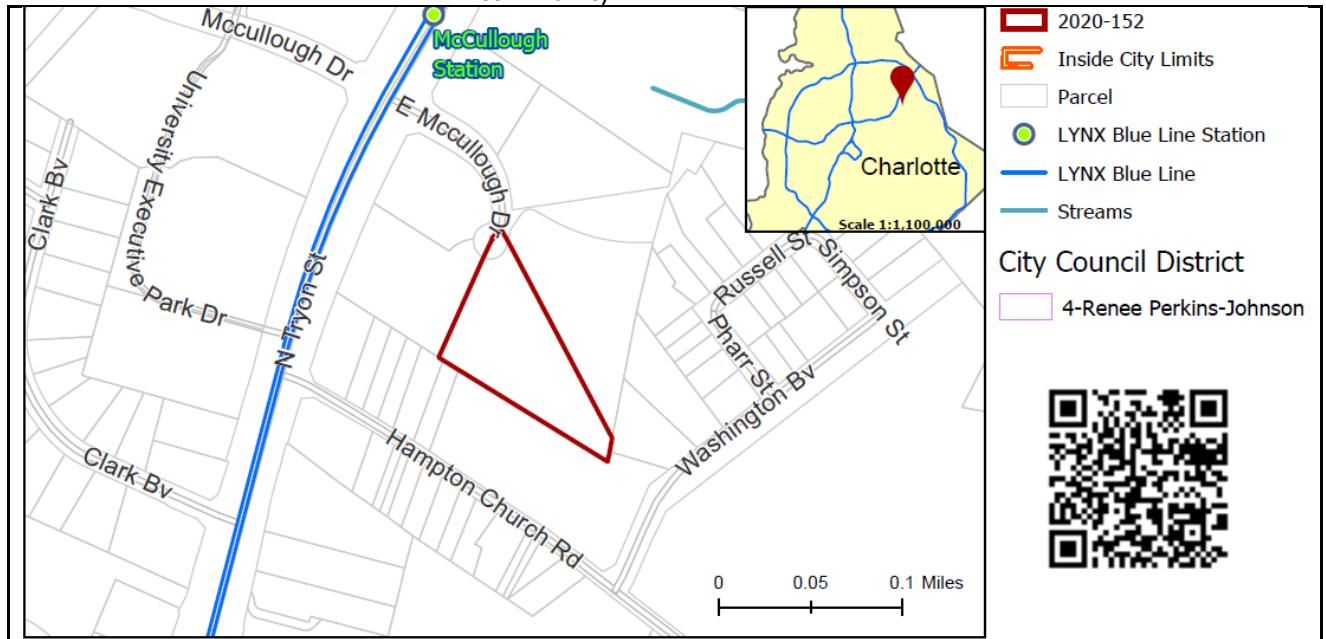


REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: TOD-CC (transit-oriented development, community center)

LOCATION

Approximately 2.99 acres located at the eastern terminus of E. McCullough Drive, east of N. Tryon Street in the University City community.



SUMMARY OF PETITION

The petition proposes to rezone approximately 3 acres to a conventional transit-oriented development district that would permit all uses allowed by-right or under prescribed conditions to be developed at the site.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Shreeji Hospitality UNCC, LLC
Shreeji Hospitality UNCC, LLC
Shreeji Hospitality UNCC, LLC
Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Blue Line Extension – University City Area Plan’s* (2015) recommendation for TOD-Mixed uses for the site.

Rationale for Recommendation

- The request for TOD at this location is consistent with the adopted land use plan for the area.
- The site is less than 1,000 feet from the Blue Line’s McCullough Station.
- The requested district is appropriate considering adjacent zoning districts in this location.
- As this location is within 200 feet of single-family residential, the request for TOD-CC will limit the height of the structure to the

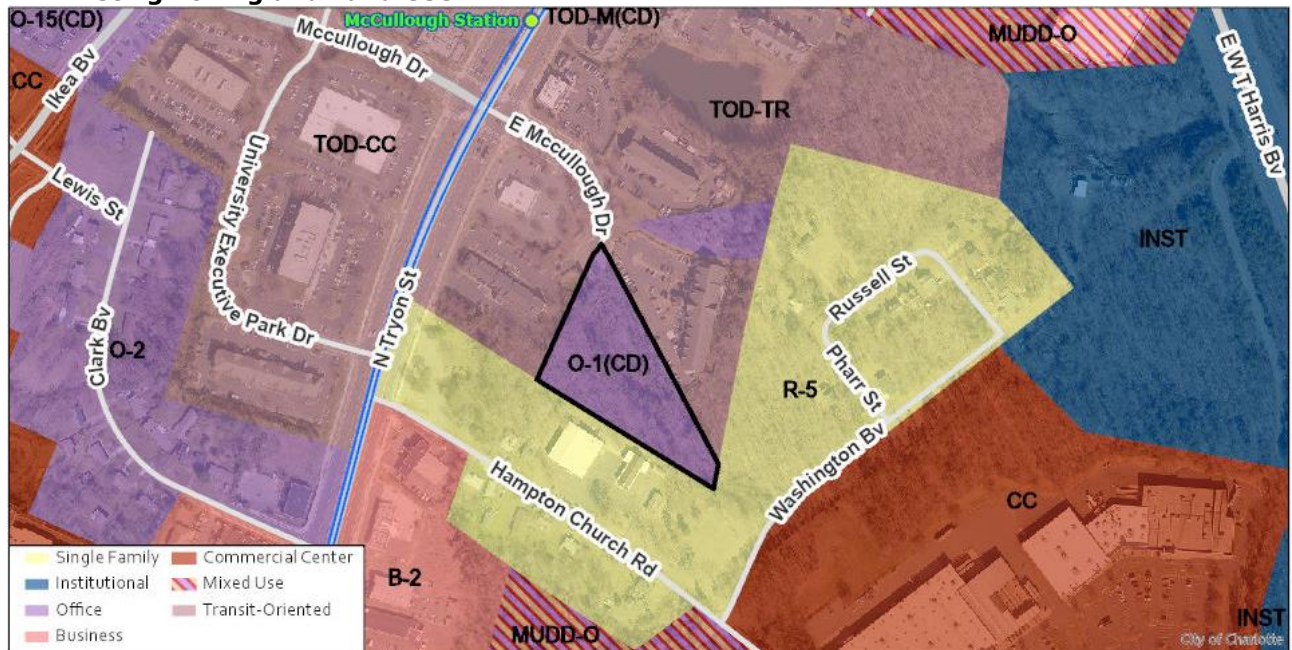
same maximum height of the TOD-TR district – the prevailing TOD district on the eastern side of N. Tryon Street – thus creating no greater visual impact than a request for TOD-TR.

PLANNING STAFF REVIEW

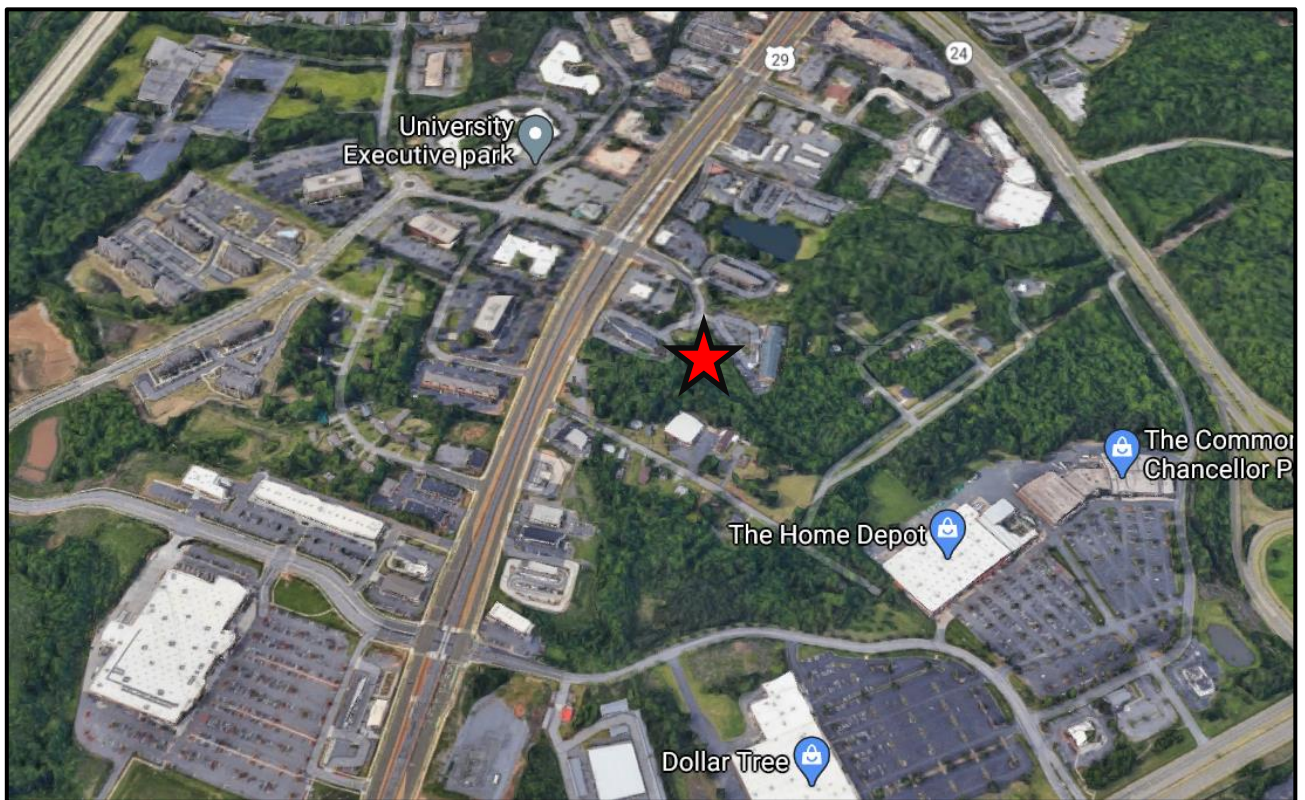
- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



The site was most recently rezoned in 1997 (1997-076) which entitled the site to a three-story office building or 100-key hotel. The subject property was part of a larger master plan that built out most of the land surrounding this portion of E. McCullough Drive and is one of two parcels that was not built upon. The surrounding area is comprised of surface-parked hotels and other non-residential uses along with some detached residential uses along Hampton Church Road.

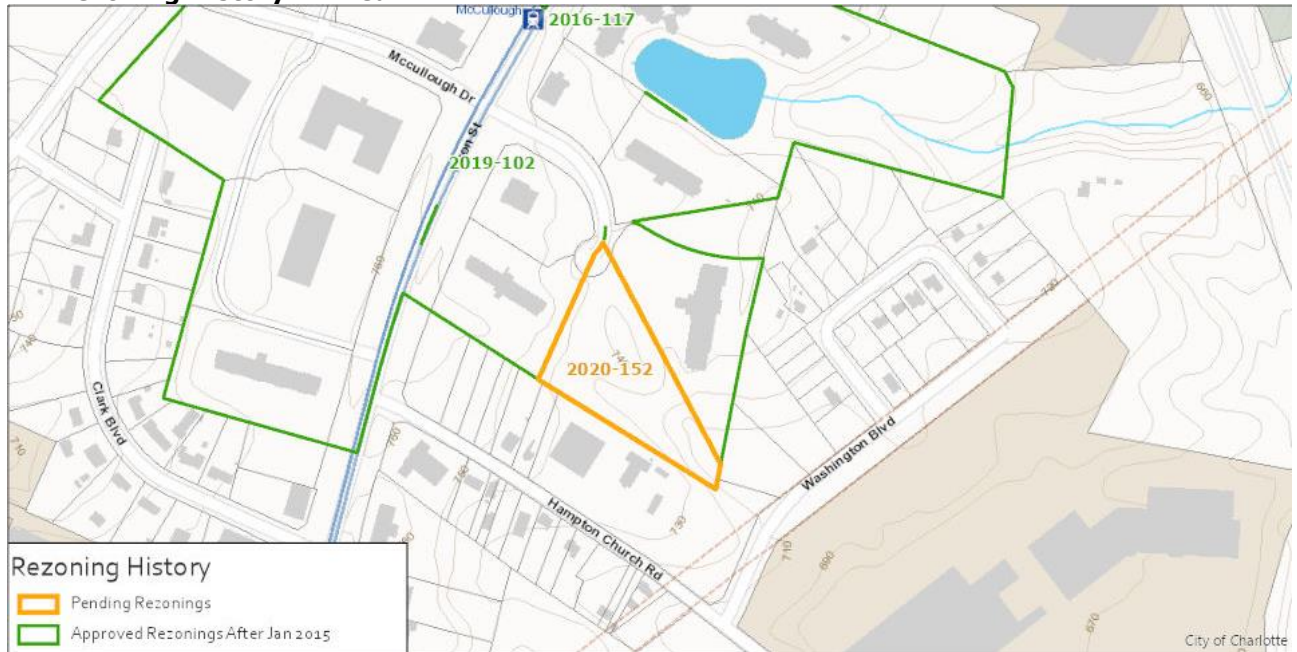


General location of subject property denoted by red star.



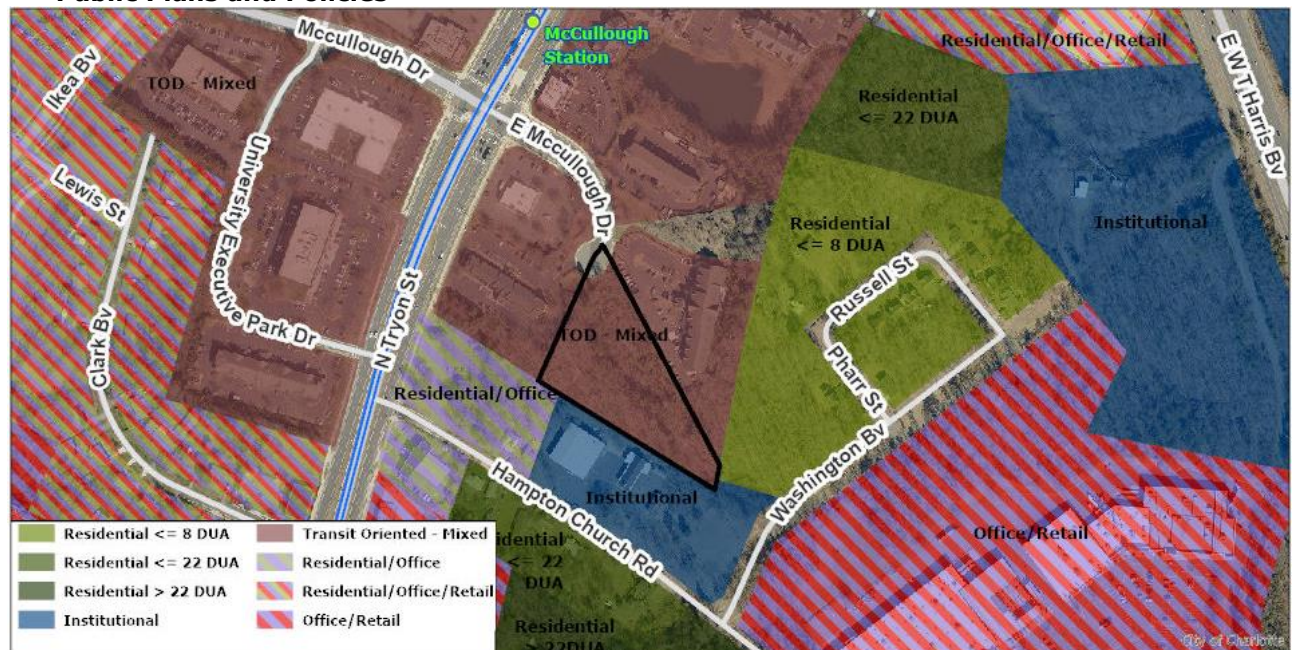
Streetview looking south at the cul-de-sac of E. McCullough Drive. The property is bounded on both sides by two hotel/motels.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	City-sponsored rezoning of parcels along the Blue Line.	Approved
2016-117	Petition to rezone to TOD-M(CD) district to permit redevelopment of parcel into a multi-family community and 5,000 SF of non-residential uses.	Approved

- Public Plans and Policies**



- The *Blue Line Extension – University City Area Plan’s* (2015) recommends TOD uses for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on a minor collector road [McCullough Drive]. A Traffic Impact Study (TIS) is not needed for this site. The University City Area Plan calls for a southern extension of McCullough Drive that encroaches over the southeast corner of this rezoning petition. This southern extension is part of a longer collector street/avenue that runs parallel to Tryon Street, between W.T. Harris Boulevard and Sandy Avenue, including Dave McKinney Boulevard and Carolyn Lane Extension.

- **Active Projects:**

- McCullough Drive Extension/Streetscape
 - Project Scope
 - Streetscape: widen McCullough Drive to provide separated bike lanes, planting strips, sidewalks, etc. (generally west of Tryon Street)
 - Extension: extend McCullough Drive to connect to the street stub of McCullough Drive near Ken Hoffman Drive (generally east of Tryon Street)
 - The cul-de-sac serving this property would be reconfigured to be the stem of a new T-intersection with McCullough Drive Extension
 - Status: Finalizing design and real estate
 - Construction: 2022-2023
 - Project Manager: Sharon Buchanan (sdbuchanan@charlottenc.gov; 980-214-7299)

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land use).

Entitlement: 330 trips per day (based on 30,000 SF office).

Proposed Zoning: Too many uses to determine.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **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 8-inch water distribution main located along E. McCullough Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along E. McCullough Drive. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

Planner: William Linville (704) 336-4090