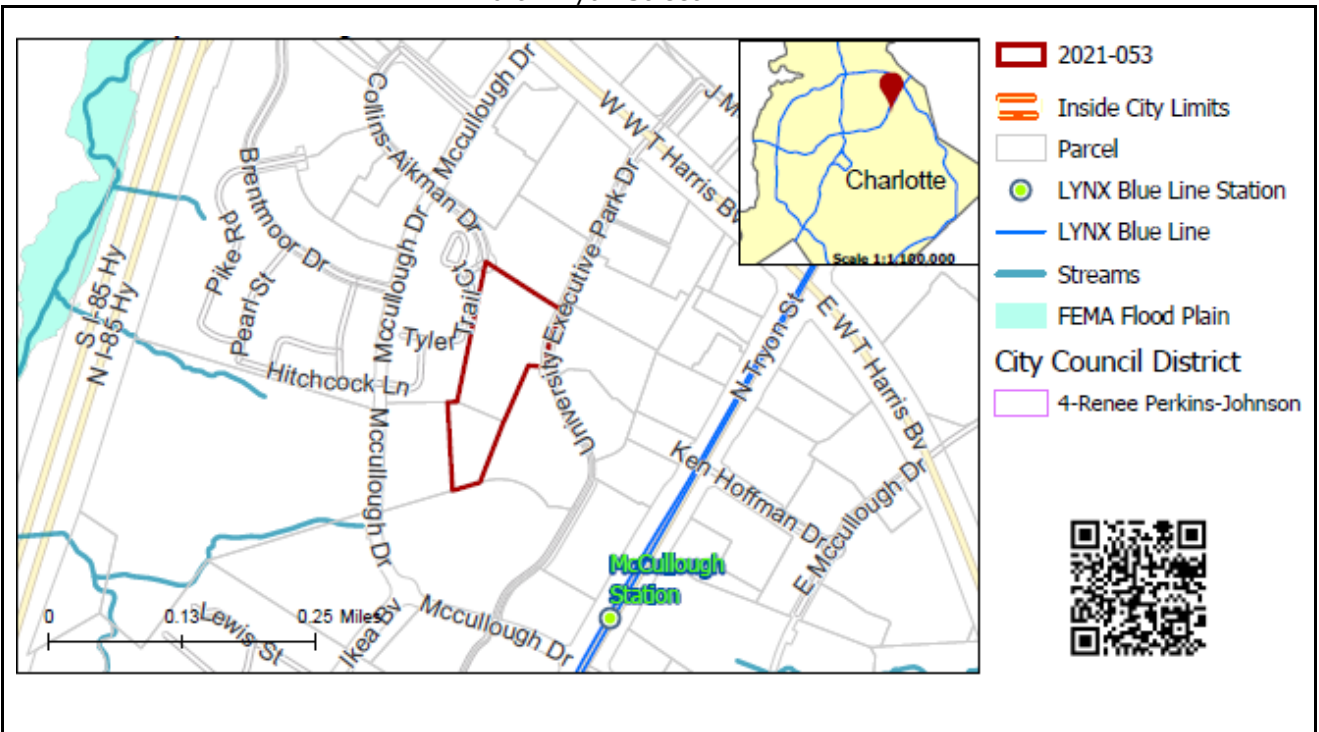


REQUEST

Current Zoning: MUDD-O (mixed use development, optional) and O-2(CD) (office, conditional)
Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center)

LOCATION

Approximately 7.06 acres located on the east side of University Executive Park Drive, south of W.T. Harris Boulevard, and east of North Tryon Street.



SUMMARY OF PETITION

The petition proposes to allow all uses in the TOD-NC zoning district on vacant land.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

HWW Charlotte Pinnacle, LLC
Catalyst Capital Partners, LLC
Collin Brown & Brittany Lins, Alexander Ricks, PLLC
Meeting is not required.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *University City Area Plan (2010)* recommendation of residential/office/retail.

Rationale for Recommendation

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

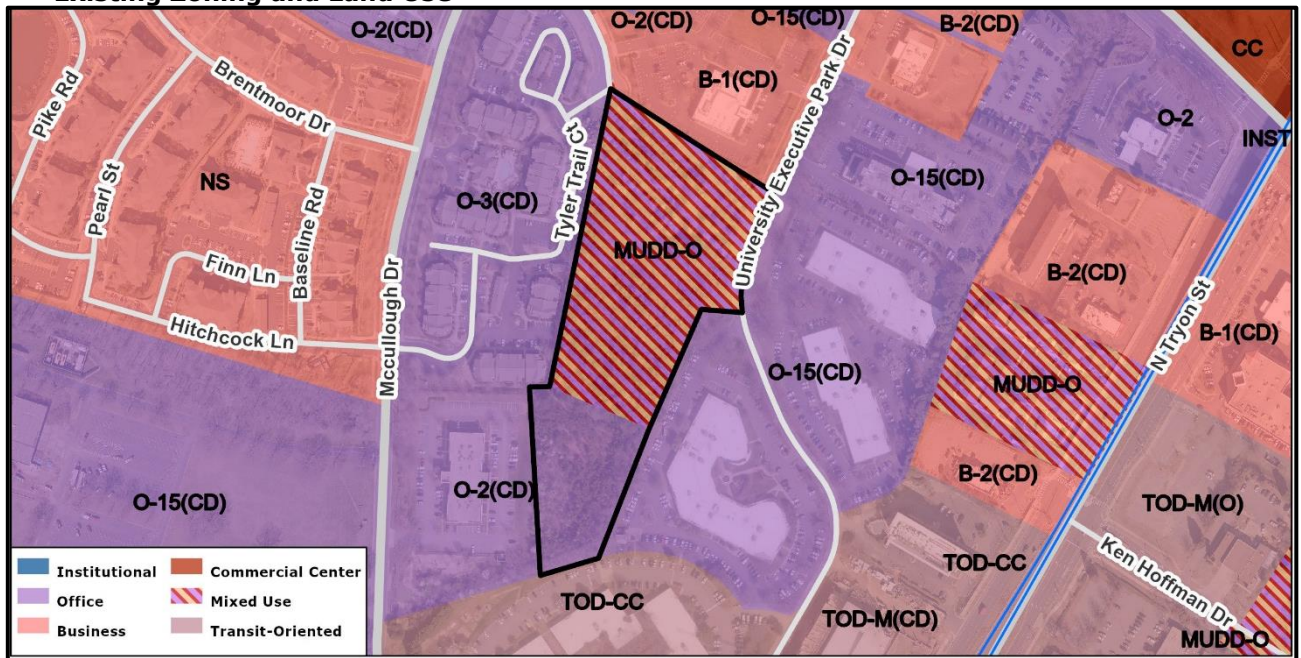
- The proposed rezoning for transit-oriented development, is consistent with the mixed-use land use recommendation for this site.
- As written, TOD-NC may be applied to parcels within a 1-mile walking distance of an existing rapid transit station.
- Use of conventional TOD zoning districts applies standards 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**



This site was rezoned by petition 2015-109 to allow up to 150 hotel rooms and residential dwelling units in a single building. The site was not developed. The surrounding land uses include apartments, offices, hotels, restaurants, and retail uses.



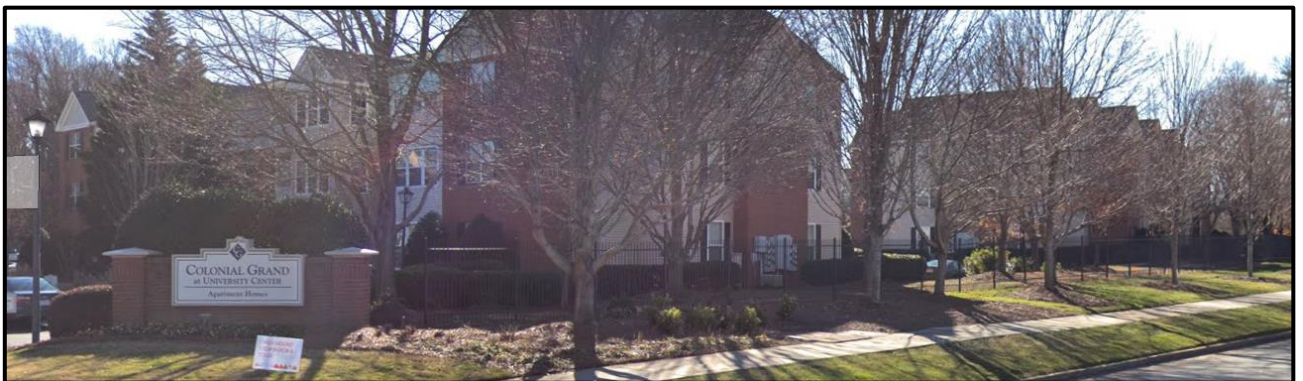
The subject property is denoted by the red star.



The property to the north along University Executive Park Drive is developed with a restaurant.



The property to the south along University Executive Park Drive is developed with an office park.

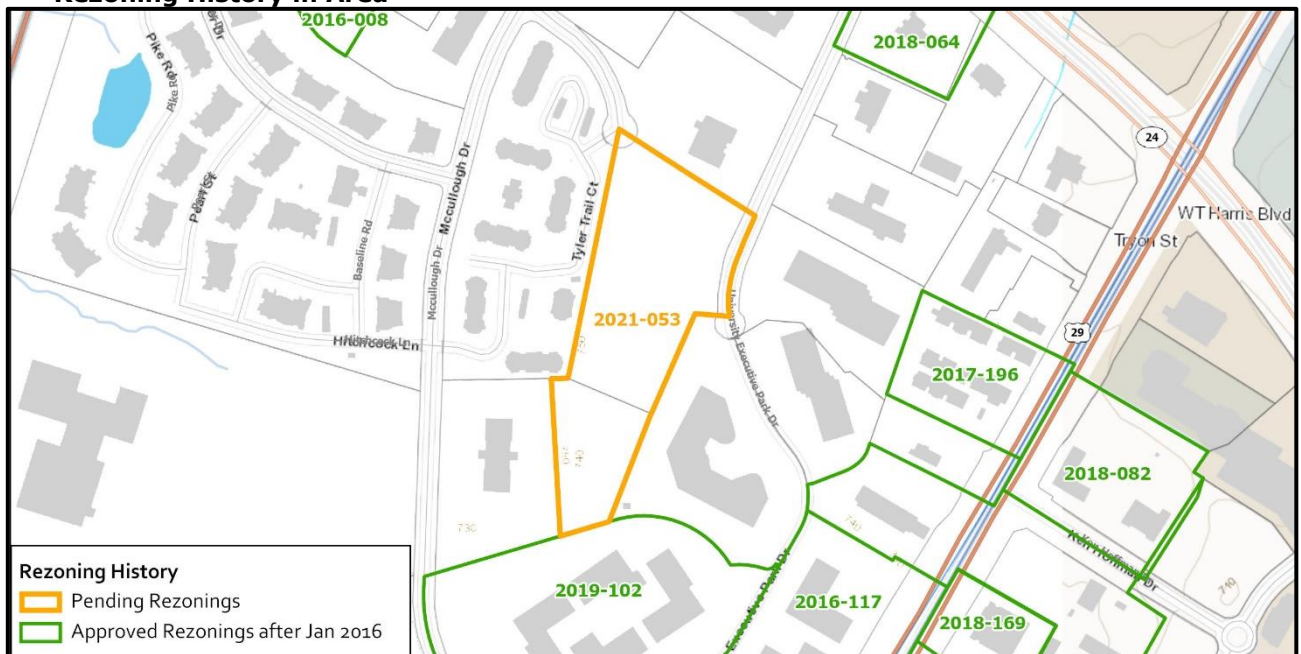


The property to the west along McCullough Drive is developed with apartments.



The property to the east along University Executive Park Drive is developed with a hotel and an office park.

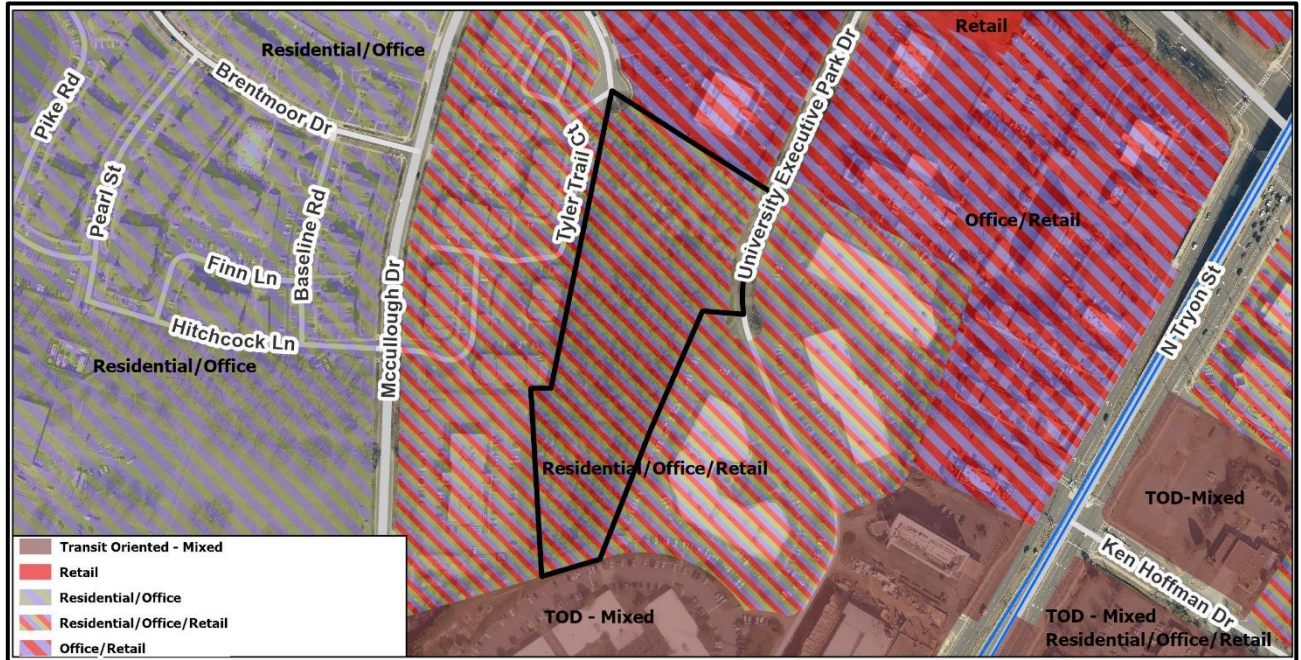
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-008	Rezoned 8.64 acres to amend the number of hotels allowed from two to three, allow residential dwellings, relocate a street connection, and amend development standards from the current zoning.	Approved
2016-117	Rezoned 4.51 acres to redevelop a site located adjacent to the proposed McCullough Transit Station with up to 280 multi-family dwelling units and related amenities and accessory uses, and a minimum of 5,000 square feet of ground floor area devoted to non-residential.	Approved
2017-196	Rezoned 2.5 acres 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
2018-064	Rezoned 2.03 acres to redevelop the site to allow a 5,500-square foot eating/drinking/entertainment establishment, with a drive through facility.	Approved
2018-082	Rezoned 3.02 acres to redevelop the site to allow a 28,582-square foot police and fire station and accessory uses.	Approved

2018-169	Amendment to the Zoning Ordinance to replace three existing transit-oriented development districts with four new transit-oriented development districts and regulations.	Approved
2019-102	Rezoned parcels under a range of zoning districts to one of four transit-oriented development (TOD) districts.	Approved

- **Public Plans and Policies**



- The *University City Area Plan (2010)* calls for Residential/Office/Retail for the site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to University Executive Park Drive and Collins Aikman Drive, both City-maintained local streets and has updated its rezoning boundary area with its latest submission. This site is roughly ¼ mile of the McCullough Station. The site is requesting a TOD-NC zoning and will be subject to transportation improvements in accordance with the TOD Ordinance 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 the TOD-zoned areas. Although CDOT cannot require a street connection on a conventional rezoning petition, CDOT further supports the street connection from Collins Aikman Drive to University Executive Park Drive, approved on this site as part of rezoning petition 2015-109, as this will improve connectivity in the area.

- **Active Projects:**

- None

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 455 trips per day (based on 41,520 square-feet of office use and too many uses to determine for the MUDD-O portion of the site).

Proposed Zoning: too many uses to determine (based on TOD-NC).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.

- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** No outstanding issues.
- **City Arborist:** No comments submitted.
- **Erosion Control:** 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.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

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

Planner: Michael Russell (704) 353-0225