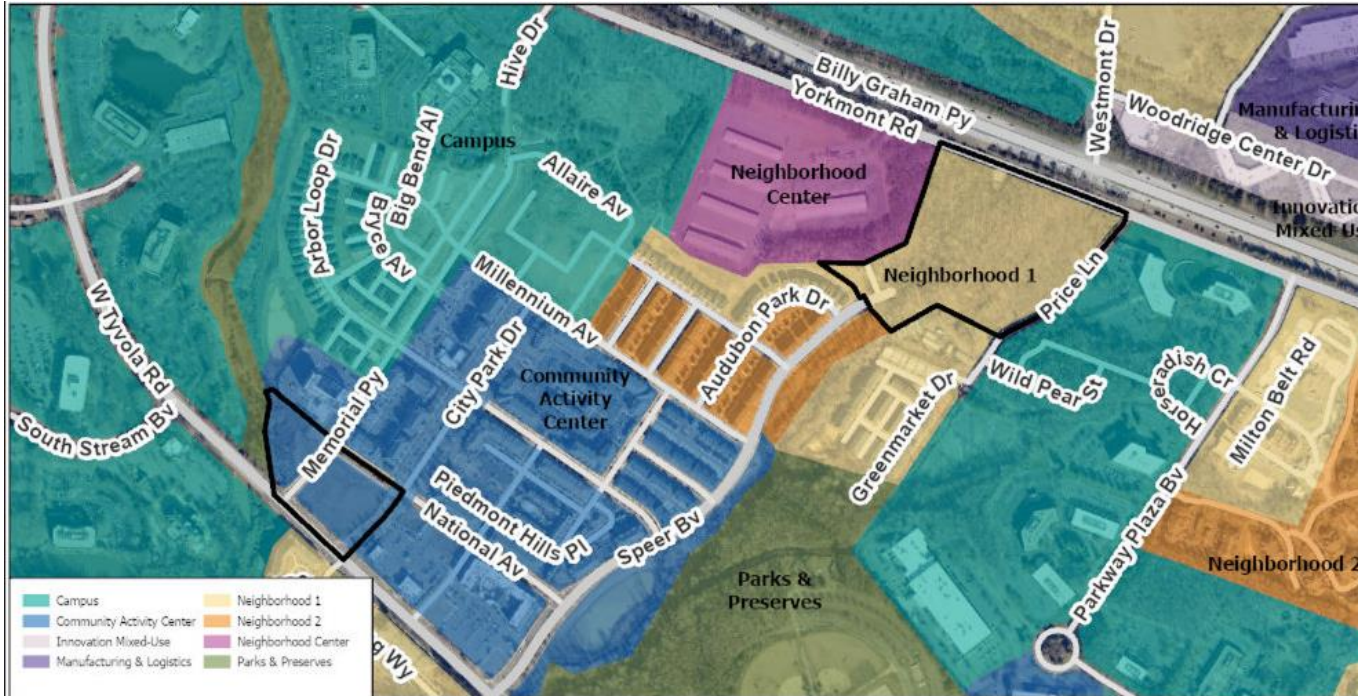
Streetview of office uses to the west of Rezoning Areas B and C.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-154	Petition to rezone to UR-2(CD) to allow 90 single family attached homes.	Approved
2021-080	Petition to amend a previously approved plan to allow an additional drive thru use along with 12,000 of retail	Approved
2019-116	Petition to rezone to I-1(CD) to allow limited uses permitted in the I-1 district.	Approved
2019-011	Petition to allow a multifamily residential development on a vacant parcel.	Approved
2018-054	Petition to allow 80 single family attached dwellings at a density of 8.7 units per acre.	Approved
2018-001	The petition amended a previously approved site plan to allow for the development of 12,000 square feet of commercial uses.	Approved
2017-205	Petition to amend a previously approved site plan to allow for 260 townhome units.	Approved
2017-076	The petition rezoned 14.56 acres to UR-2(CD) to allow for the development of 200 multi-family residential units, 80 of which can be age restricted.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for Rezoning Area 1 (northeast portion) and Community Activity Center for Rezoning Areas 2 and 3 (southwest portion).

• **TRANSPORTATION SUMMARY**

- The site is located at the corner of Tyvola Road, a City-maintained major throughfare, and City Park Drive, a privately-maintained local street. A Traffic Impact Study (TIS) is required for this site due to the site generating more than 2,500 daily trips. TIS comments were sent on 6.14.2023 by NCDOT and CDOT. A revised TIS addressing outstanding issues needs to be provided. Site plan and/or conditional note revisions are needed to complete the TIS and conditional note revisions regarding the Speer Road extension. Further coordination and clarification needed regarding the installation of a new traffic signal at Speer Boulevard and Tyvola Road. Further details are listed below.
- **Active Projects:**
- N/A

• **Transportation Considerations**

- See Outstanding Issues, Note 1-2.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family dwelling).

Entitlement: N/A trips per day (based on too many uses to determine).

Proposed Zoning: 4,995 trips per day (based on 216 single family attached dwelling units, 14,000 SF fast casual restaurant, 7,500 retail, 3,000 SF high-turnover sit down restaurant, 2,500 fast food restaurant with drive-thru).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 31 students.
 - 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 Area-A rezoning boundary via an existing 8-inch water distribution main located along Yorkmont Rd. Charlotte Water has accessible water system infrastructure for the Area-B+C rezoning boundary via an existing 12-inch water distribution main located inside parcel 14313155. Charlotte Water has accessible sewer system infrastructure for the Area-A rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 14314106 on the southeast boundary. Charlotte Water has accessible sewer system infrastructure for the Area-B+C rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 14327211. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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

Transportation

1. Provide a revised TIS addressing all outstanding issues.
2. Provide a revised conditional note for the traffic signal at Speer Boulevard and Tyvola Road.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908