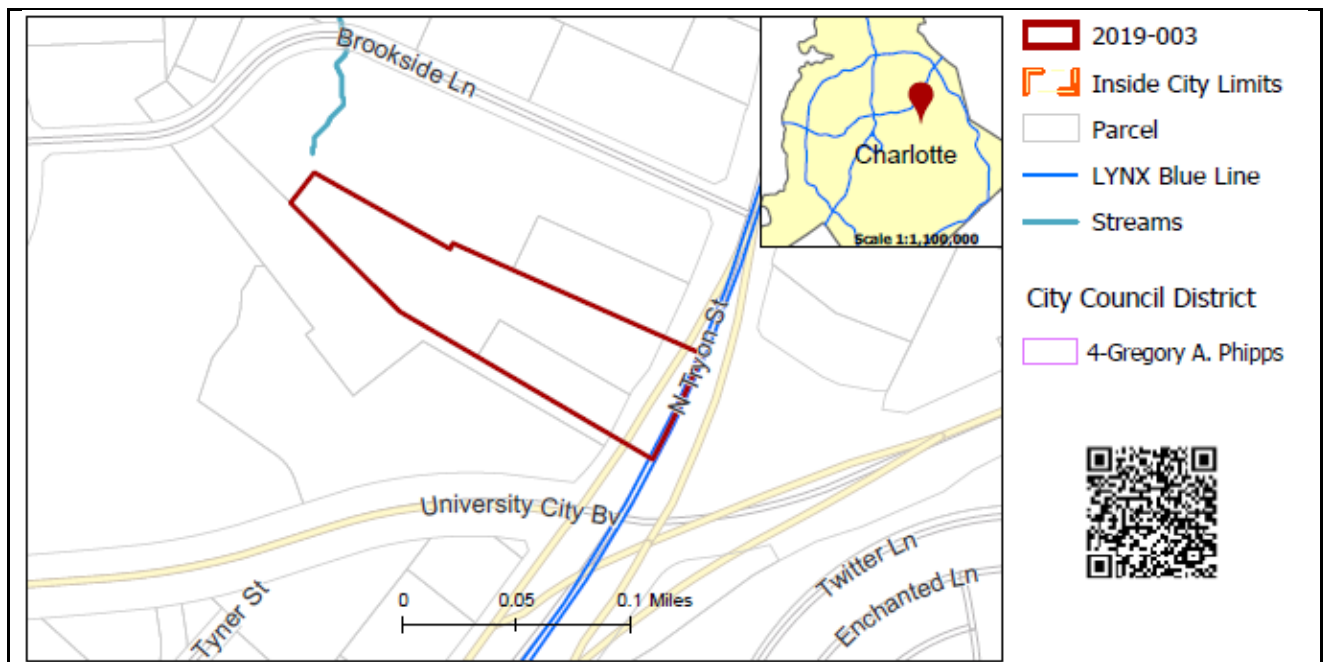


REQUEST Current Zoning: I-1 (light industrial) and I-2(CD) (general industrial, conditional)
Proposed Zoning: TOD-CC (transit oriented development, community center)

LOCATION Approximately 4.03 acres located on the west side of North Tryon Street between University City Boulevard and Brookside Lane.
(Council District 4 - Phipps)



SUMMARY OF PETITION The petition proposes to allow all the uses permitted in the TOD-CC (transit oriented development, residential) zoning district.

PROPERTY OWNER City of Charlotte
PETITIONER Laurel Street Residential, LLC
AGENT/REPRESENTATIVE N/A

COMMUNITY MEETING Meeting is not required.

STAFF RECOMMENDATION Staff recommends approval of this petition.

Plan Consistency
The petition is **inconsistent** with the *University City Area Plan (2015)*, which recommends the site for a mix of office and retail development.

Rationale for Recommendation

- The site is located on the transit corridor.
- The site is less than a ½ mile from the University City Blvd transit station and less than a mile from the McCullough transit station, which will provide appropriate transportation service for residential development.
- As written, TOD-CC is applicable at any site within a ½ mile of a transit station.

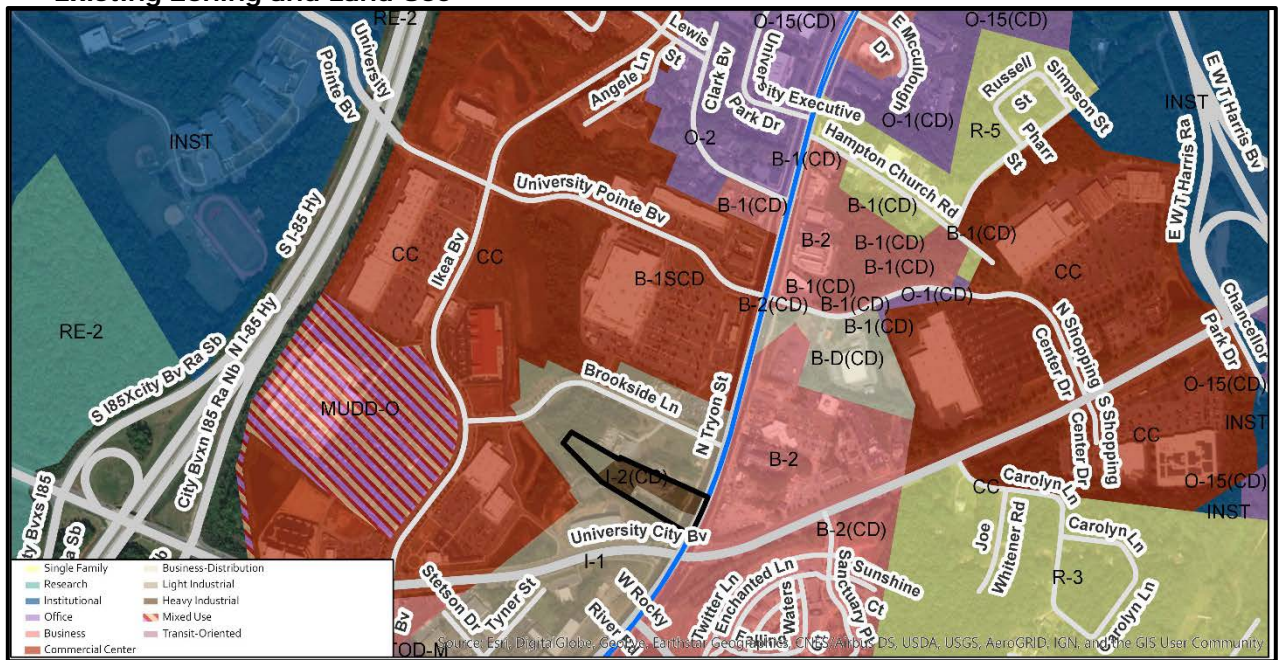
The approval of this petition will revise the adopted future land use as specified by the *University City Area Plan*, from a mix of office and retail development to transit supportive land use for the site.

PLANNING STAFF REVIEW

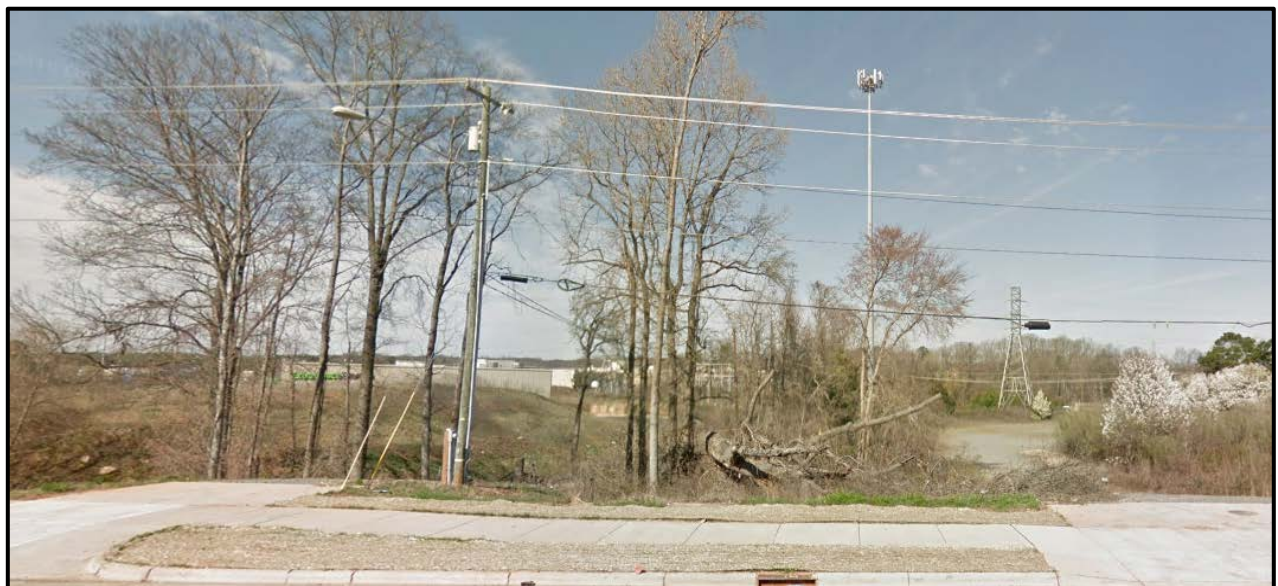
• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. All the standards, regulations, and uses in the TOD-R zoning district applies.

• **Existing Zoning and Land Use**



- The subject property is zoned I-1 (light industrial) and I-2(CD) (general industrial, conditional) and is undeveloped.
- Surrounding land uses include a mix of retail, restaurants, and hotels.



The subject property is undeveloped.



The property to the north along North Tryon Street is developed with a cell tower and a Pelican's Snoballs.



The property is bordered on the west across North Tryon Street by the LYNX Blue Line.

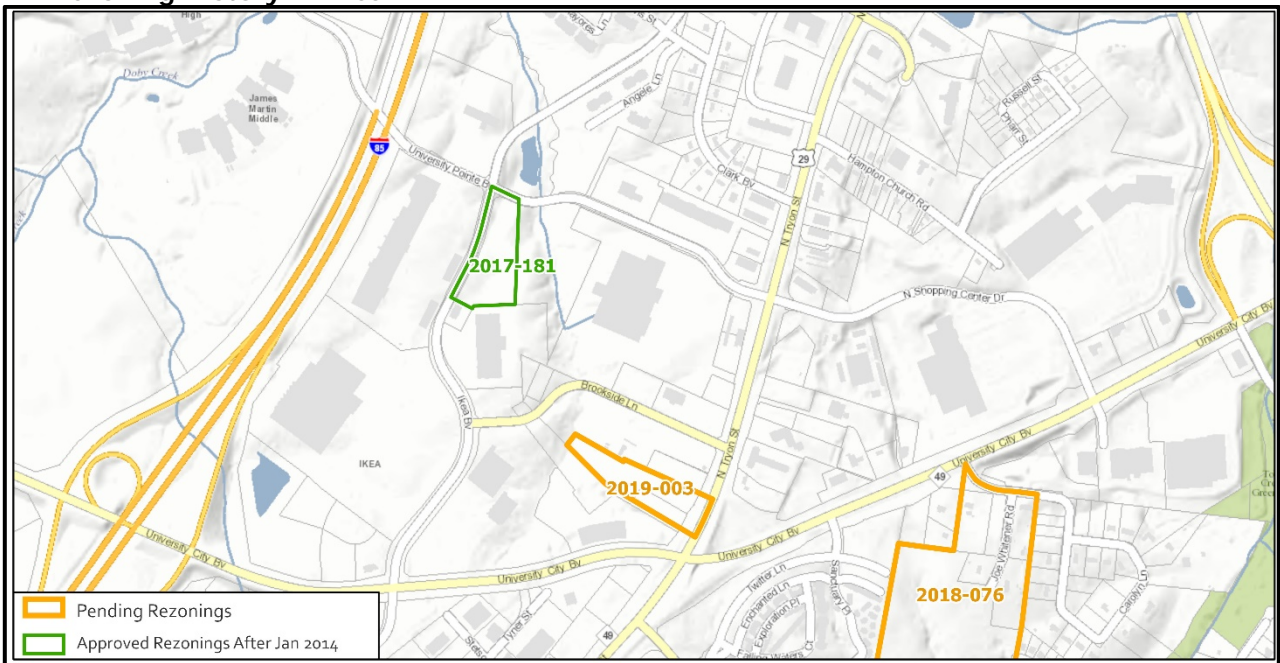


The property to the south along University City Boulevard is developed with a storage facility.



The property to the west along Ikea Boulevard is developed with a mix of retail shopping.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-181	Rezoned 3.58 acres to allow a hotel on the vacant property in the Belgate Development. This additional hotel would allow a total of three hotels within the overall Belgate development.	Approve
2018-076	Proposes to rezone 25.47 acres to allow up to 258 residential units.	Pending

• **Public Plans and Policies**



- The *University City Area Plan* (2015) recommends the site for a mix of office and retail development.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on North Tryon Street in close proximity to University City Boulevard. The CATS University City Boulevard Blue Line Station is 1/3 mile to the south along North Tryon Street. The site has existing curb and gutter, variable width planting strip, and 6-foot sidewalk on the North Tryon Street frontage. CDOT will work with the petitioner during permitting to position the driveway and implement any required streetscape improvements.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 40 trips per day (based on 11,400 square feet of warehouse and 3,400 square feet of an auto care center).
 - Proposed Zoning: Too many uses to determine.

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 Department of Solid Waste 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:** Water service is accessible for this rezoning boundary. The proposed rezoning is in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water’s Doby Creek Sanitary Sewer Improvements Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. There is an anticipated completion date of late-2019.
- **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 comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Michael Russell (704) 353-0225