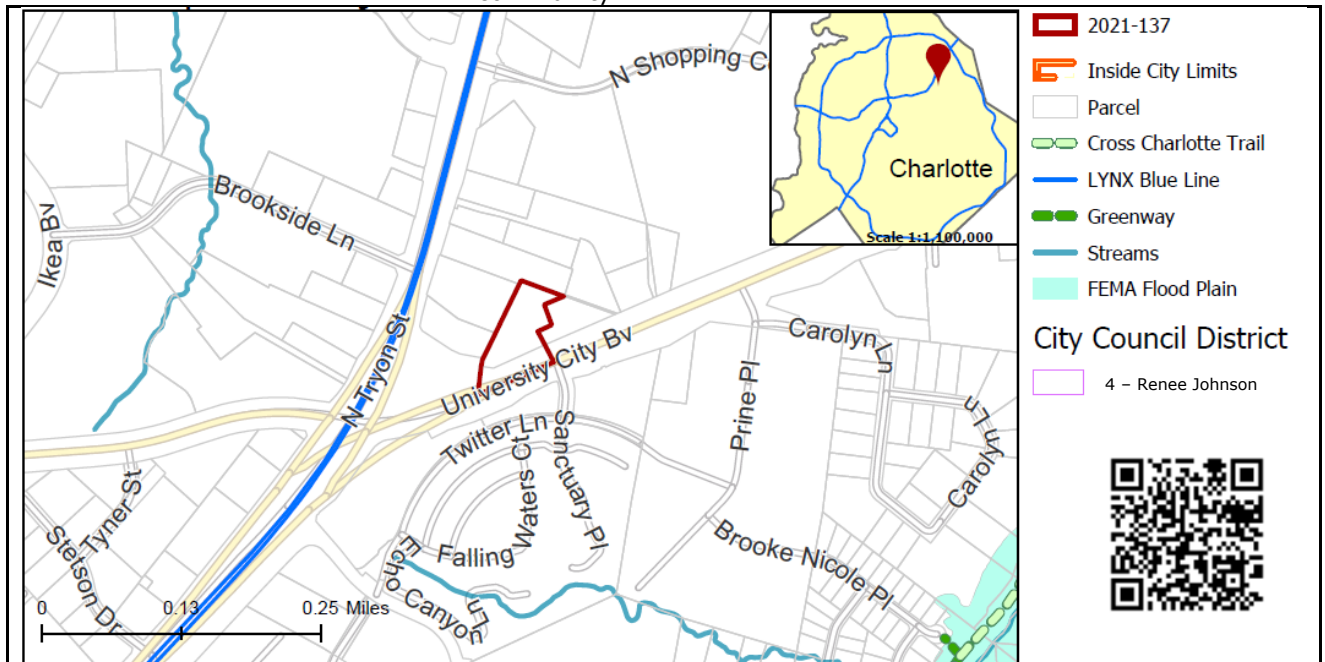


## REQUEST

Current Zoning: B-2 (general business)  
Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center)

## LOCATION

Approximately 1.73 acres located near the NE intersection of University City Boulevard and N. Tryon street in the University City community.



## SUMMARY OF PETITION

The petition proposes to rezone one parcel to a conventional, transit-supportive zoning district which would allow any use, either permitted by right or under prescribed conditions, at the site.

## PROPERTY OWNER

City of Charlotte

## PETITIONER

Miles Vaughn, Housing and Neighborhood Services

## AGENT/REPRESENTATIVE

Miles Vaughn, Housing and Neighborhood Services

## COMMUNITY MEETING

Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the *Blue Line Extension/University City Area Plan's* (2015) recommendation for office/retail uses for the site.

### Rationale for Recommendation

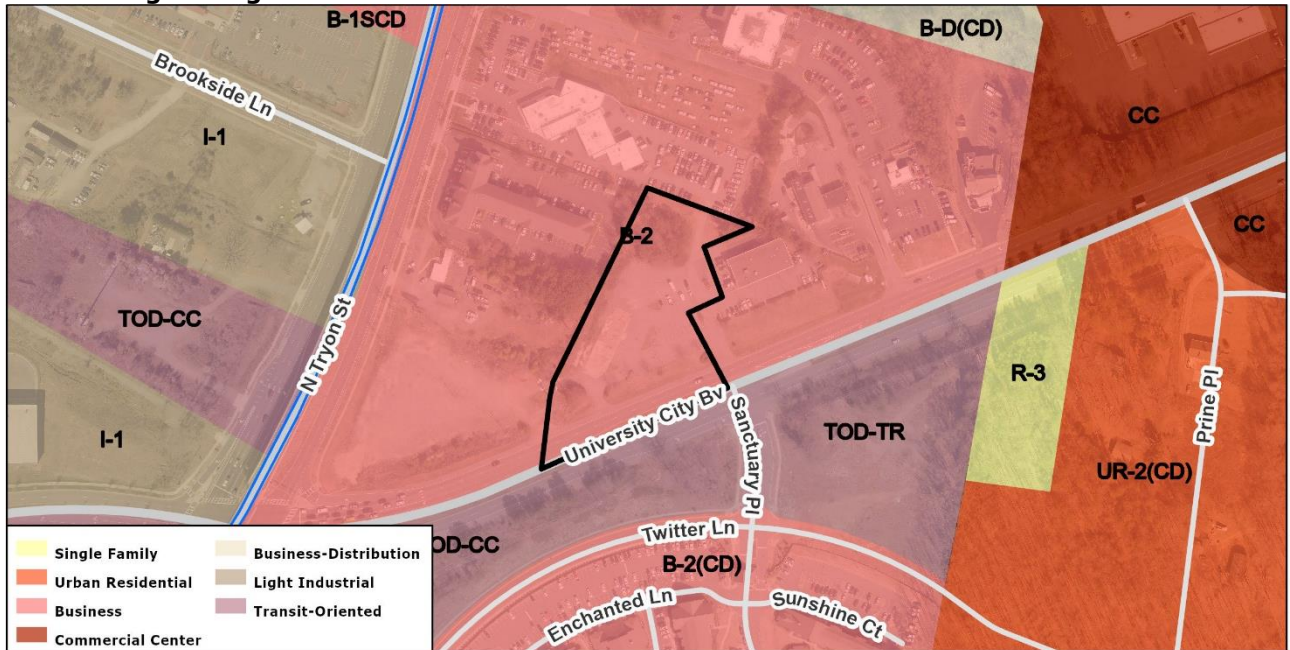
- The petition is consistent with plan guidance in that the requested district would allow for any mixture of uses permitted in the TOD-NC district.
- The petition's request for a TOD-NC district supports the plan's land use goal that seeks to "Accommodate higher intensity uses that support the various transportation systems throughout the Corridor, while protecting the fabric of residential neighborhoods."

- The request is reasonable as the location meets the TOD Ordinance's locational criteria of being no more than 1 mile to a transit station.

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Extension/University City Area Plan*, from office/retail uses to transit-supportive uses for the site.

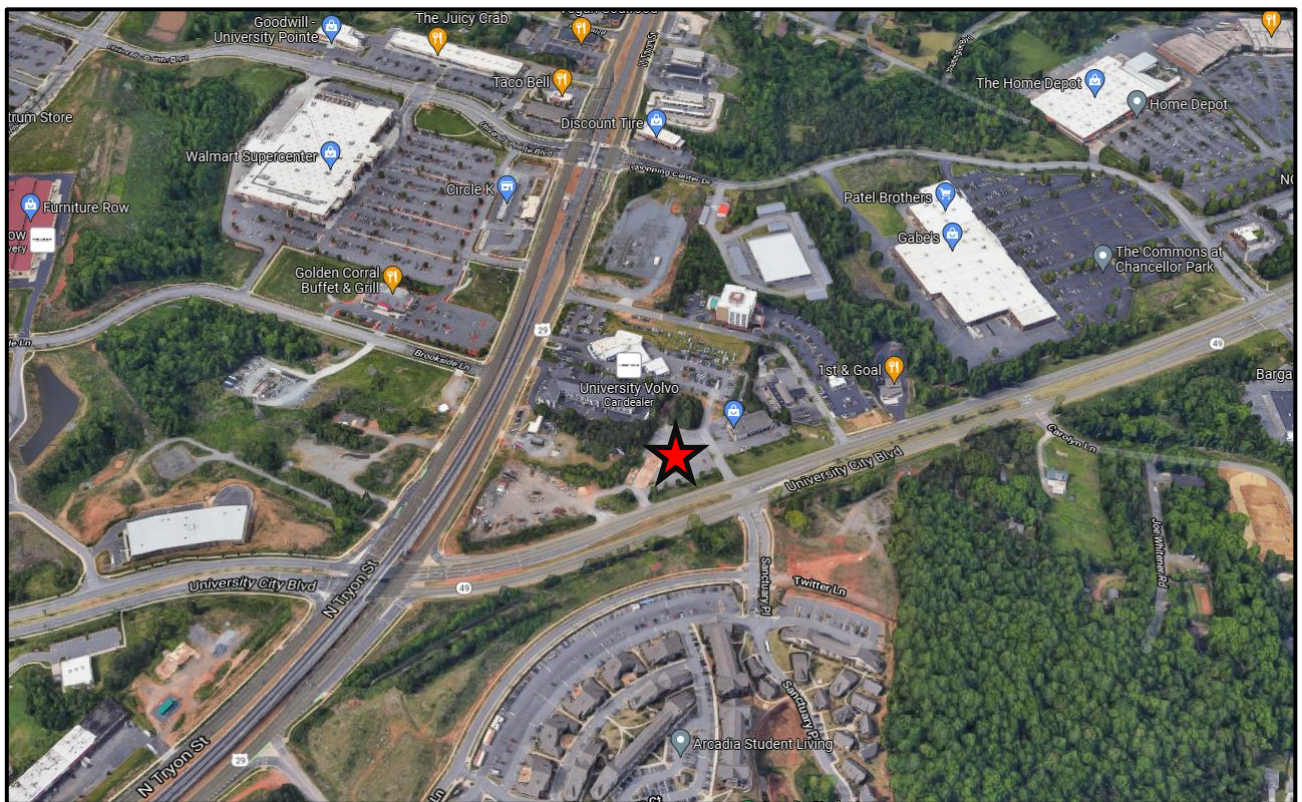
## PLANNING STAFF REVIEW

### Existing Zoning and Land Use



There have been no recent rezonings of this site. The site is surrounded by business uses to north, east, and west and by residential uses to the south. Surrounding zoning is a mixture of residential, business, industrial, and transit-supportive districts.





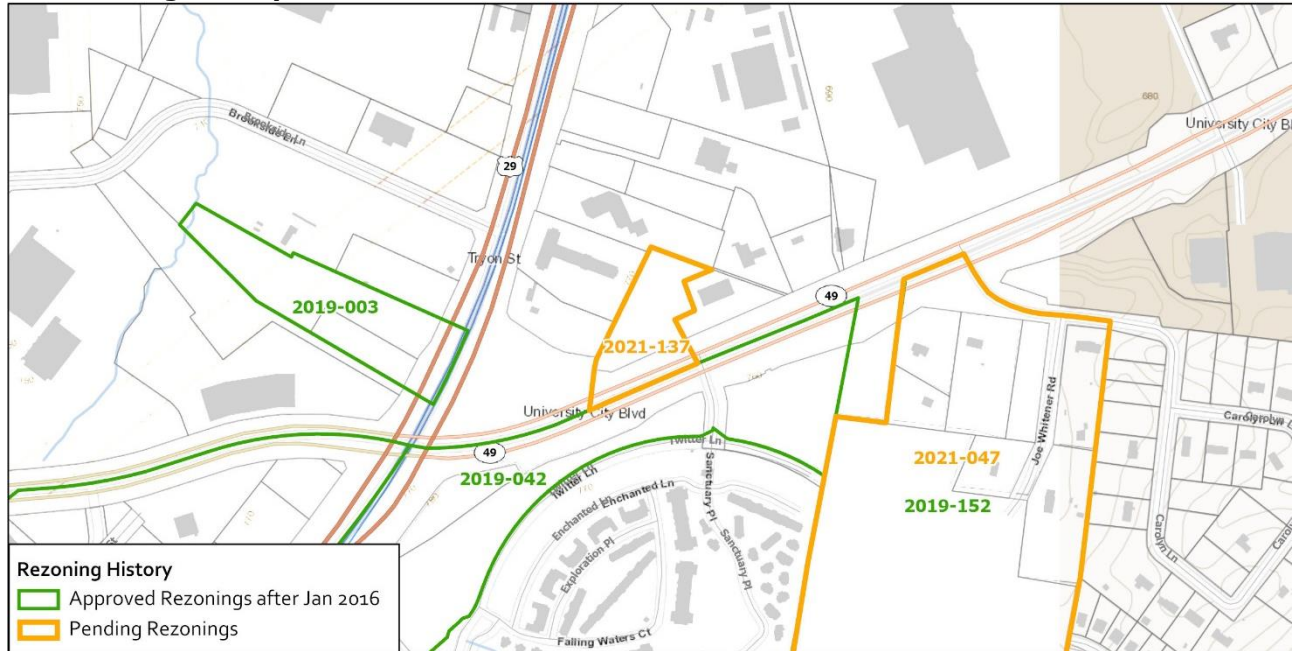
Subject property's general location denoted by red star.



Streetview looking north along University City Boulevard. The site is currently vacant and situated between an automobile service station and NCDOT right of way.

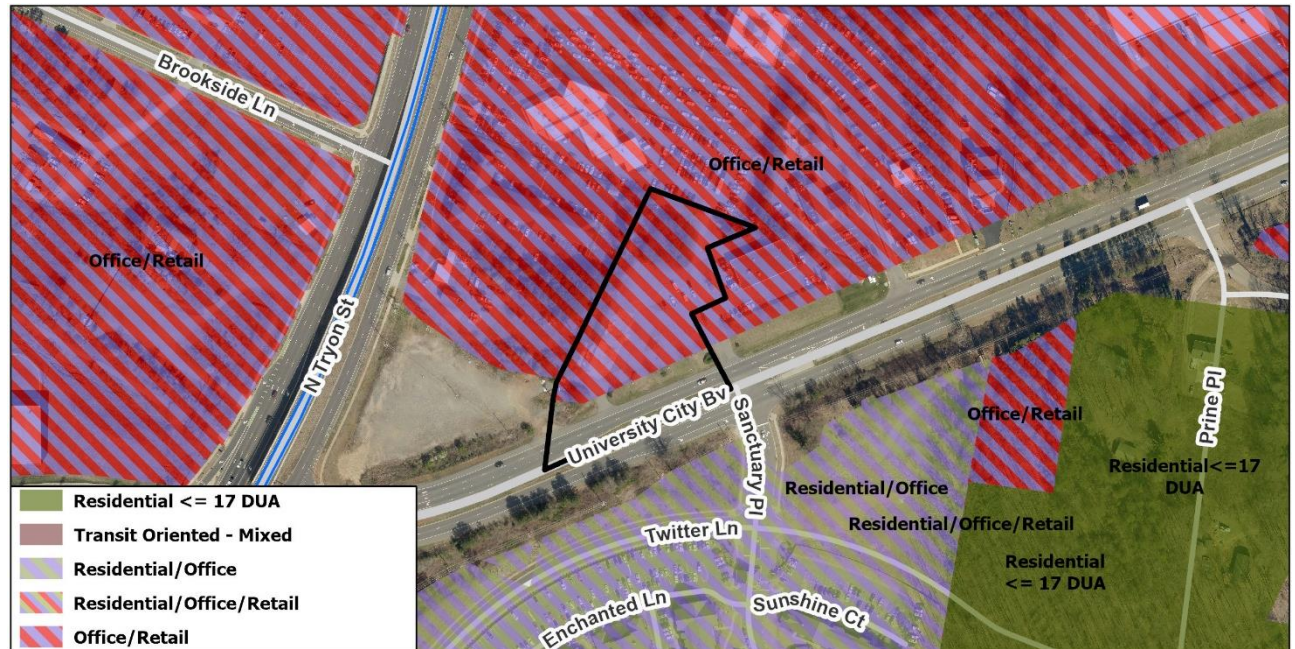


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-047	Site plan amendment to RZP 2019-152. District updated but residential entitlements did not change.	Approved
2019-152	Petition to rezone to permit a mixed-residential community (multi-family and attached single family).	Approved
2019-042	Petition for TOD zoning near University City Blvd. Blue Line Station.	Approved
2019-003	Petition for TOD zoning near University City Blvd. Blue Line Station.	Approved

- Public Plans and Policies**



- The *Blue Line Extension/University City Area Plan* (2015) recommends office/retail uses.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to University City Boulevard, a State-maintained major thoroughfare near the intersection of University City and Sanctuary Place, a privately maintained local street. This 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 in the TOD-zoned areas.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land use).
    - Entitlement: 2,405 trips per day (based on 1.73 acres of retail uses).
  - Proposed Zoning: Too many uses to determine.

**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 Fire 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 20-inch water distribution main located along University City Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along University City Blvd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No comments submitted.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**





**Planner:** William Linville (704) 336-4090


## Goals Relevant to Rezoning Determinations

### Rezoning petition 2021-137

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<b>Goal 1: 10- Minute Neighborhoods</b> All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	<b>Goal 3: Housing Access for All</b> Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	✓
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✓

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b></p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b></p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	
	<p><b>Goal 10: Fiscally Responsible</b></p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	