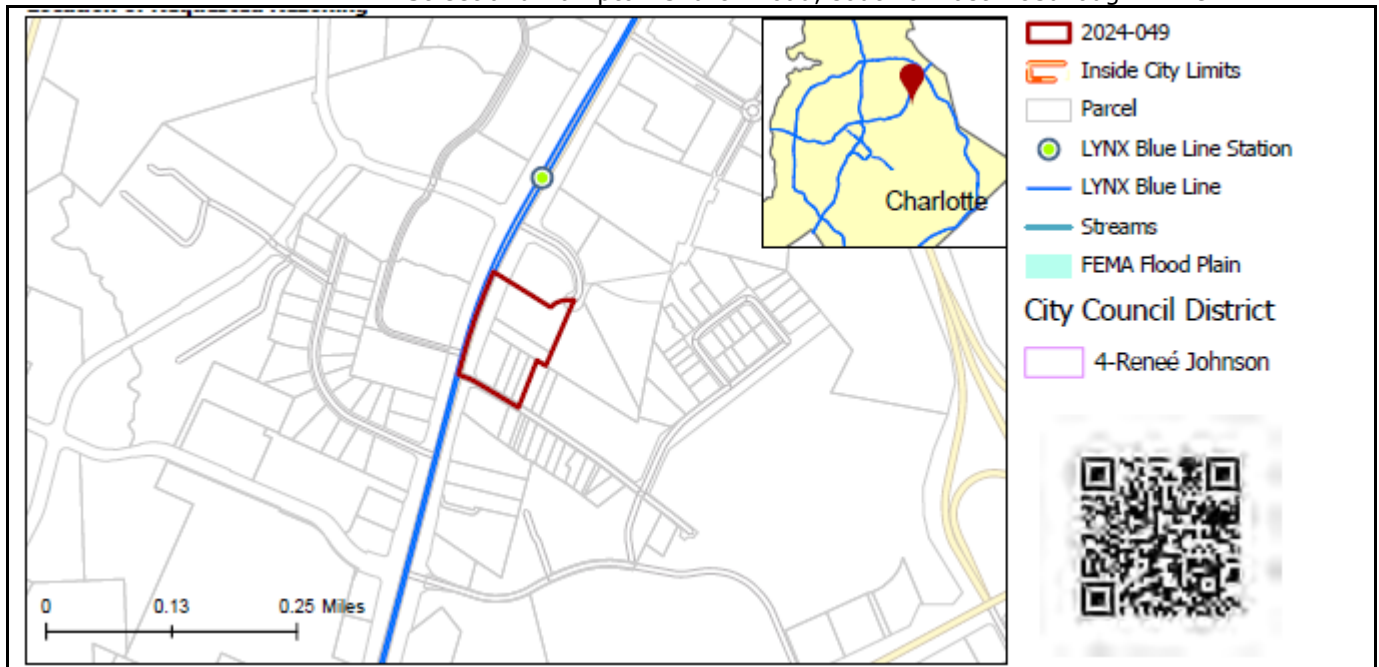


REQUEST

Current Zoning: TOD-TR (transit-oriented development-transition) and N1-C (neighborhood 1-C)
Proposed Zoning: TOD-CC (transit-oriented development-community center)

LOCATION

Approximately 3.96 acres located at the northeast intersection of North Tryon Street and Hampton Church Road, south of East McCullough Drive.



SUMMARY OF PETITION

The petition proposes to rezone acreage currently developed with a hotel and the remainder vacant to allow all uses by right and under prescribed conditions in the TOD-CC zoning district. The rezoning site is located approximately 550 feet from the McCullough Station along the LYNX Blue Line.

PROPERTY OWNER

Shreeji Hospitality of University, LLC; Shreeji Hospitality UNCC, LLC

PETITIONER

Shreeji Hospitality of University, LLC

AGENT/REPRESENTATIVE

Vivek Patel

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.

Plan Consistency

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

Rationale for Recommendation

- The site meets the specified UDO locational criteria for the application of the TOD-CC zoning district. Specifically, TOD-CC zoning districts are typically applied when in closer proximity to transit than TOD-TR zones.
- The proposed TOD-CC zoning district aligns with the zoning to the east and west of the site.
- TOD districts are intended for those areas that are transitioning away from automobile-centric orientation toward a more walkable, well-connected,

- moderate intensity, mix of retail, restaurant, entertainment, office, and personal service uses.
- The TOD-CC District is appropriate for parcels near moderate-intensity rapid transit stations.
- The site is currently developed with a hotel which is not a permitted use in the TOD-TR zoning district making it a legal non-conforming use. A rezoning to TOD-CC would correct that oversight.
- The proposed site is located approximately 550 feet from the McCullough Station along the LYNX Blue Line meeting the applicability criteria of the UDO to be within ½ mile walking distance of an existing transit station.
- The site provides development consistency with the TOD-CC parcels across Tryon Street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development

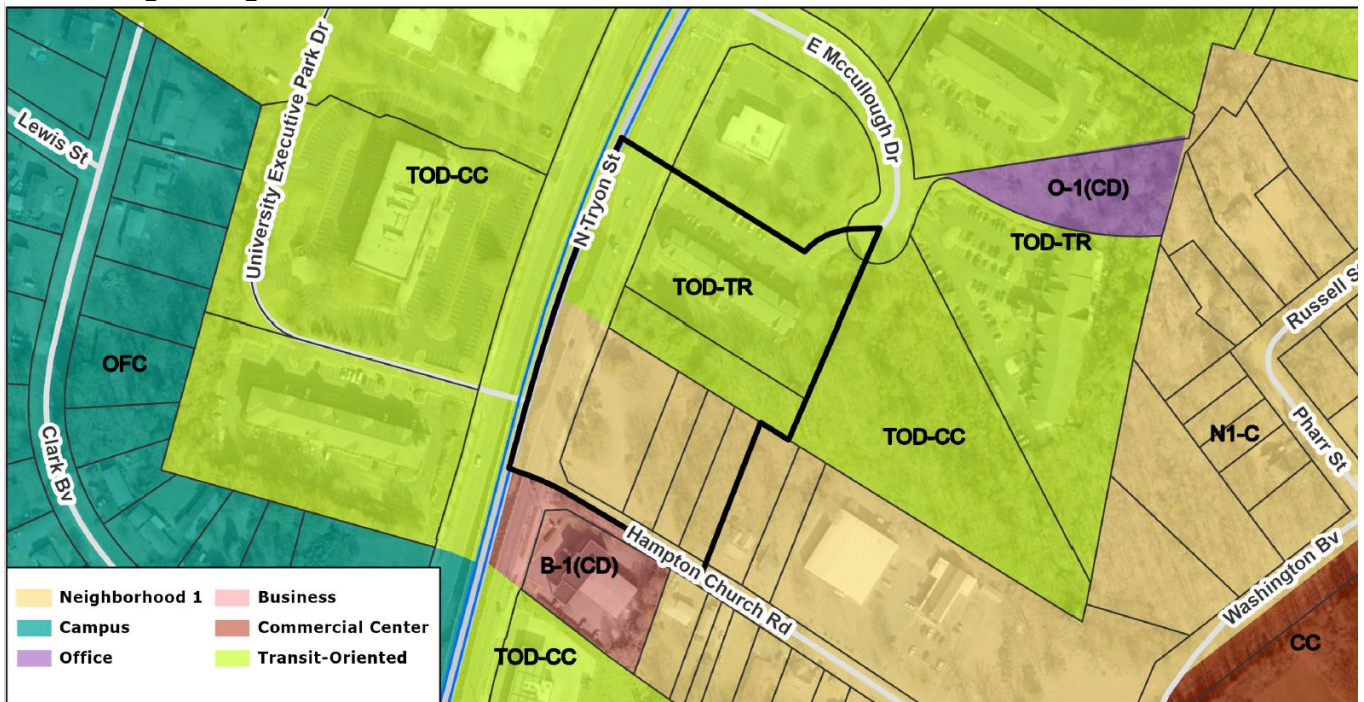
PLANNING STAFF REVIEW

• **Proposed Request Details**

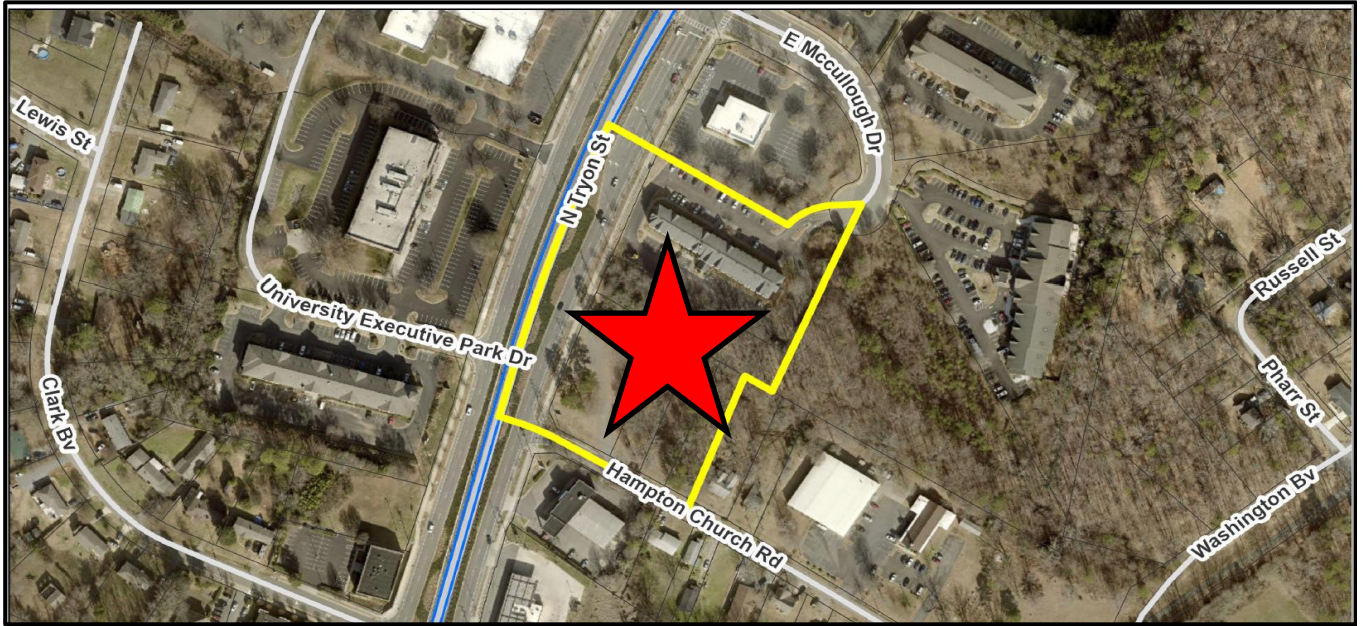
This is a conventional rezoning petition with no associated site plan.

- Allow all uses by right and under prescribed conditions in the TOD-CC zoning district.

• **Existing Zoning**



- The rezoning site is partially developed with a hotel with the remainder of land vacant, and surrounded by a mix of single-family neighborhoods, apartment communities, retail, and office uses and vacant land on parcels zoned N1-C, O-1(CD), B-1(CD), OFC, TOD-TR, and TOD-CC.



The rezoning site (denoted by red star) is surrounded by a mix of residential and nonresidential uses and vacant land.

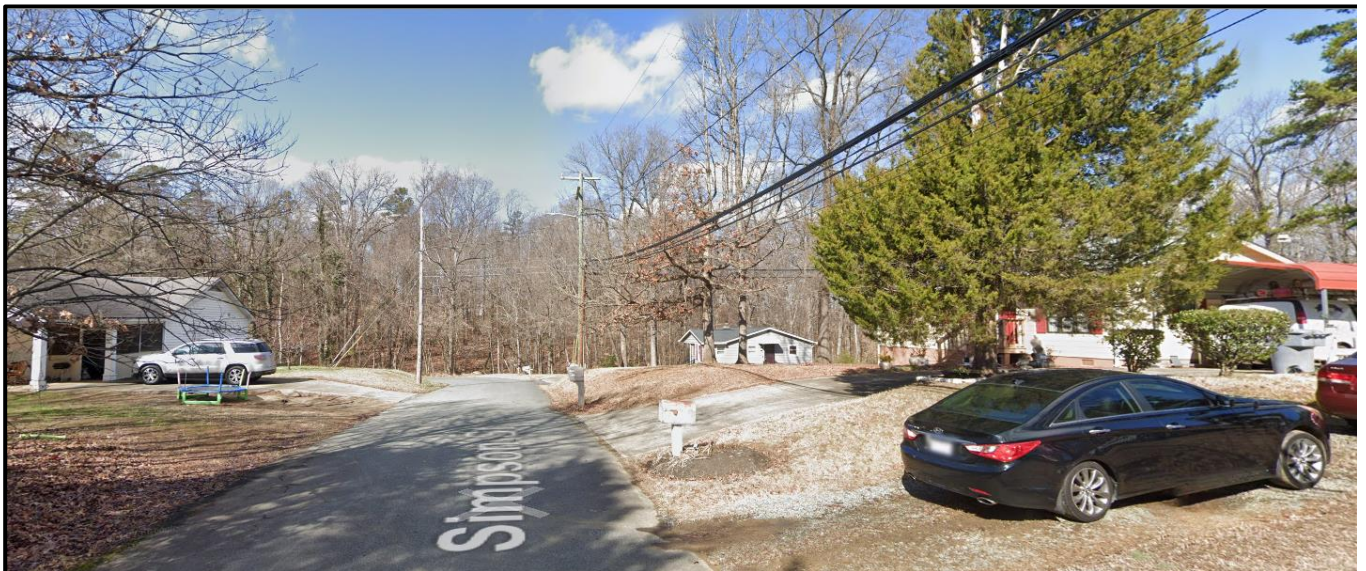
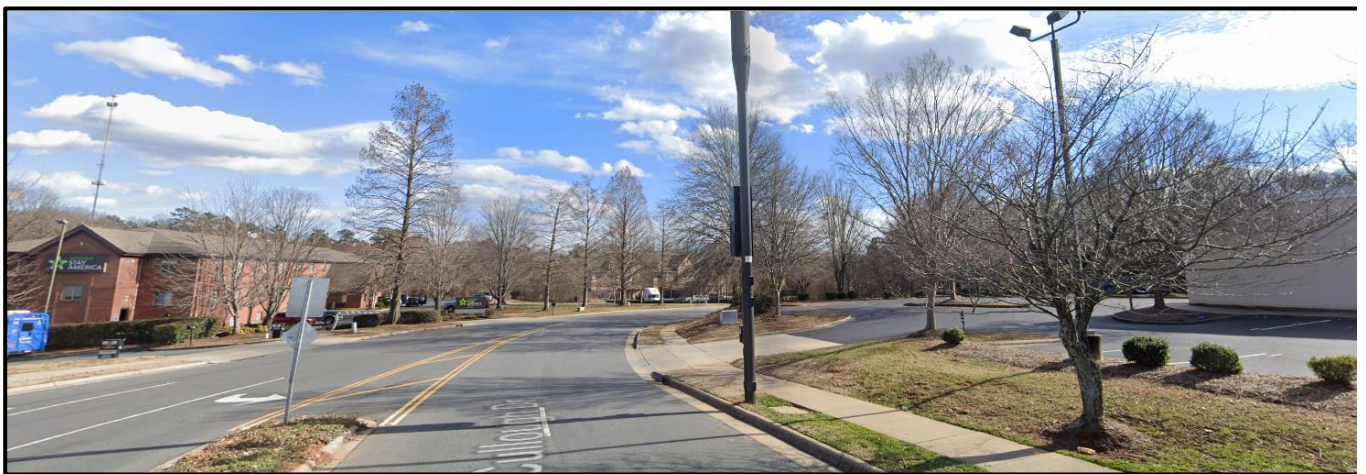


The rezoning site is developed with a hotel and vacant land (above and below pics).

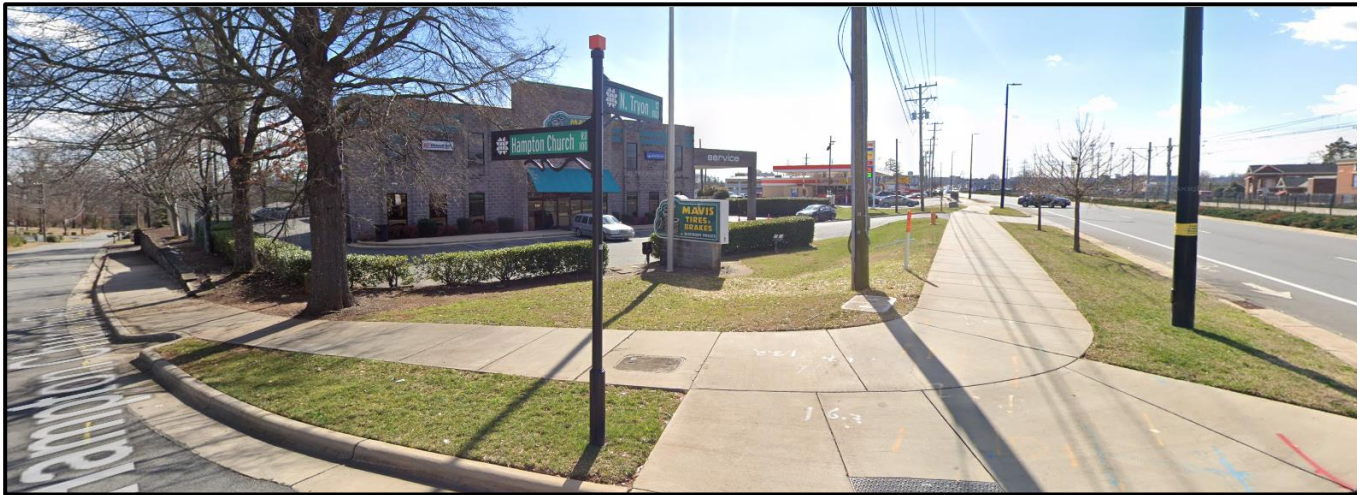




North of the rezoning site are retail and office uses and hotels (above and below).



East are single family homes and vacant land.

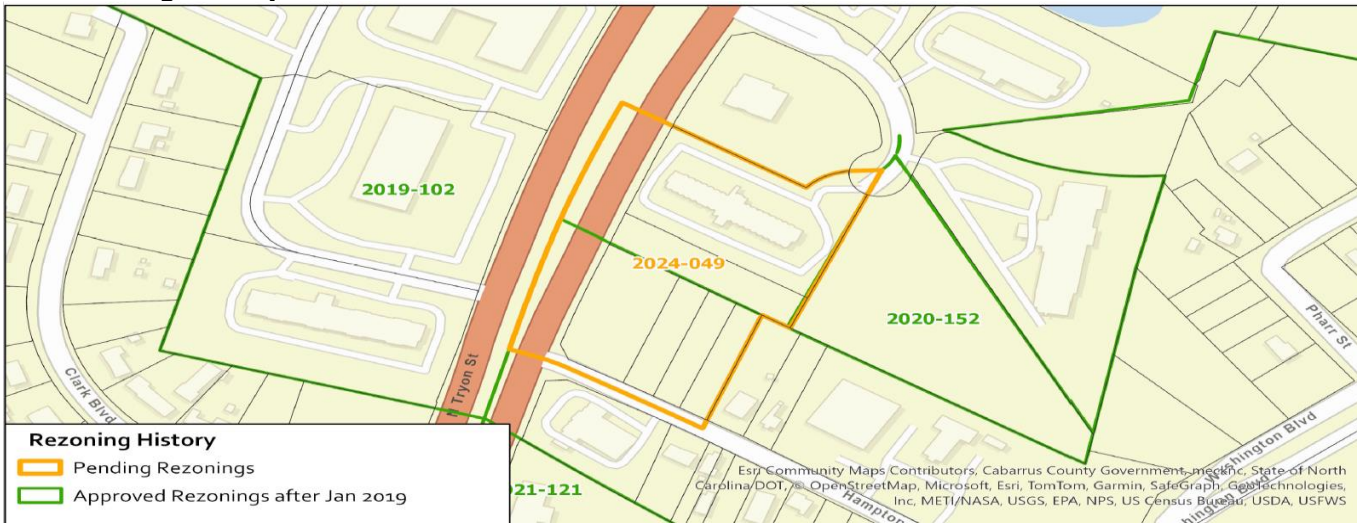


South of the site are retail uses.



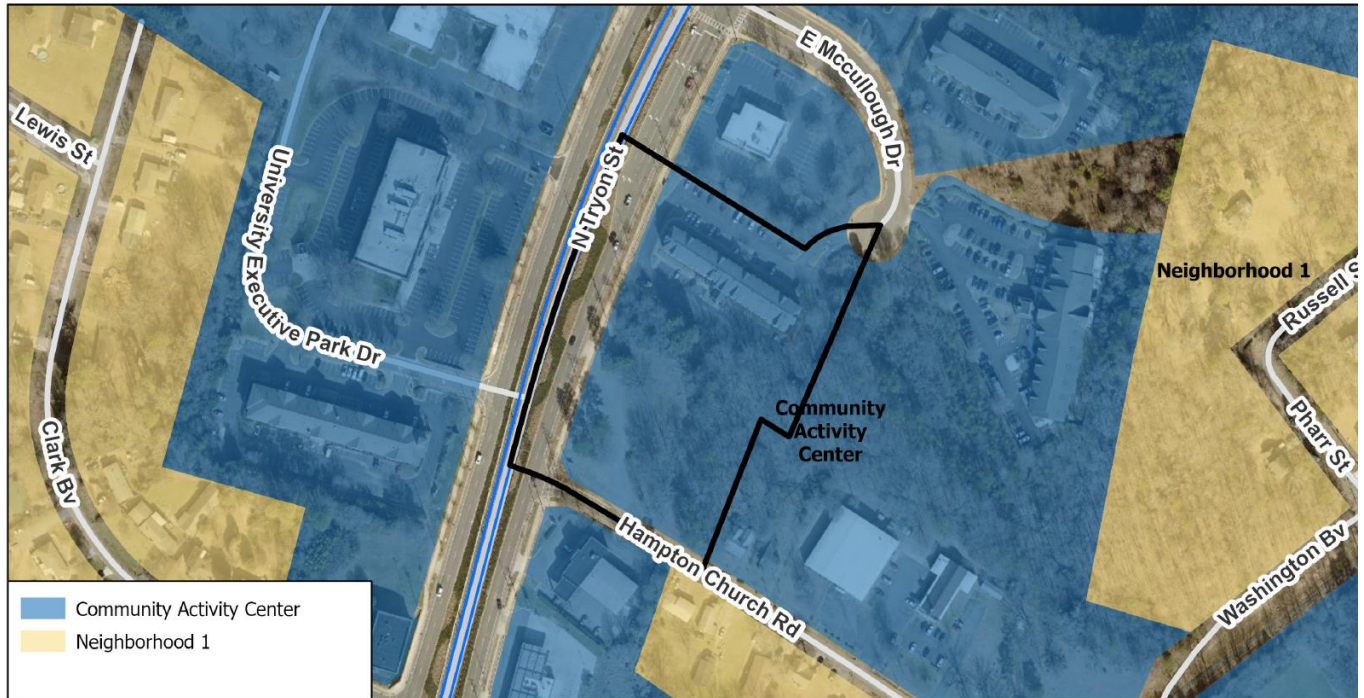
West of the site are office and retail uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-049	Rezoned 3.96 acres from TOD-TR and N1-C to TOD-CC.	Pending
2021-121	Rezoned 1.69 acres from B-2 to TOD-CC.	Approved
2020-152	Rezoned 2.995 acres from O-1(CD) to TOD-CC.	Approved
2019-102	Rezoned 1,771 acres to various TOD zoning districts	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tryon Street, a State-maintained major arterial, south of McCullough Drive, a City-maintained major collector. 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 the 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:**

- Project ID: PM51215013
- Location Description: North Tryon Street to WT Harris Boulevard. It will also extend McCullough Drive from 300 feet east of N. Tryon Street to the existing stub west of Ken Hoffman Drive.
- Project Description: This project will provide bike lanes and fill in sidewalk gaps.
- Project Type: Road Construction
- Project Phase: Design
- Anticipated Completion Date: Mid 2028

• **Transportation Considerations**

- **Comprehensive Transportation Review (CTR):** A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition. If during the permitting process the site generates the designated number of trips outlined on Table 3.1 in the Charlotte Streets Manual, then a Comprehensive Transportation Review will be required.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 900 trips per day (based on 122 room hotel).

Entitlement: Trip generation not provided for this zoning district for conventional rezonings (TOD-TR).

Proposed Zoning: Trip generation not provided for this zoning district for conventional rezonings (TOD-CC).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.

- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - The following data is as of 20th Day of the 2023-24 school year.
 - University Meadows Elementary from 123% to unknown
 - Martin Middle from 65% to unknown
 - Julius L. Chambers High from 137% to unknown
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Hampton Church Rd and an existing 8-inch water distribution main along E McCullough Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Hampton Church Rd and an existing 8-inch gravity sewer main located along E McCullough Dr. See advisory comments at www.rezoning.org
 - **Erosion Control:** No outstanding issues.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **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.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225