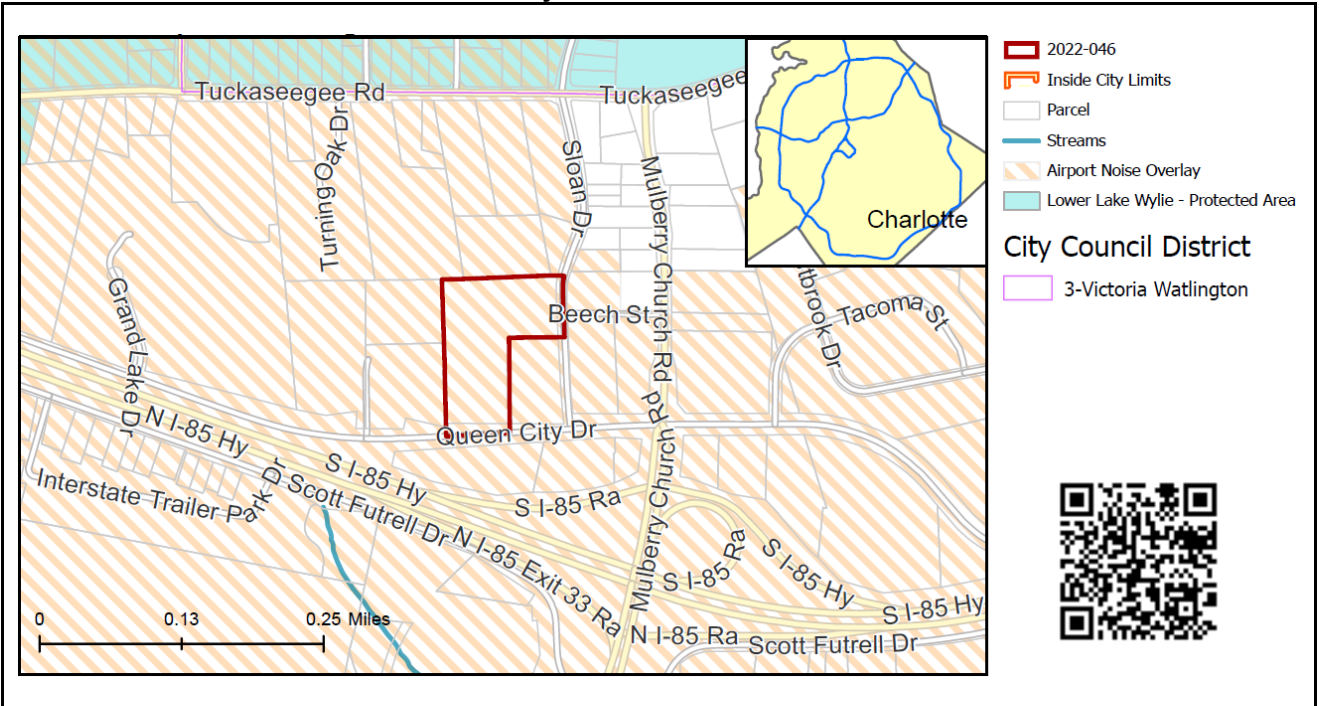


**REQUEST**

Current Zoning: B-2(CD) AIR (general business, conditional, airport noise overlay)  
Proposed Zoning: B-2 AIR (general business, airport noise overlay)

**LOCATION**

Approximately 5.98 acres located on the north side of Queen City Drive just west of the intersection with Sloan Drive.



**SUMMARY OF PETITION**

The petition proposes to allow uses permitted in the B-2 district on a property currently developed with a hotel.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

The Salvation Army, A Georgia Corporation  
The Salvation Army of Greater Charlotte  
Steven Butchino

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Commercial place type for this site.

Rationale for Recommendation

- The petition is consistent with the Commercial place type recommendation for this site.
- The B-2 conventional zoning designation is compatible with the commercial developments found in this area, which is near the Interstate 85 and Interstate 85 interchange, just north of Charlotte-Douglas International Airport.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

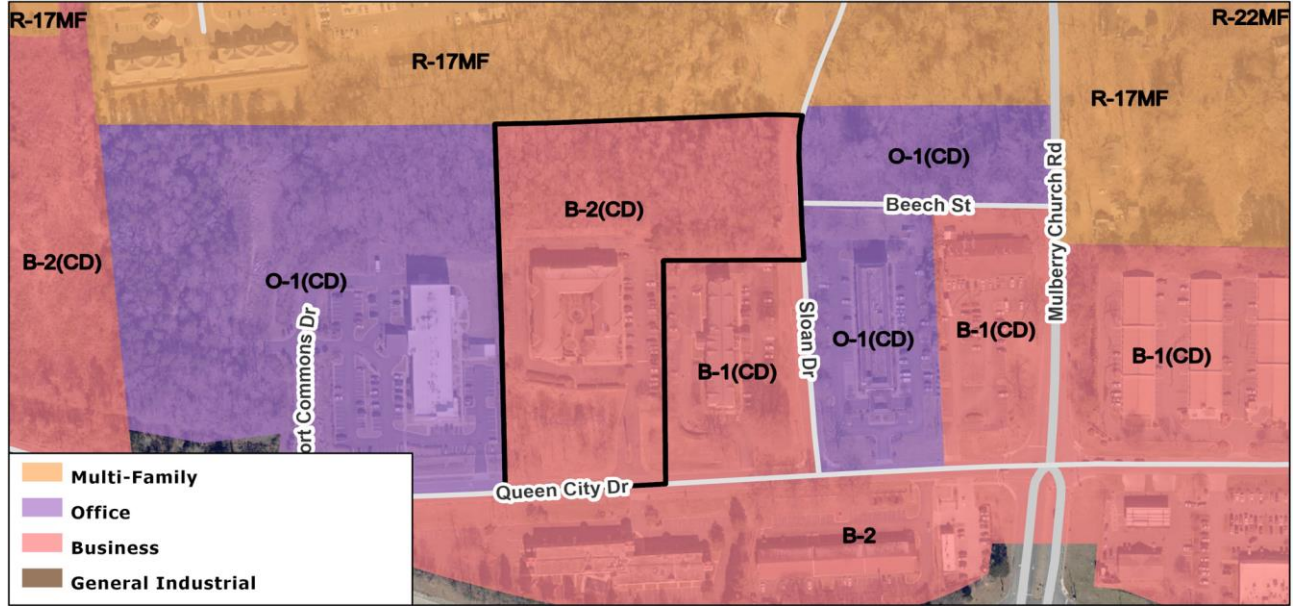
- 2: Neighborhood Diversity & Inclusion
- 6: Healthy, Safe & Active Communities

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

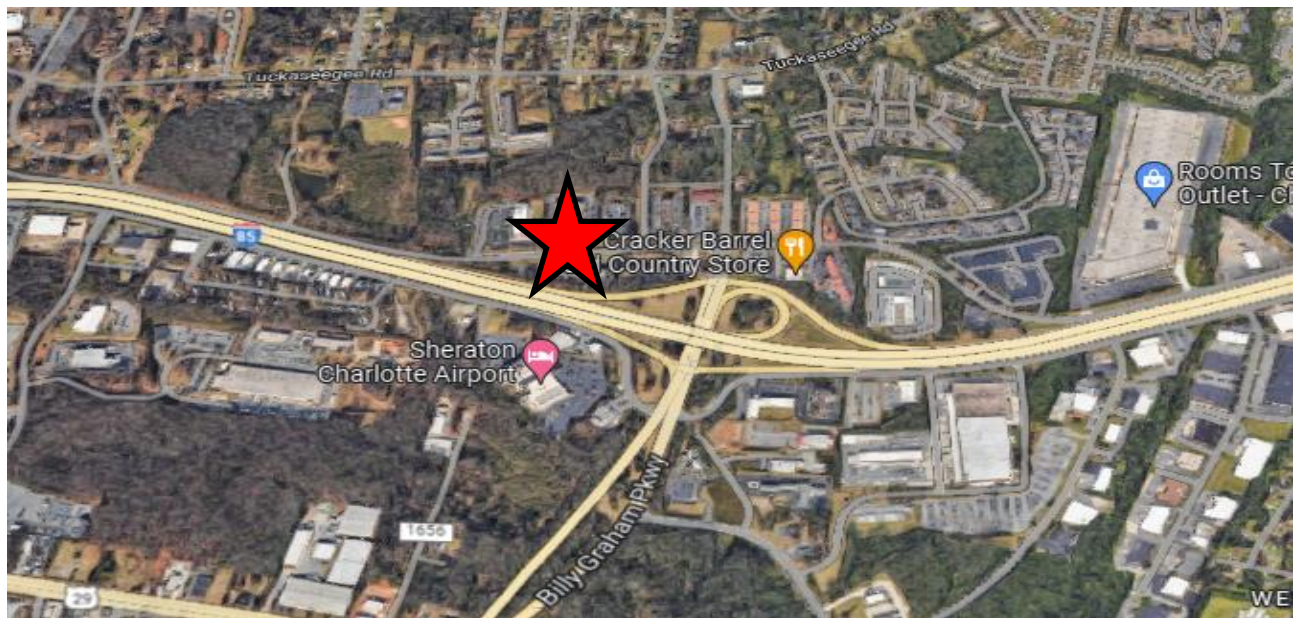
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The site was rezoned via petition 1998-061 specifically for hotel use. The surrounding properties are developed with commercial uses, primarily with hotels.

Existing Zoning	Translated Zoning	Recommended Place Type
B-2(CD) AIR (general business, conditional, airport noise overlay)	B-2(CD) ANDO (general business, conditional, airport noise disclosure overlay)	Commercial



The site, marked by a red star, is near the interchange of Interstate 85 and Billy Graham Parkway, and is characterized by uses supporting the airport and interstate.



Streetview of the site and existing hotel building looking north from Queen City Drive.

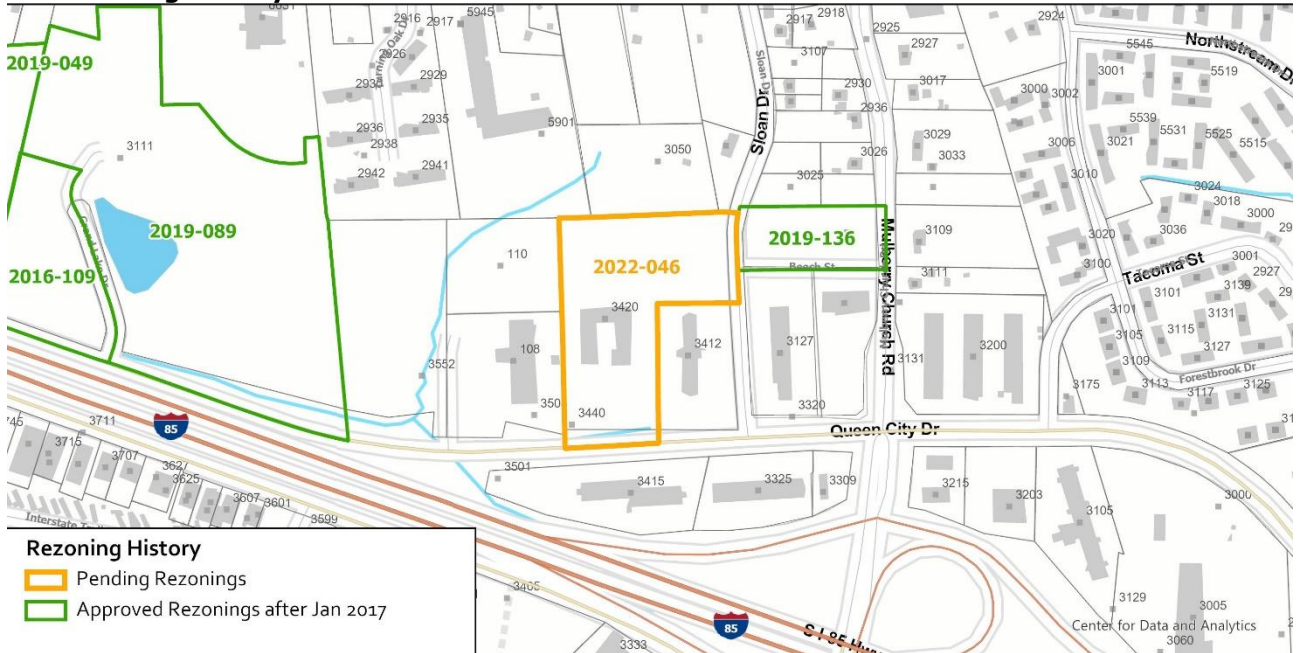


Streetview of senior apartments to the north of the site along Tuckaseegee Road.



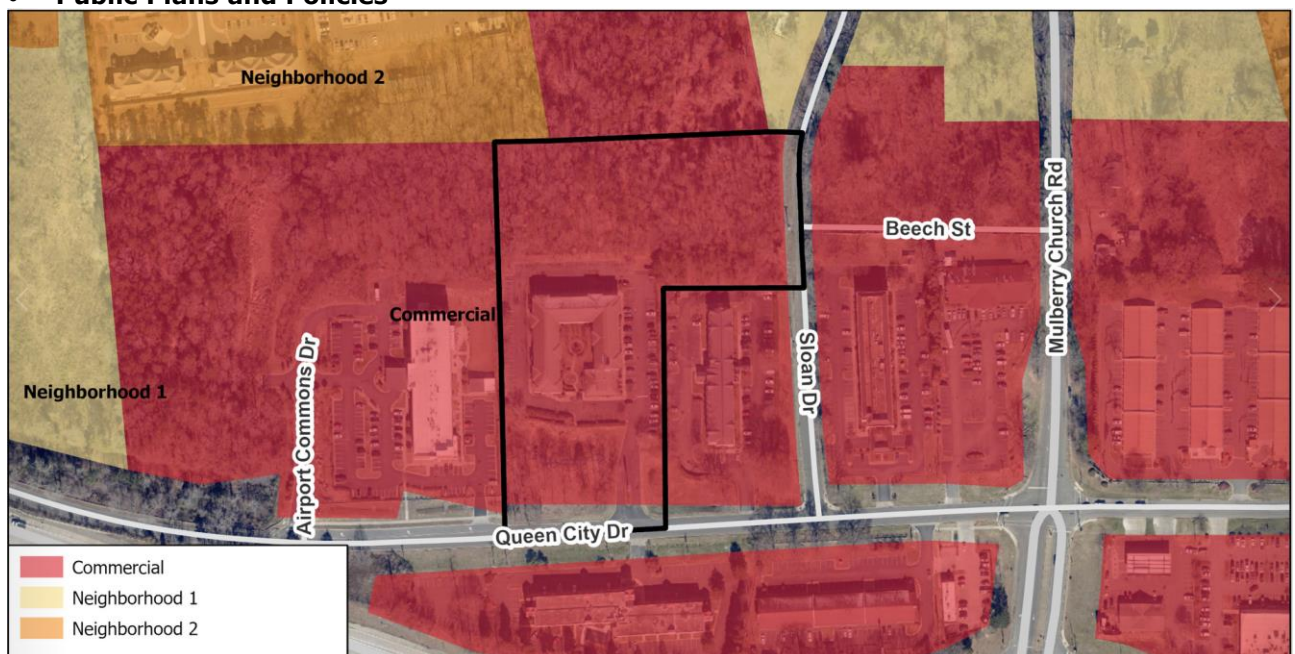
Streetview of hotel use to the south of the site across Queen City Drive. The properties to the east and west of the site are also developed with hotel uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-136	Petition to rezone to O-1(CD) SPA to amend a conditional site plan to allow construction of a hotel.	Approved
2019-089	Petition to allow all uses permitted in the B-2 district including retail, hotels, and restaurants.	Approved
2019-049	Petition to rezone to MUDD-O AIR to allow for the development of a hotel with up to 225 rooms.	Approved
2016-109	Petition to rezone to O-2(CD) AIR to allow for construction of a hotel.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Commercial place type for this site and surrounding area.

- **TRANSPORTATION SUMMARY**

- The petition is located on the north side of Queen City Drive, a State-maintained major throughfare west of Sloan Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network. Further details are listed below.

- **Active Projects:**

- NCDOT STIP I-5770

- Concrete pavement joint 0.3 miles south of NC 16 to concrete pavement joint south of SR 1601 (Moore's Chapel Road). Pavement and bridge rehabilitation.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 925 trips per day (based on 124 hotel rooms).

Entitlement: 925 trips per day (based on 124 hotel rooms).

Proposed Zoning: 4,464 trips per day (based on 100,350 SF retail).

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

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 12 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 12.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Tuckaseegee Elementary at 101%.
    - Whitewater Middle at 87%.
    - West Mecklenburg High at 78%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Sloan Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Queen City Dr. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908