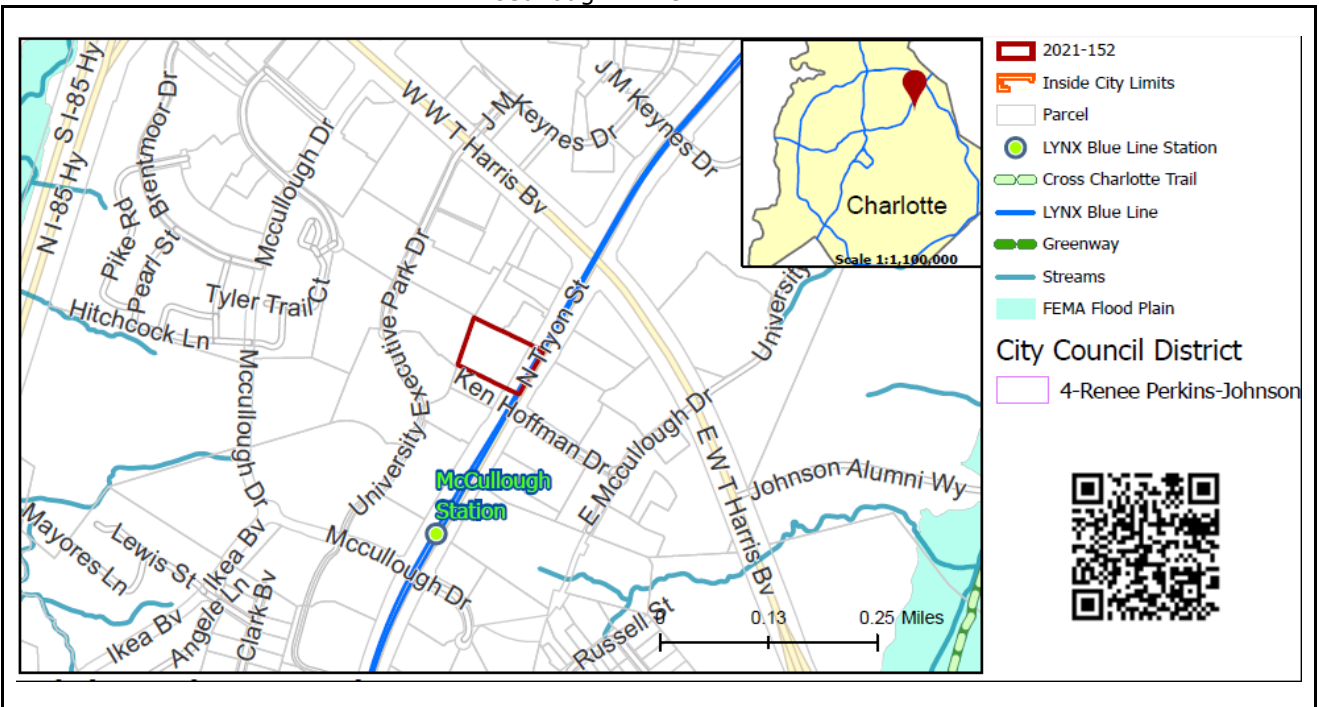


REQUEST

Current Zoning: MUDD-O (mixed use development district, optional)
Proposed Zoning: MUDD-O SPA (mixed use development district, optional, site plan amendment)

LOCATION

Approximately 2.49 acres located on the west side of North Tryon Street, south of West W.T. Harris Boulevard, and north of McCullough Drive.



SUMMARY OF PETITION

The petition proposes to allow additional uses on a lot developed with a hotel built in 1987 and located approximately 0.18 mile from the McCullough Station on the Blue LYNX transit line.

PROPERTY OWNER

RI Charlotte Property, L.P.

PETITIONER

Ryan Montgomery/RI Charlotte Property, L.P.

AGENT/REPRESENTATIVE

Sean Mayo/Gavel & Dorn Engineering, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *University City Area - Blue Line Extension Plan's* (2015) recommendation for office/retail uses as amended by rezoning petition 2017-196.

Rationale for Recommendation

- The petition is generally consistent with the existing development pattern in the area.
- While proposed residential uses are inconsistent with the area plan's recommendation, the petition's reuse of existing structures ensures consistency with the current context.

- The site is less than a ½ mile from the McCullough transit station, which will provide appropriate transportation service for residential development.

The approval of this petition will revise the adopted future land use as specified by the University City Area - Blue Line Extension Plan from office/retail uses to residential/office/retail uses for the site.

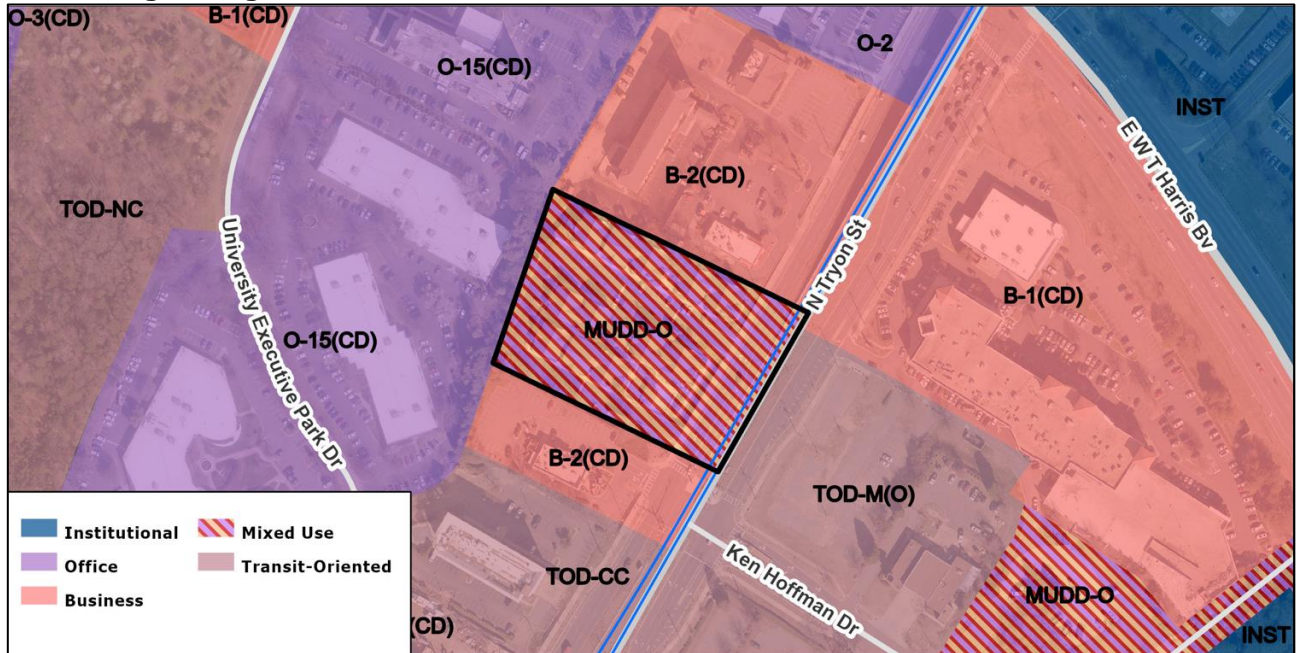
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- MUDD-O site plan amendment to a previously approved rezoning to allow the following uses in addition to the existing hotel: dormitories for the students of colleges, commercial schools, schools providing adult training and for the staff of hospitals; dwellings, detached, duplex, triplex, quadraplex, attached, multi-family and planned multi-family developments, and mixed use buildings.
- Notes existing building and structures will remain in place.
- Notes no new buildings are proposed and any new construction will require a rezoning.
- Notes minor repairs and alterations may occur subject to the rezoning ordinance.
- Limits number of buildings to 7.
- Limits building height to 34 feet.
- Notes all public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- Requests the following optional provisions:
 - Access to site adjacent rights-of-way, streets and arterials: No change to the access to the site as shown on the site plan is proposed.
 - Property will need to opt out of the loading space requirement.
 - Request to not provide long-term bicycle parking.
 - Opt out of loading/delivery zone as none currently exists. In addition, the existing property does not currently have an enclosure for a recycling container.
 - Opt out of the signage provision of the MUDD-O zoning. Site has an existing ground sign (pole sign) that does not meet the 5-foot height requirement. The height of the existing sign is roughly 37 feet. Sign face is 108" wide by 70" high.

- Existing Zoning and Land Use



- The site is developed with a hotel built in 1987 and is surrounded by a mix of institutional, office, residential and retail uses on properties in various zoning districts. The site abuts the Blue LYNX transit line.
- The site was previously rezoned via petition 2017-196, approving the retention of the existing 56,693 square foot hotel use, and eliminating nonconformities resulting from the expansion of North Tryon Street and construction of the Blue Line extension, along with several optional provisions pertaining to delated compliance with access requirements; waiver of the required loading/delivery zone and recycling container; maneuvering requirements; pedestrian circulation; landscaping requirements; and existing pole sign.



The rezoning site is developed a hotel built in 1987.



Across and along N. Tryon are institutional, office, residential, and retail uses.

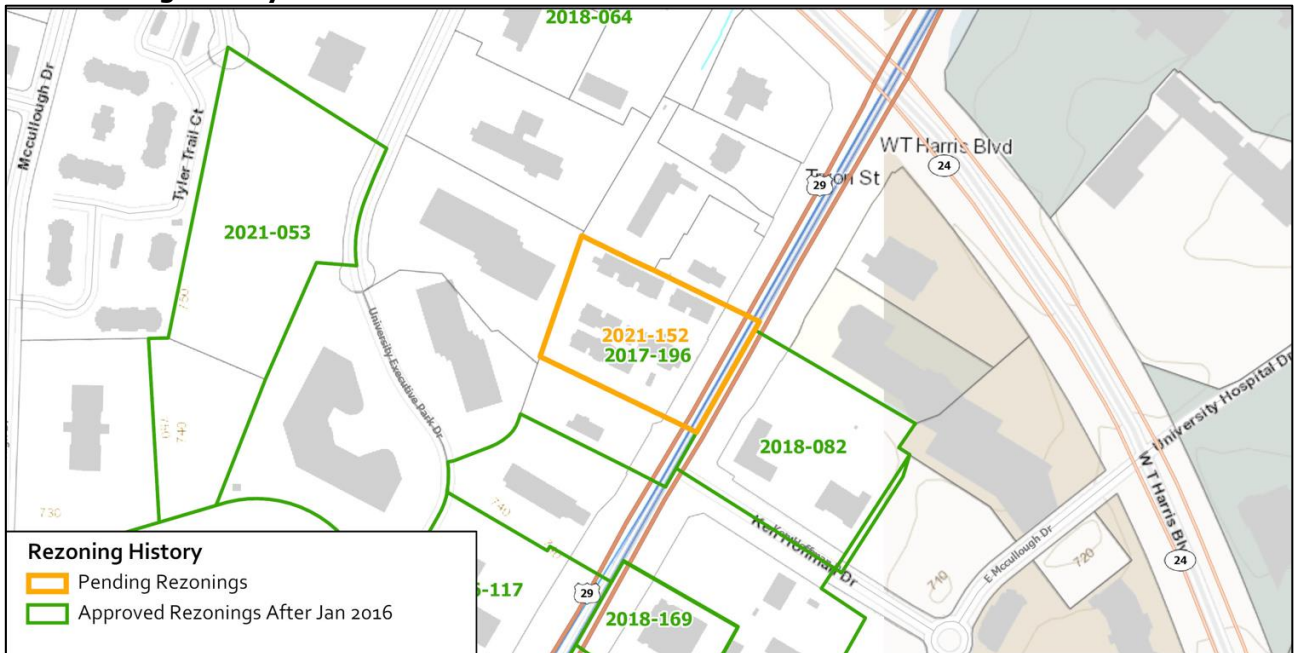


West are office uses.



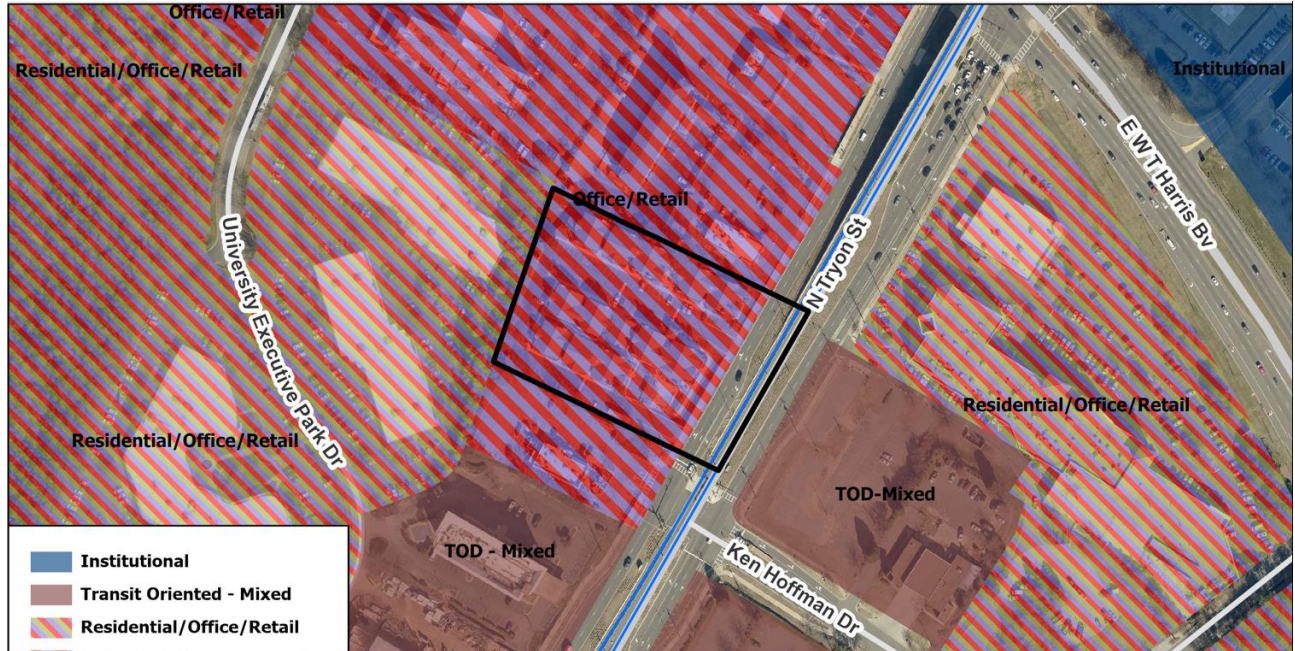
The parcel is located within 0.18 mile of the McCullough Station on the Blue LYNX transit line.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-053	Rezoned 7.06 acres from MUDD-O to TOD-NC.	Approved
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations.	Approved
2018-082	Rezoned 3.02 acres from O-2, MUDD-O and INST to TOD-M(O) to allow a police and fire station.	Approved
2018-064	Rezoned 2.03 acres from O-15(CD) to B-2(CD) to allow an EDEE with accessory drive thru.	Approved
2017-196	Rezoned 2.5 acres from O-6(CD) to MUDD-O to retain the existing 56,693 square foot hotel use, and eliminate nonconformities resulting from the expansion of North Tryon Street and construction of the Blue Line extension	Approved

- **Public Plans and Policies**



- The University City Area Plan (2015) recommends a mix of office and retail uses for this site.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to North Tryon Street, a State-maintained major thoroughfare north of Ken Hoffman Drive, a City-maintained local street. This site will utilize the existing 10-foot sidewalk and 5-foot bicycle lane along the site's frontage of Tryon Street, adhering to the Charlotte WALKS and Charlotte BIKES policies. CDOT has no outstanding items.
- **Active Projects:**
 - McCullough Dr. Streetscape/Extension
 - Scope:
 - Add separated bike lanes, lighting, and wide sidewalks (Streetscape)
 - Extend E. McCullough Dr. from Tryon St. to Ken Hoffman Dr. (Extension)
 - PM: Sharon Buchanan
 - Status: Real Estate
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 600 trips per day (based on 91 hotel rooms).
 - Entitlement: 600 trips per day (based on 91 hotel rooms).
 - Proposed Zoning: 600 trips per day (based on 91 hotel rooms).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Too many uses to determine. See advisory memo at www.rezoning.org.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along N Tryon St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along the western portion of the parcel. See advisory comments at www.rezoning.org
- **City Arborist:** 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 outstanding issues.

- **Stormwater Services Land Development Engineering:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No comments submitted.
-

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org





Planner: Claire Lyte-Graham (704) 336-3782






Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-152

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	X
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✓

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>