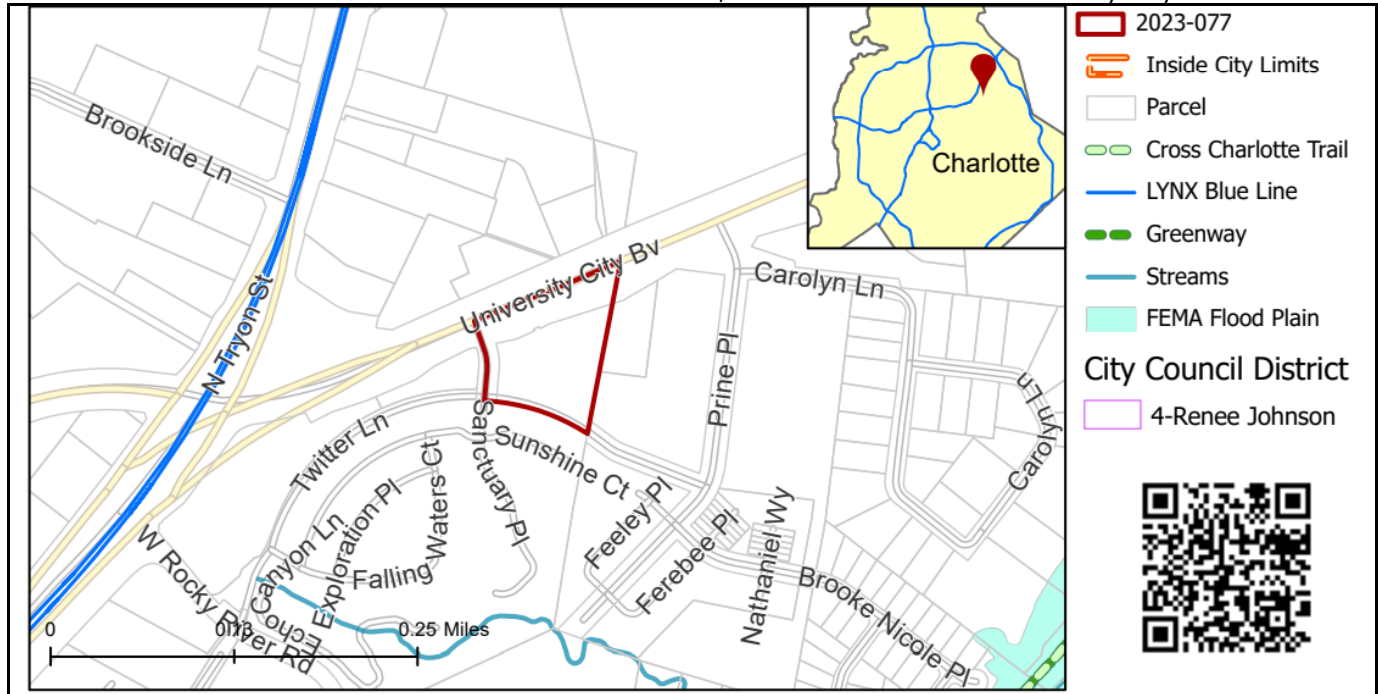


REQUEST

Current Zoning: TOD-TR (Transit Oriented Development - Transition)
Proposed Zoning: CAC-1 (Community Activity Center-1)

LOCATION

Approximately 2.782 acres located along the east side of Sanctuary Place, the north side of Twitter Lane, and the south side of University City Boulevard



SUMMARY OF PETITION

The petition proposes all uses permitted by-right and under prescribed conditions in the CAC-1 (community activity center, 1) zoning district.

PROPERTY OWNER

Sanctuary 4Point Charlotte LLC

PETITIONER

BPR Properties, LLC

AGENT/REPRESENTATIVE

John Carmichael; Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center Place Type.

Rationale for Recommendation

- This site is slightly under 1 mile to the University City Boulevard Blue Line Station.
- This rezoning would support the Community Activity Center Place Type by achieving the goals of transitioning from a more automobile-centric orientation toward a more walkable, well-connected, moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses.
- The development standards of the CAC-1 district allow for greater flexibility in design and site elements, such as parking amount and

location, while accommodating multiple modes of transportation including walking, bicycling, and automobile.

- The Community Activity Center place type is considered appropriate for this site given that the surrounding parcels are designated for the Community Activity Center place type and this rezoning would help further align the place type recommendation toward the intersection of Tryon Street and University City Blvd.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

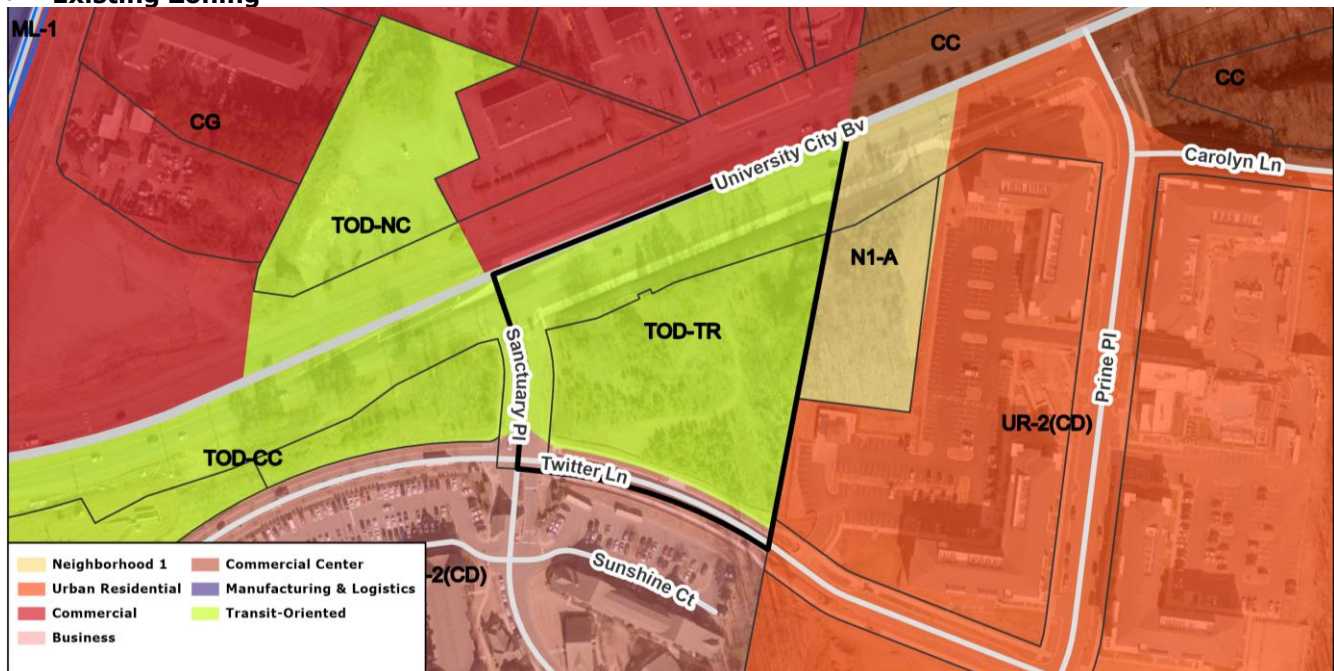
PLANNING STAFF REVIEW

Proposed Request Details

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

- Allow all uses permitted by right and under prescribed conditions in the CAC-1 (community activity center, 1) zoning district.

Existing Zoning



- This rezoning petition is in a mostly residential area of Sanctuary Pl and Twitter Ln and contains a small number of multifamily and townhomes with single family homes further to the south east of the site. There are multiple types of existing zoning surrounding the subject property, with commercial use to the north across from University City Boulevard to the north, apartments to the south and east, and student housing to the west.



The general location of rezoning boundary denoted by red star. Currently the site is vacant, to the north of the site is a tire shop, hotel, car sales lot, and an auto repair shop. East of the site are two apartment complexes and West of the site is an apartment complex, .7 miles further west is the University City Boulevard Blue Line Station.



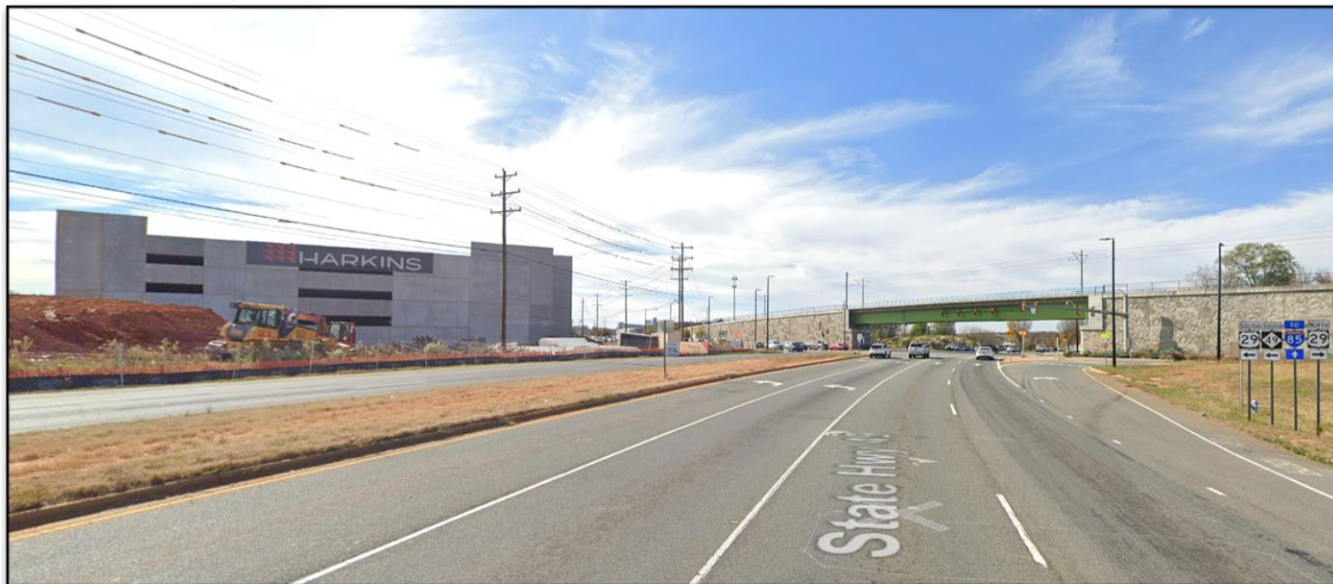
Street view of the site shows the site is currently vacant with some overgrown trees and shrubs.



North of the site on University City Boulevard tire shop, hotel, car sales lot, and an auto repair shop.

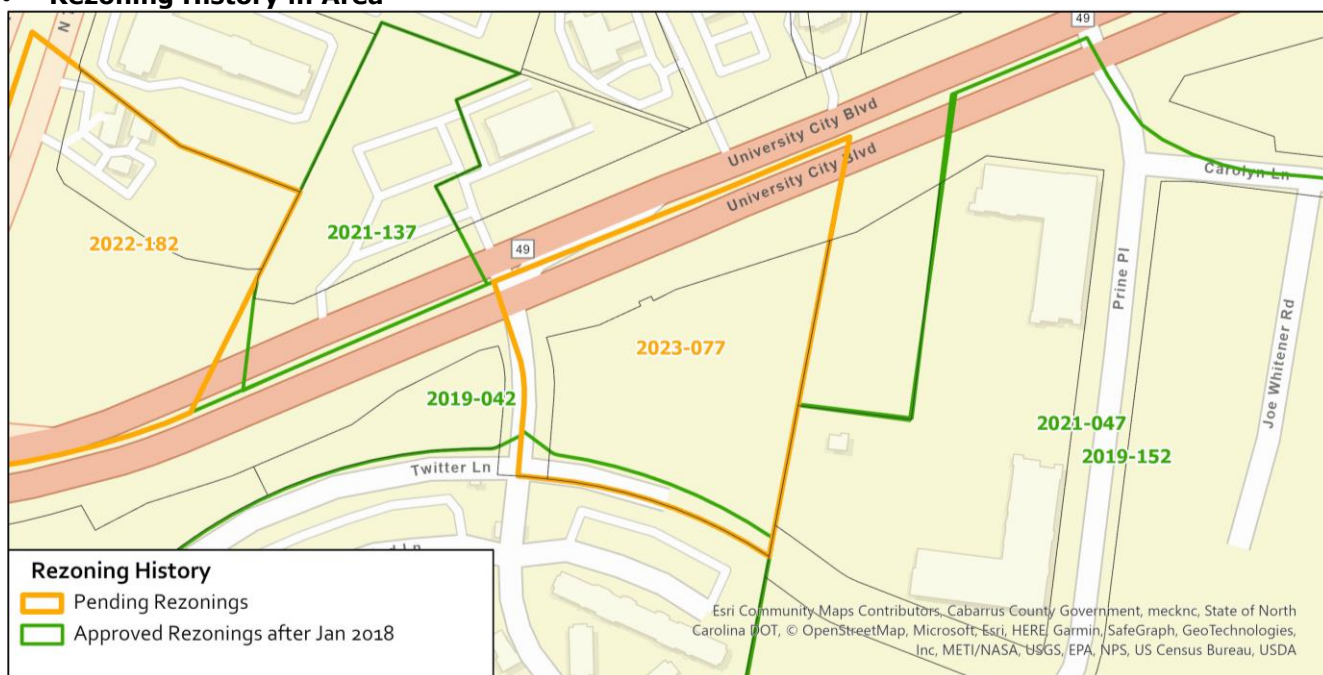


East of the site on University City Blvd is an apartment complex, further down the road is a plaza with retail and commercial uses.



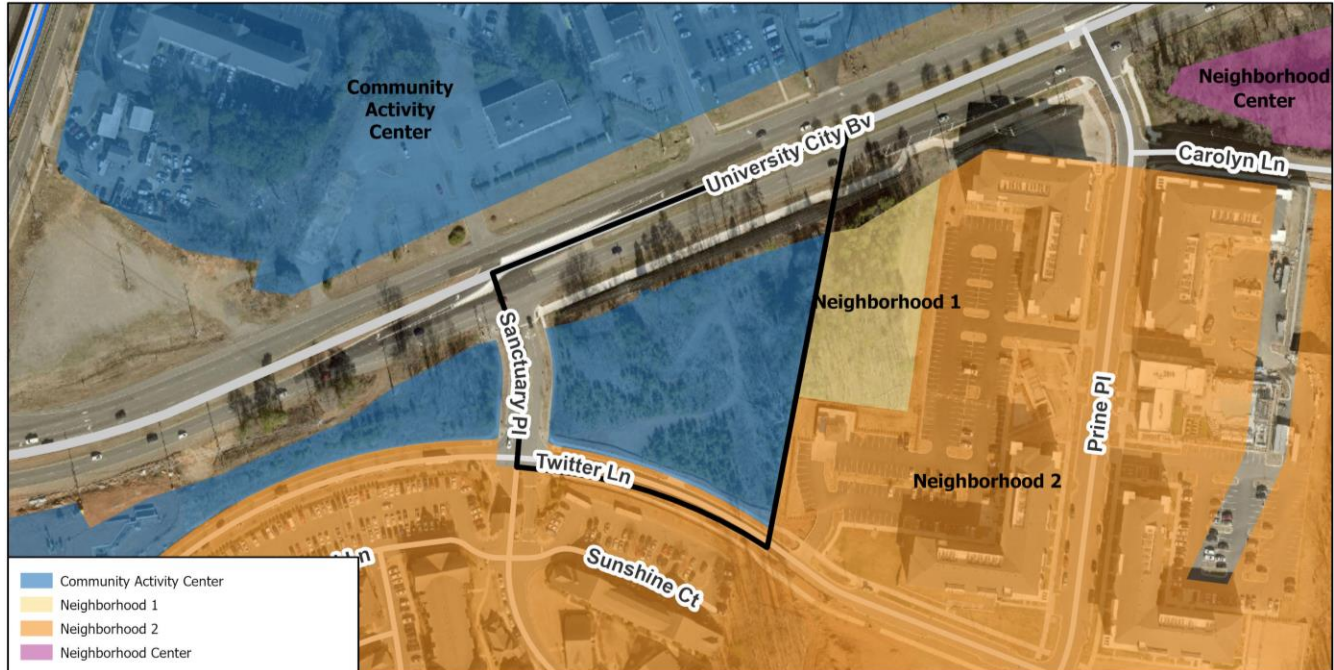
West of the site is the University City Boulevard Blue Line Station and the intersection to N Tryon Street.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-182	1.19 acres from B-2 to TOD-TR	Pending
2021-137	1.73 acres from B-2 to TOD-UC	Approved
2021-047	27.410 acres from UR-2 (CD) to UR-2 (CD) SPA	Approved
2019-152	27.410 acres from R-3 to UR-2 (CD)	Approved
2019-042	12.52 acres from B-2 to TOD-TR	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Community Activity Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of University City Boulevard, a State-maintained major arterial and Sanctuary Place, a privately maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- 7605 University City Boulevard
 - Commercial project constructing multifamily Apartments. The project is located at 7605 University City Boulevard.
 - Project is currently under review.
- N Tryon Self Storage
 - Commercial project constructing a five story storage facility. The project is located at 7630 North Tryon Street.
 - Project is currently under review.
- Union at Tryon
 - Subdivision project constructing 200 apartment units. The project is located at 302 Hampton Church Road.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: no trips per day (based on Vacant Land Use).

Entitlement: Too many uses to determine (based on TOD-TR).

Proposed Zoning: Too many uses to determine (based on CAC-1).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **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 comments submitted.
 - **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
 - **Charlotte-Mecklenburg Police Department:** No comments submitted.
 - **Charlotte-Mecklenburg Schools:** Too many uses to determine.
 - **Charlotte Water:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163