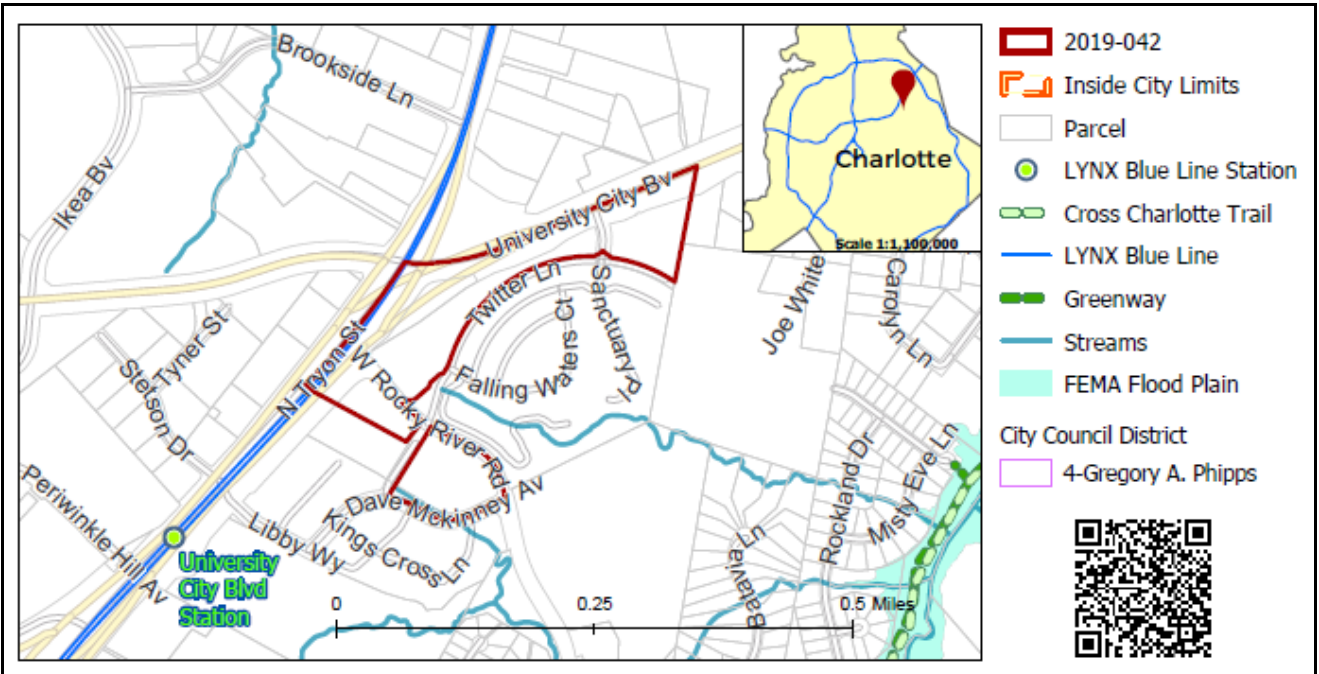


## REQUEST

Current Zoning: B-2(general business, conditional)  
Proposed Zoning: TOD-CC (transit oriented development, community center) and TOD-TR (transit oriented development, transit transition)

## LOCATION

Approximately 12.52 acres located on the southeast side of the intersection of North Tryon Street and University City Boulevard



## SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-CC (transit oriented development – community center) and TOD-TR (transit oriented development- transit transition) for the development of a vacant parcel located in northeast Charlotte.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Sanctuary Holdings Charlotte, LLC  
Sanctuary Development, LLC  
Chad Howie  
Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *Blue Line Extension Station Area Plan* recommendation for Transit Supportive Land Uses.

### Rationale for Recommendation

- The area plan recommends Transit Oriented Development for the parcels to the west of Rocky River Road.
- The plan recommends Residential/Office use for the parcels to the east of Rocky River Road.
- As written, TOD-CC is applicable at any site less than a ½ mile of a transit station. The site is within a ½ walk of the Sugar Creek Transit Station.



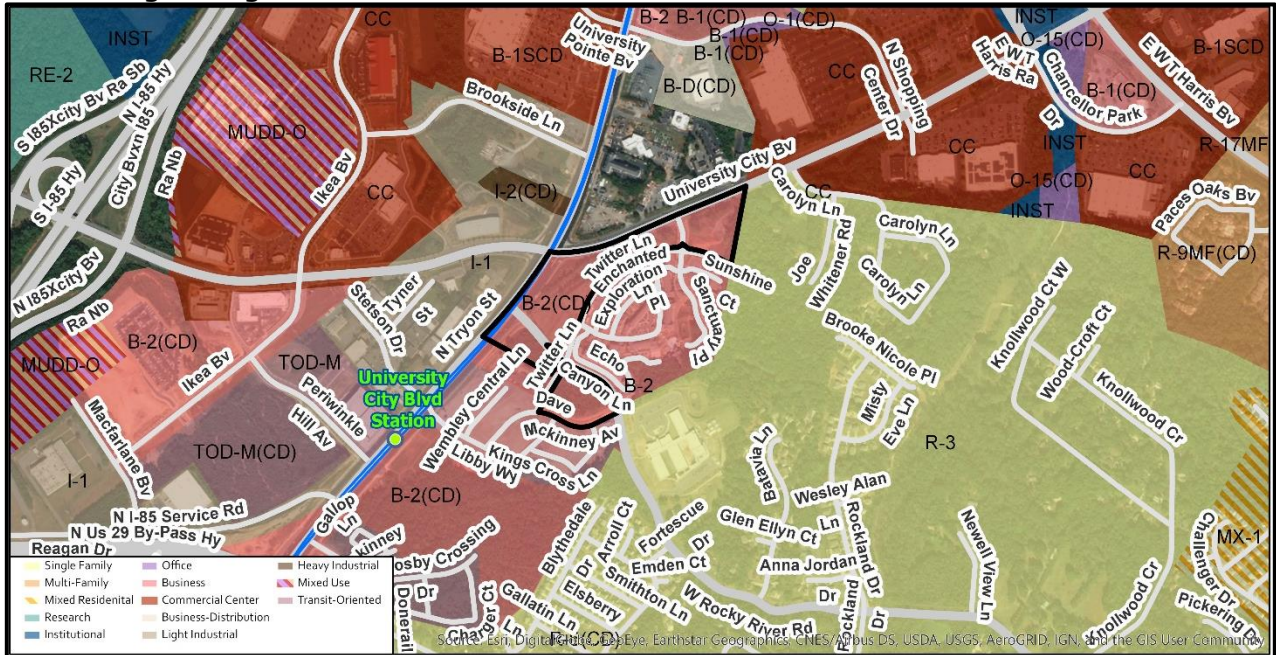
- The easternmost parcel is adjacent to single family zoning and therefore is appropriate to utilize the TOD-TR district.
- Use of conventional TOD zoning districts applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

## PLANNING STAFF REVIEW

### • Proposed Request Details

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

### • Existing Zoning and Land Use



- The subject property is vacant. The adjacent land uses include multi-family apartments, single-family houses, commercial, and vacant land.
- The subject property was rezoned to B-2(CD) in 1990 as petition 1989-041(C). The conditional rezoning plan for petition 1989-041(C) prohibits certain uses allowed in the B-2 district for development on the site.



The subject property is undeveloped.





The properties to the north across University City Boulevard are vacant and are a commercial use. The subject site is marked with a red star.



The property to the west along North Tryon Street is developed with the blue line rail line. The subject site is marked with a red star.



The property to the south is undeveloped.

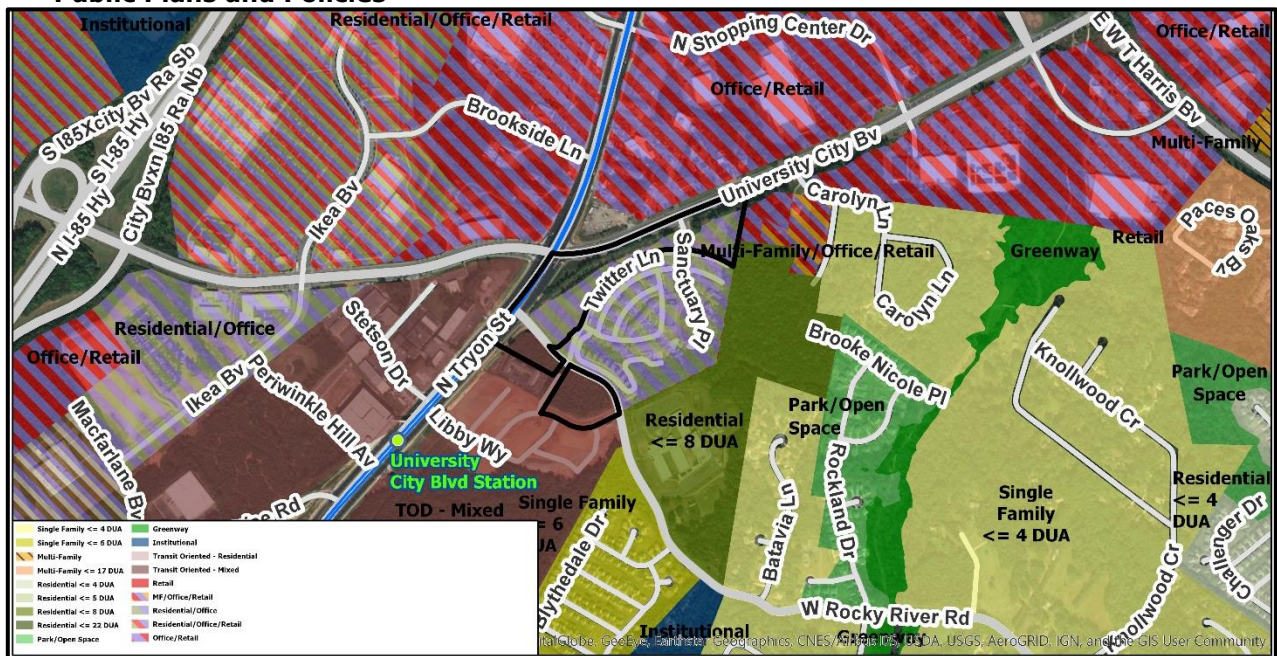






2017-123	The petition rezoned site to B-2(CD) (business, conditional) to allow the development of a fuel/ gasoline center.	Approved
2017-181	The petition rezoned site to CC(SPA) (commercial center, site plan amendment) to allow the development of a hotel with up to 110 rooms.	Approved
2018-076	The petition proposed to rezone site to UR-2(CD) (urban residential, conditional) to allow the development of up to 258 multi-family dwelling units and all accessory uses allowed in the UR-2 district.	Withdrawn
2018-123	The petition rezoned the site to MUDD-O(SPA) to allow an optional provision for ground mounted signage.	Approved
2018-143	The petition rezoned site to TOD-M (CD) to allow up to 275 multi-family dwelling units.	Approved
2019-003	The petition proposes to rezone the site to allow all uses permitted in the TOD-CC district.	Pending
2019-021	The petition proposes to rezone site to TOD-M(CD) (transit oriented- mixed, conditional) to allow all uses permitted in the TOD district.	Pending

- **Public Plans and Policies**



- The *Blue Line Station Area Plan (2015)* recommends mixed use transit oriented development uses for properties west of West Rocky River Road. For properties east of West Rocky River Road, the plan recommends residential/office uses, with intensities and design guidelines consistent with transit oriented development; the policies allow for retail uses on the ground floor of multi-story buildings.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is at the signalized intersection of two major thoroughfares. The Lynx Blue Line travels through the median of N Tryon Street and the University City Boulevard Station is within ¼ mile of the site. CDOT will work with the petitioner during permitting to ensure that all public street frontages meet current city standards with curb, gutter, planting strip, and sidewalk.
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant use).
      - Entitlement: 2,040 trips per day (based on 275 dwellings).
    - Proposed Zoning: Conventional petition, unable to determine trip generation with amount of uses.

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

- **Charlotte Area Transit System:** No outstanding issues.
  - **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
  - **Charlotte Department of Solid Waste Services:** No comments submitted.
  - **Charlotte Fire Department:** No outstanding issues.
  - **Charlotte-Mecklenburg Police Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Rocky River Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along University City Boulevard. No outstanding issues.
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** No outstanding issues.
    - **Urban Forestry:** No outstanding issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Lisa Arnold (704) 336-5967