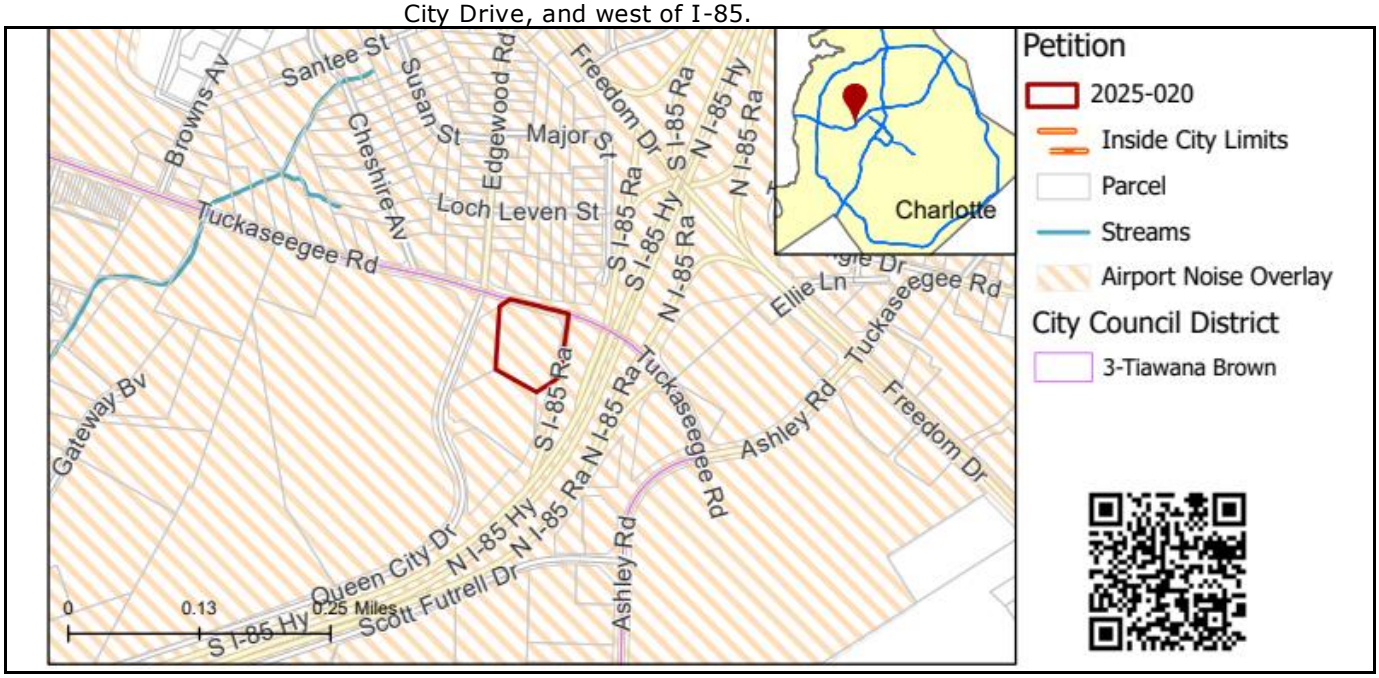
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2025-020
Post-Hearing Staff Analysis
August 5, 2025

REQUEST	Current Zoning: CG (General Commercial), ML-1 (Manufacturing and Logistics) Proposed Zoning: N2-C(CD) (Neighborhood 2-C, Conditional)
LOCATION	Approximately 2.56 acres located south of Tuckaseegee Road, east of Queen City Drive, and west of I-85.



SUMMARY OF PETITION	The petition proposes the adaptive reuse of existing structures to allow for the development of up to 125 multi-family stacked residential units and a neighborhood commercial establishment to remain as is. The site is currently occupied by a hotel and restaurant.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Pankaj N Patel and Hetal Petal Sage Investment Group Jeff Farrell; Farrell Faber & Associates Architecture and Planning
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of requested technical revisions. Plan Consistency The petition is **inconsistent** with the *2040 Policy Map* recommendation for Manufacturing and Logistics Place Type. Rationale for Recommendation • The petition proposes to convert an existing extended-stay motel into up to 125 studio apartments, supporting UDO goals related to adaptive reuse, sustainability, and infill development. • The proposed N2-C zoning district is intended to accommodate a range of moderate-intensity residential housing types, including multi-family stacked dwellings, which aligns with the petition's proposed use. • Although inconsistent with the *2040 Policy Map* recommendation for Manufacturing and Logistics, the proposed residential use is compatible

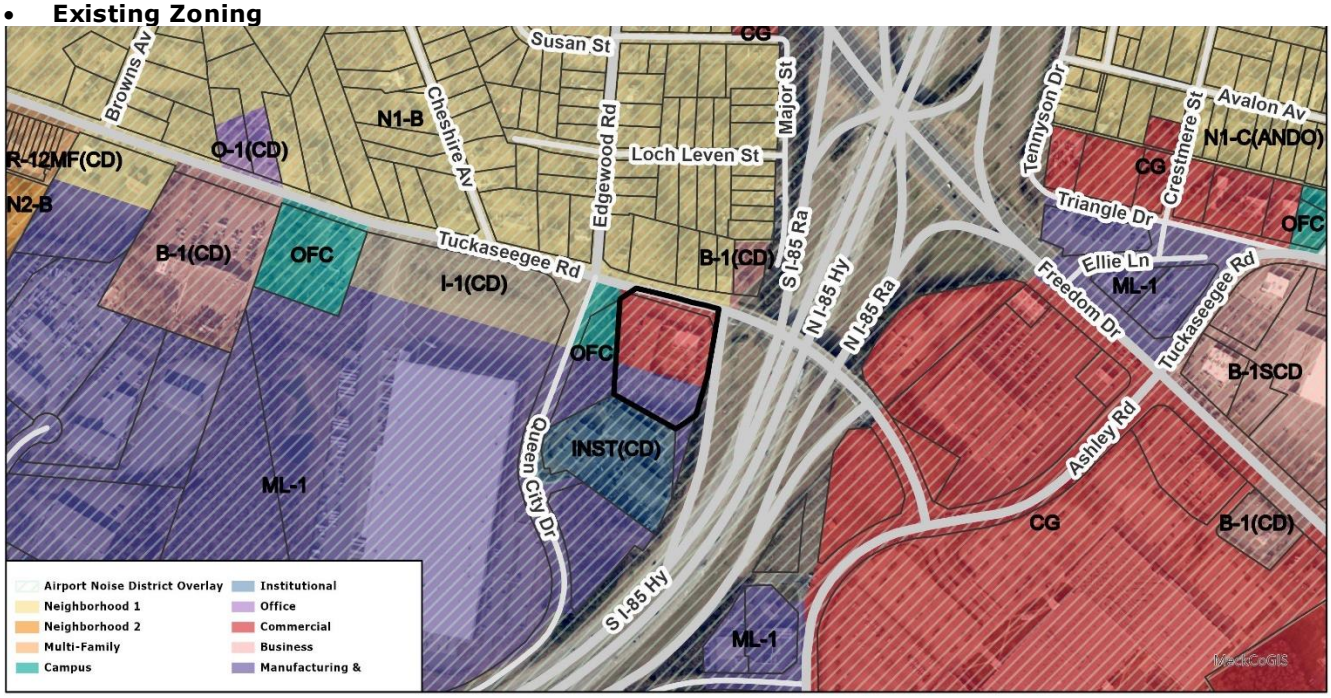
with nearby zoning and land use patterns, which include adjacent residential (N1-B), commercial (B-1(CD)), office (OFC), and institutional (INST(CD)) districts.
- The reuse of the existing building avoids additional impervious surface and preserves site infrastructure, consistent with the UDO's goals for fiscally and environmentally responsible development.
- The site's proximity to major roads (Tuckaseegee Road and Queen City Drive), existing transit routes, and pedestrian infrastructure supports access to daily needs and employment opportunities, aligning with the *2040 Comprehensive Plan* vision for 10-Minute Neighborhoods.
- The Neighborhood 2 Place Type encourages housing that can accommodate a variety of household types and incomes. The proposed mix of small, attainable units fills a market gap for individuals and small households often underserved by conventional multi-family products.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The development standards accompanying this petition contain the following provisions:
  - Proposes to adaptively reuse an existing motel to create up to 125 residential units.
  - Proposes a neighborhood commercial establishment to accommodate the restaurant use already present to remain.
  - No new structures will be constructed; all redevelopments will occur within the existing building footprints.
  - Existing site infrastructure, including surface parking, will be maintained.
  - Minor exterior repairs or material updates may occur to meet current code and maintenance needs.
  - A coordinated anti-displacement strategy will be implemented in partnership with Crisis Assistance Ministry, including:
    - Minimum 90-day notice to all existing tenants.
    - Individual re-housing plans developed and tracked.
    - Weekly coordination meetings to monitor progress.
    - Property closure contingent on successful re-housing of all residents.

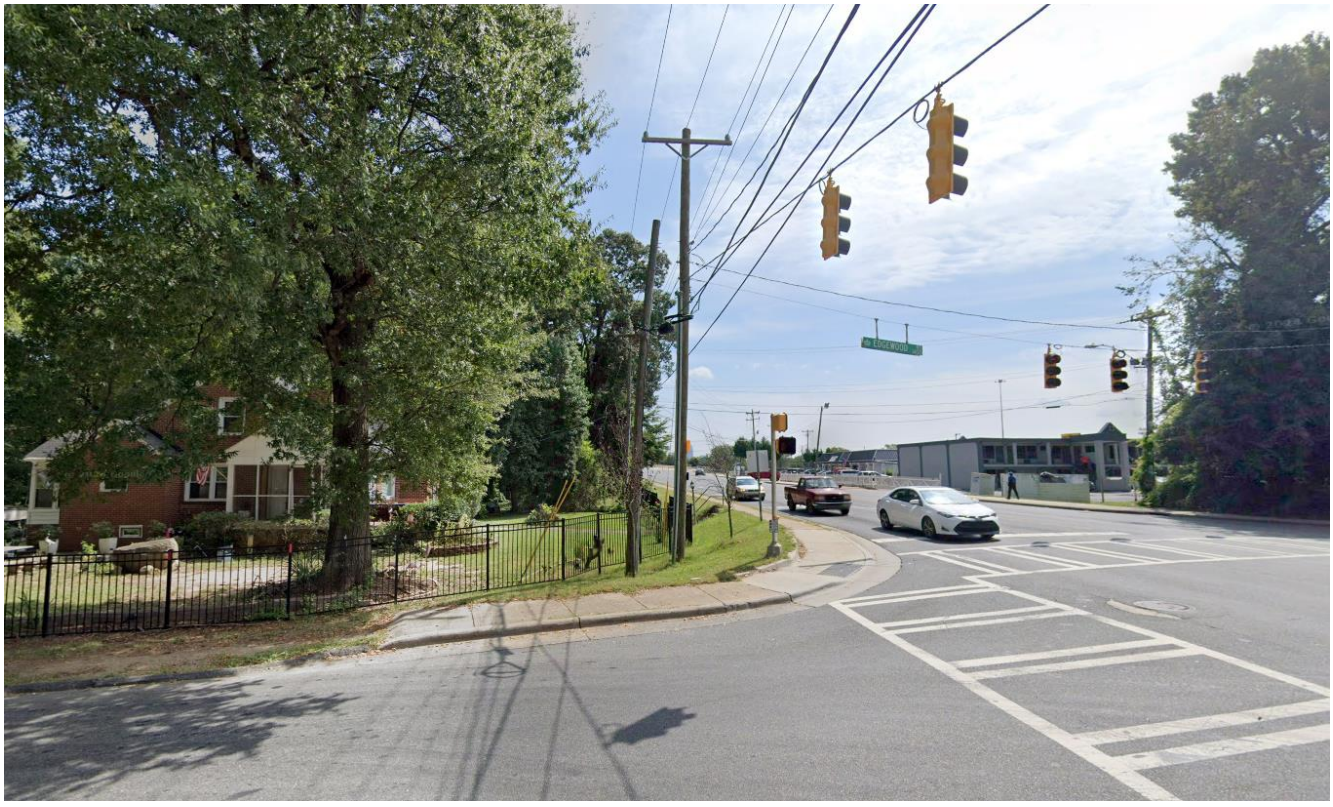
- **Existing Zoning**



- The subject site is currently zoned OFC (Office Flex Campus). The surrounding area features a mix of zoning districts that support residential, commercial, institutional, and industrial development.

The subject site (denoted by a red star) is located near the intersection of Tuckaseegee Road and Queen City Drive. The area includes a mix of residential uses to the north, industrial and office uses to the west and south, and commercial retail to the southeast.

The site is currently developed with a two-story motel building and associated surface parking, oriented toward Tuckaseegee Road.



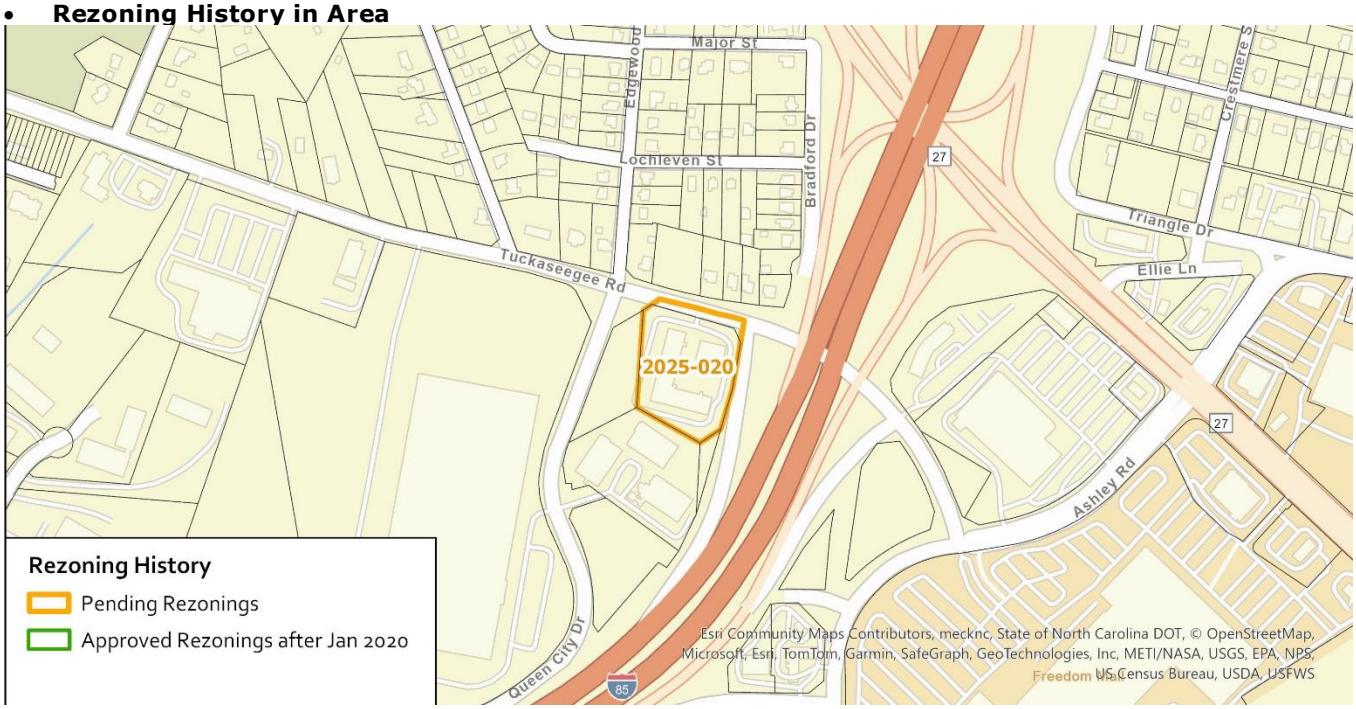
North of the site across Tuckaseegee Road are single-family residential homes and commercial uses along Edgewood Road and Loch Leven Street.

East of the site is the I-85 interchange, the site's eastern edge is bounded by the interstate ramp and highway infrastructure.

Directly west of the site is an existing warehouse/distribution facility, with additional office and light industrial uses along Queen City Drive and Tuckaseegee Road

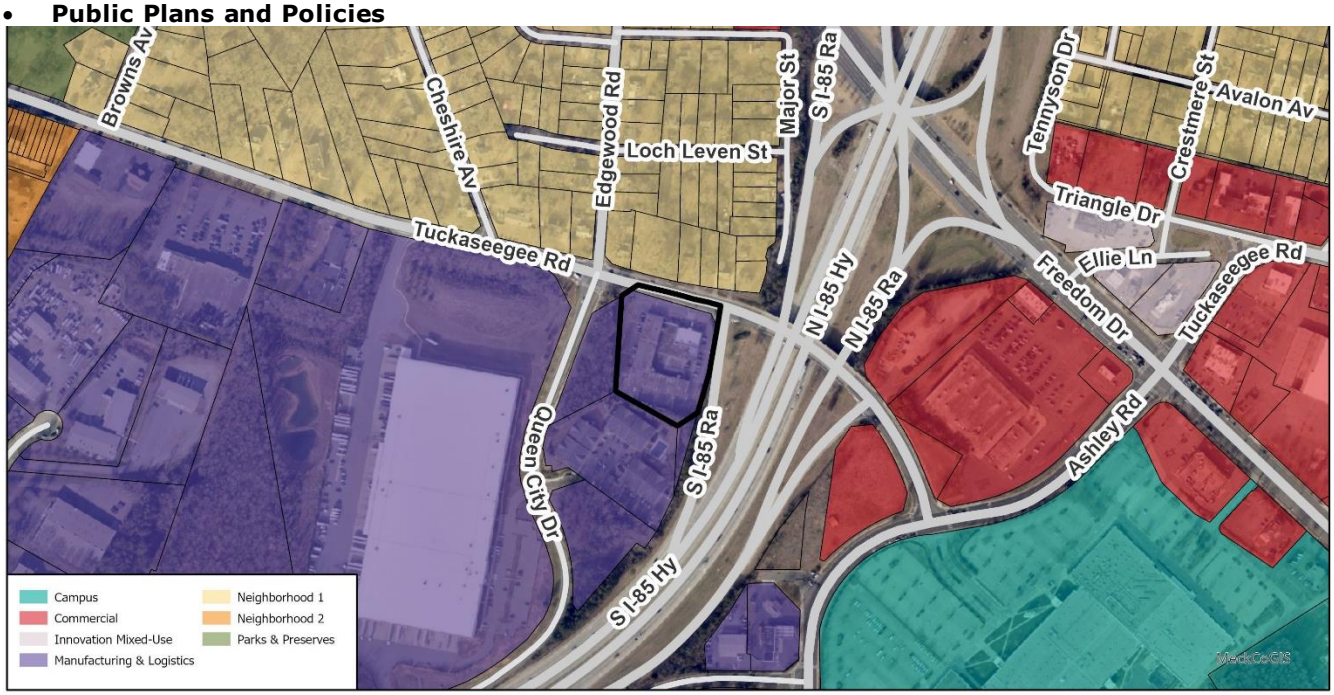
South of the site is a senior living facility.

- **Rezoning History in Area**



- There have been no recent rezonings in the area.

- **Public Plans and Policies**



  - The *2040 Policy Map* (2022) recommends the Manufacturing and Logistics Place Type.

- **TRANSPORTATION SUMMARY**
  - The site is located adjacent to Tuckaseegee Road, a City-maintained minor arterial, east of Queen City Drive, a State-maintained major collector. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional 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:**
  - CIP - Queen City Drive Sidewalk
    - Project ID: PMES171524
    - Project Description: This project will provide sidewalk on the south side of Queen City Drive from Tuckaseegee Road to the driveway at 1705 Queen City Drive.
    - Project Type: Pedestrian and Bike
    - Project Phase: Complete
    - Anticipated Completion Date Year: 2020
    - Project Manager: Allison Brickey abrickey@charlottenc.gov
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 1,313 trips per day (based on Fast Casual Restaurant Motel with 122 Rooms).

  Entitlement: 1,313 trips per day (based on Fast Casual Restaurant Motel with 120 Rooms).

  Proposed Zoning: 1,281 trips per day (based on 125 Dwelling Units and Fast Casual Restaurant).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **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 Schools:** Development allowed with the proposed zoning could generate 41 students.The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
        - Westerly Hills Elementary from 94% to 97%
        - J.W. Wilson Middle from 73% to 76%
        - Harding High from 104% to 105%.
- **Charlotte Water:** Development is encouraged to contact Installation Development Services (IDS) at (704) 336-5499 to review service connection design requirements and City Ordinances (e.g., backflow, separate meter Ordinance, public/private pipeline extensions). Contact CLT Water New Services Department for water/sewer services. Contact CLT Water Donated Projects if public infrastructure will be extended through property. Will need to send plans to Charlotte Water for private water permitting (if applicable). Will need to send plans to NCDEQ for private sewer permitting (if applicable). Comments: Will need to acquire Capacity Assurance Program (CAP) Approval. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

REQUESTED TECHNICAL REVISIONS AFTER PUBLIC HEARING

Land Use

1. Change conditional notes to add ML-1 to current zoning, the current zoning needs to be listed as CG and ML-1.
2. Remove the phrase "at this time" in the statement about a 10% affordable unit commitment, as is, it could imply thatewa the percentage is subject to change.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163