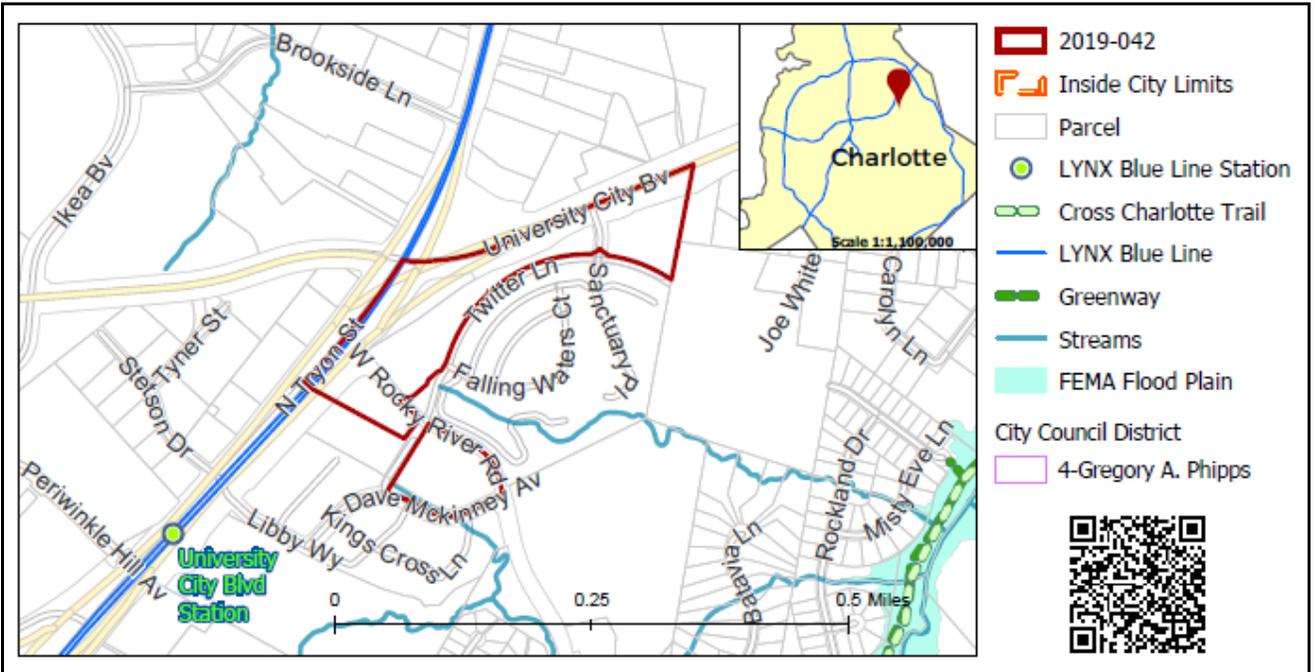


**REQUEST**

Current Zoning: B-2(general business, conditional)  
Proposed Zoning: TOD-CC (transit oriented development, community center) and TOD-TR (transit oriented development, transit transition)

**LOCATION**

Approximately 12.52 acres located on the southeast side of the intersection of North Tryon Street and University City Boulevard



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the TOD-CC (transit oriented development – community center) and TOD-TR (transit oriented development- transit transition) for the development of a vacant parcel located in northeast Charlotte.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE  
COMMUNITY MEETING**

Sanctuary Holdings Charlotte, LLC  
Sanctuary Development, LLC  
Chad Howie  
Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Blue Line Extension Station Area Plan* recommendation for Transit Supportive Land Uses.

Rationale for Recommendation

- The area plan recommends Transit Oriented Development for the parcels to the west of Rocky River Road.
- The plan recommends Residential/Office use for the parcels to the east of Rocky River Road.
- As written, TOD-CC is applicable at any site less than a ½ mile of a transit station. The site is within a ½ walk of the Sugar Creek Transit Station.

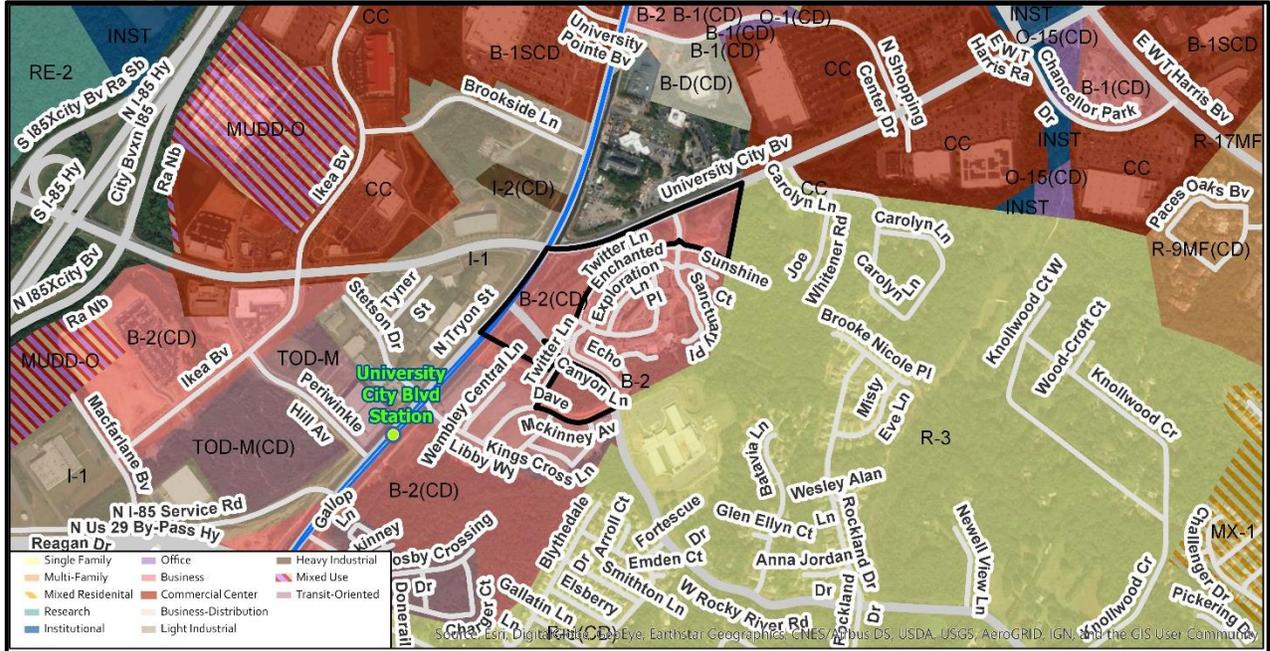
- The easternmost parcel is adjacent to single family zoning and therefore is appropriate to utilize the TOD-TR district.
- Use of conventional TOD zoning districts applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

• **Existing Zoning and Land Use**



- The subject property is vacant. The adjacent land uses include multi-family apartments, single-family houses, commercial, and vacant land.
- The subject property was rezoned to B-2(CD) in 1990 as petition 1989-041(C). The conditional rezoning plan for petition 1989-041(C) prohibits certain uses allowed in the B-2 district for development on the site.



The subject property is undeveloped.



The properties to the north across University City Boulevard are vacant and are a commercial use. The subject site is marked with a red star.



The property to the west along North Tryon Street is developed with the blue line rail line. The subject site is marked with a red star.

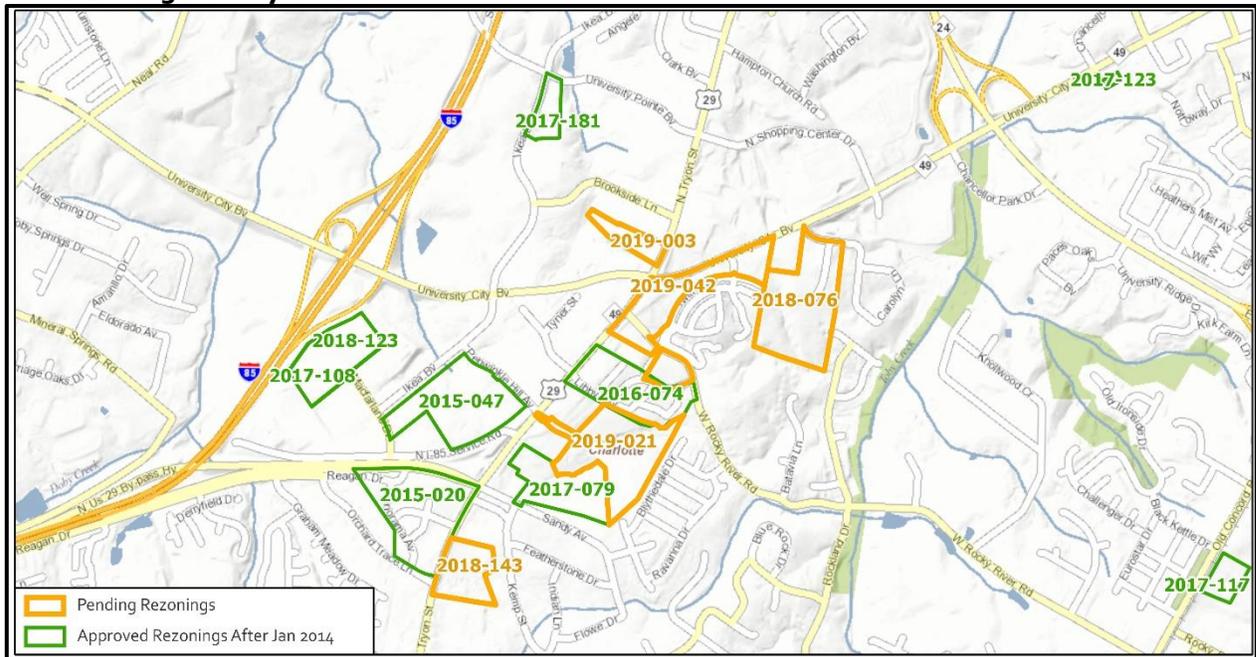


The property to the south is undeveloped.



The property to the southeast is developed with multi-family apartments.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-020	The petition rezoned site to TOD-R (transit oriented development- Residentially oriented) to allow 380 multi-family units and all accessory uses allowed in the TOD-R district.	Approved
2015-047, 2016-074, 2017-079,	The petition rezoned site to TOD-M(CD) (transit oriented-mixed, conditional) to allow all uses permitted in the TOD district.	Approved
2017-108	The petition rezoned site to MUDD-O (mixed use development district- optional) to allow the development of up to 80,000 square feet of eating, drinking, and entertainment establishment (type 1 and/or type 2).	Approved
2017-117	The petition rezoned site to O-1 (office) to allow all uses permitted in the O-1 district.	Approved

2017-123	The petition rezoned site to B-2(CD) (business, conditional) to allow the development of a fuel/ gasoline center.	Approved
2017-181	The petition rezoned site to CC(SPA) (commercial center, site plan amendment) to allow the development of a hotel with up to 110 rooms.	Approved
2018-076	The petition proposed to rezone site to UR-2(CD) (urban residential, conditional) to allow the development of up to 258 multi-family dwelling units and all accessory uses allowed in the UR-2 district.	Withdrawn
2018-123	The petition rezoned the site to MUDD-O(SPA) to allow an optional provision for ground mounted signage.	Approved
2018-143	The petition rezoned site to TOD-M (CD) to allow up to 275 multi-family dwelling units.	Approved
2019-003	The petition proposes to rezone the site to allow all uses permitted in the TOD-CC district.	Pending
2019-021	The petition proposes to rezone site to TOD-M(CD) (transit oriented- mixed, conditional) to allow all uses permitted in the TOD district.	Pending

• **Public Plans and Policies**



- The *Blue Line Extension Station Area Plan (2015)* recommends mixed use transit oriented development uses for properties west of West Rocky River Road. For properties east of West Rocky River Road, the plan recommends residential/office uses, with intensities and design guidelines consistent with transit oriented development; the policies allow for retail uses on the ground floor of multi-story buildings.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is at the signalized intersection of two major thoroughfares. The Lynx Blue Line travels through the median of N Tryon Street and the University City Boulevard Station is within ¼ mile of the site. CDOT will work with the petitioner during permitting to ensure that all public street frontages meet current city standards with curb, gutter, planting strip, and sidewalk.
  - No outstanding issues.
  - **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 0 trips per day (based on vacant use).  
 Entitlement: 2,040 trips per day (based on 275 dwellings).  
 Proposed Zoning: Conventional petition, unable to determine trip generation with amount of uses.

**DEPARTMENT COMMENTS** (see full department reports online)

- **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 Fire Department:** No outstanding issues.
  - **Charlotte-Mecklenburg Police Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Rocky River Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along University City Boulevard. No outstanding issues.
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** No outstanding issues.
    - **Urban Forestry:** No outstanding issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- 

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Lisa Arnold (704) 336-5967