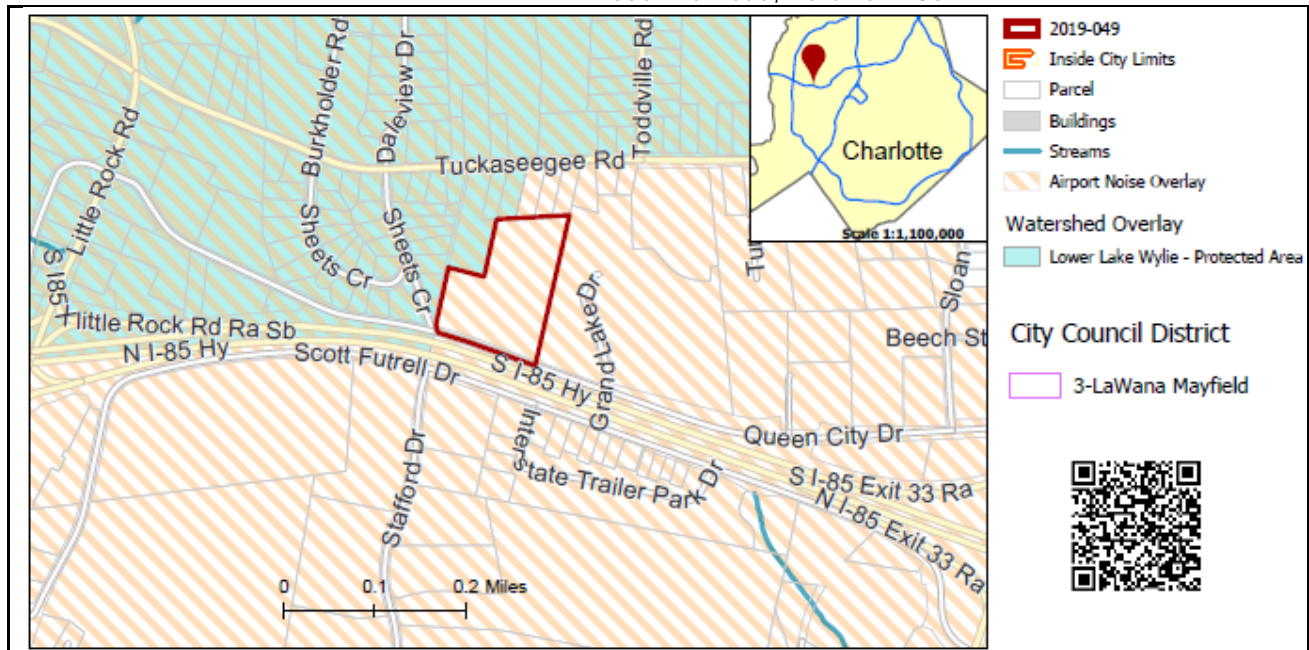


REQUEST

Current Zoning: R-17MF AIR (multi-family residential, Airport Noise Overlay)
 Proposed Zoning: MUDD-O AIR (mixed use development, optional, Airport Noise Overlay)

LOCATION

Approximately 9 acres located on the north side of Queen City Drive, south of Tuckaseegee Road, west of Toddville Road, north of I-85.



SUMMARY OF PETITION

The petition proposes to allow a hotel with up to 225 rooms on a vacant parcel of land north of I-85, south of Tuckaseegee Road and east of Little Rock Road.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Bennie B. Brookshire, Sr.
 Apollo Holding Company, LLC
 Collin Brown/Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and to requested technical revisions.

Plan Consistency

The petition is **consistent** with the *Westside Strategic Plan* recommendation for business/office park land uses for most of the site, and **inconsistent** with the *Northwest District Plan* recommendation, for single family up to four dwelling units per acre for the remaining portion of the site.

Rationale for Recommendation

- The subject property is located north of Charlotte-Douglas International Airport and within the "Combined 1996 Noise

Exposure/Noise Compatibility Program Noise Contours" which identifies the day/night average sound level at 65 decibels, and which is not conducive to residential development.

- The proposed hotel use is consistent with the office/business park land use recommended for most of the site as per the *Westside Strategic Plan* and is more compatible with the airport functions than multi-family residential.
- The rezoning proposes improvements to the site which include landscaping along Queen City Drive which is a frontage road for Interstate 85 and buffers adjacent to the existing single family homes.

The approval of this petition will revise the adopted future land use for a portion of the site, as specified by the *Northwest District Plan*, from single family up to four dwelling units per acre to business/office park land uses for the site.

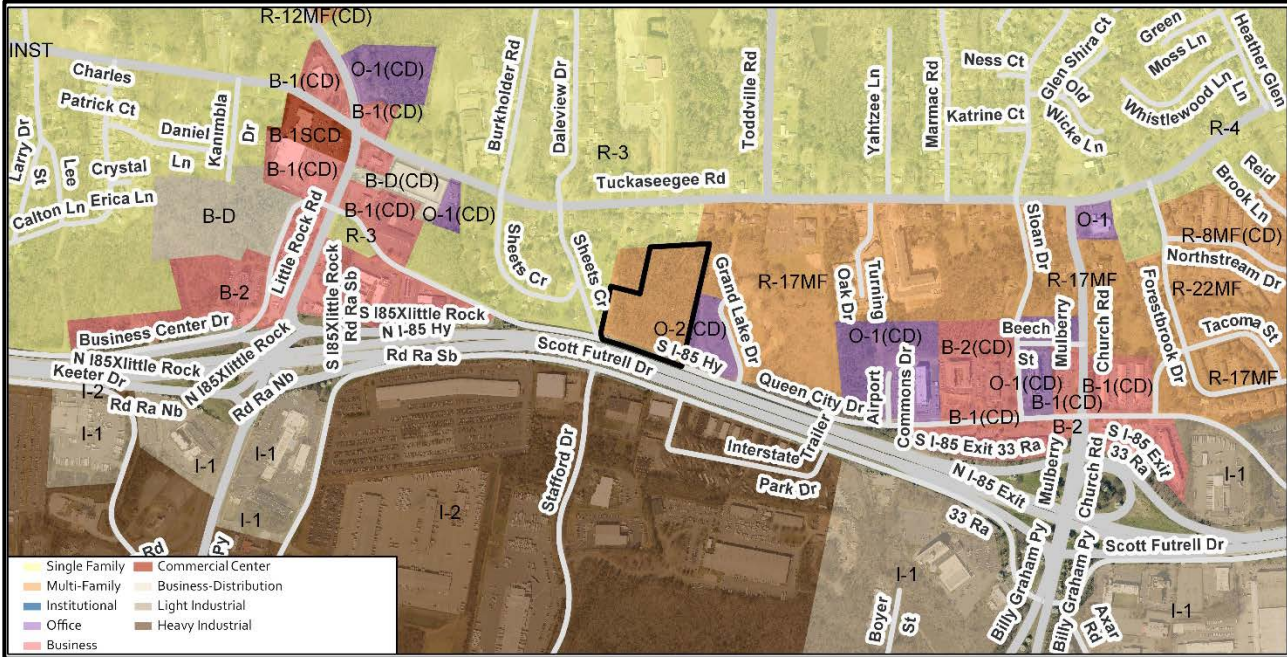
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allow up to 225 hotel rooms. Along with any incidental or accessory uses permitted by right or under prescribed conditions in the MUDD zoning district.
- Requests the following optional provision:
 - Allow parking and maneuvering between the buildings and Queen City Drive. In order to mitigate this request, petitioner proposes to provide adequate screening through use of low wall(s) and/or landscaping.
- Proposes the following transportation commitments:
 - Limits vehicular access points to a maximum one (1) access point along Queen City Boulevard.
 - Notes proposed new right-of-way for Queen City Drive 40 feet from existing centerline. Right-of-way dedication will be determined by NCDOT.
 - Commits to streetscape improvements along Queen City Drive, including 2.5-foot curb and gutter, 6-foot sidewalk, and 8-foot planting strip.
 - Commits to approval and construction of all transportation improvements prior to issuance of first principal building certificate of occupancy.
- Proposes the following architectural standards:
 - Buildings will be placed so to as to present a front or side façade to all network required streets.
 - Facades fronting network required streets will include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2 feet and 10 feet on the first floor. Up to 20% of this requirement may be comprised of display windows.
 - Facades of first/ground floor of the buildings along streets will incorporate a minimum of 20% masonry materials such as brick or stone.
 - Prevents expanses of blank walls greater than 20 feet in all directions.
 - Designs building elevations with vertical bays or articulate architectural features to include a combination of at least 3 of the following: a combination of exterior wall offsets, columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Notes multi-story buildings should have a minimum 20% transparency on all upper stories visible from network required streets.
 - Notes indoor self-storage uses, if provided will explicitly prohibit direct access to individual self-storage units from the exterior of the building(s). Individual self-storage units will be provided by internal hallways.
- Provides 53-foot Class B buffers (25% reduction with fence or wall) along property lines abutting residential use and/or zoning.

- Existing Zoning and Land Use



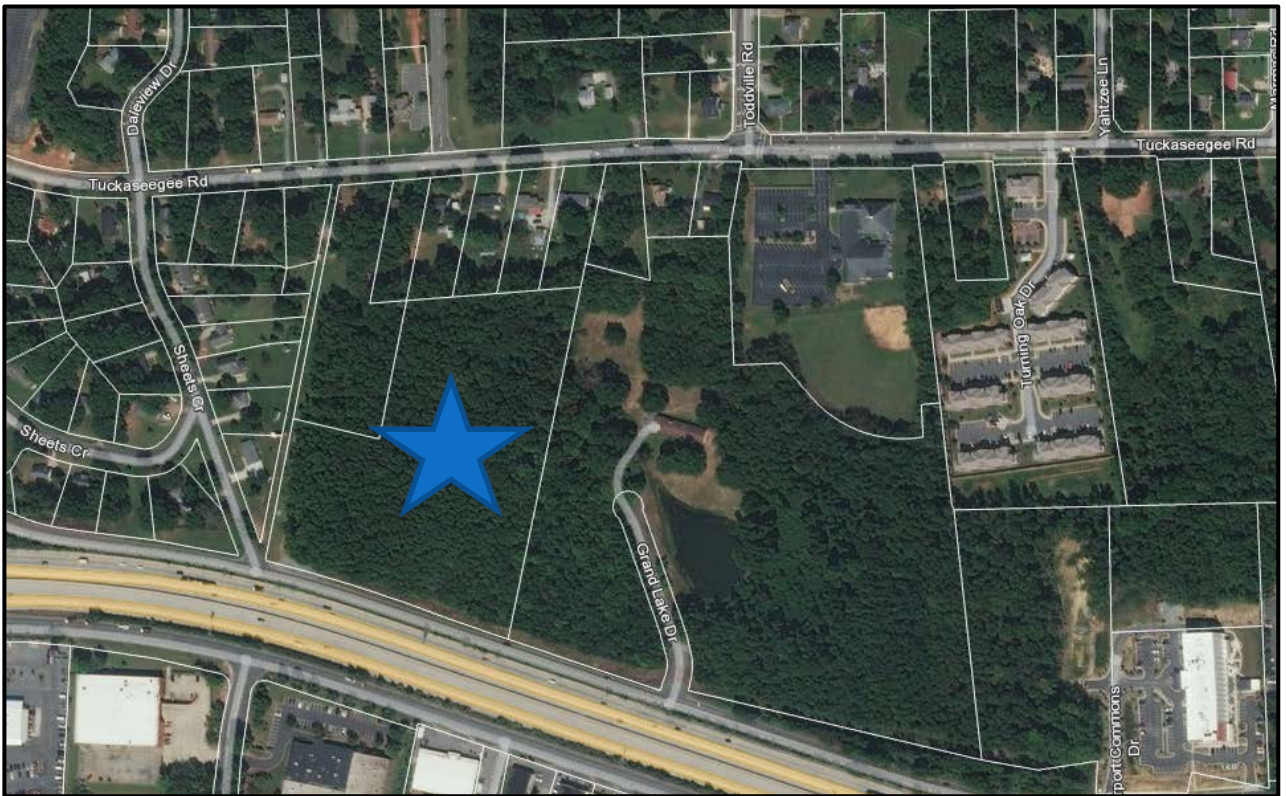
- The subject site is currently vacant and surrounded by single family homes, vacant land, apartments, institutional uses, and hotel.
- The site is bordered by Scott Futrell Drive and I-85 to the south.



The site is currently vacant.

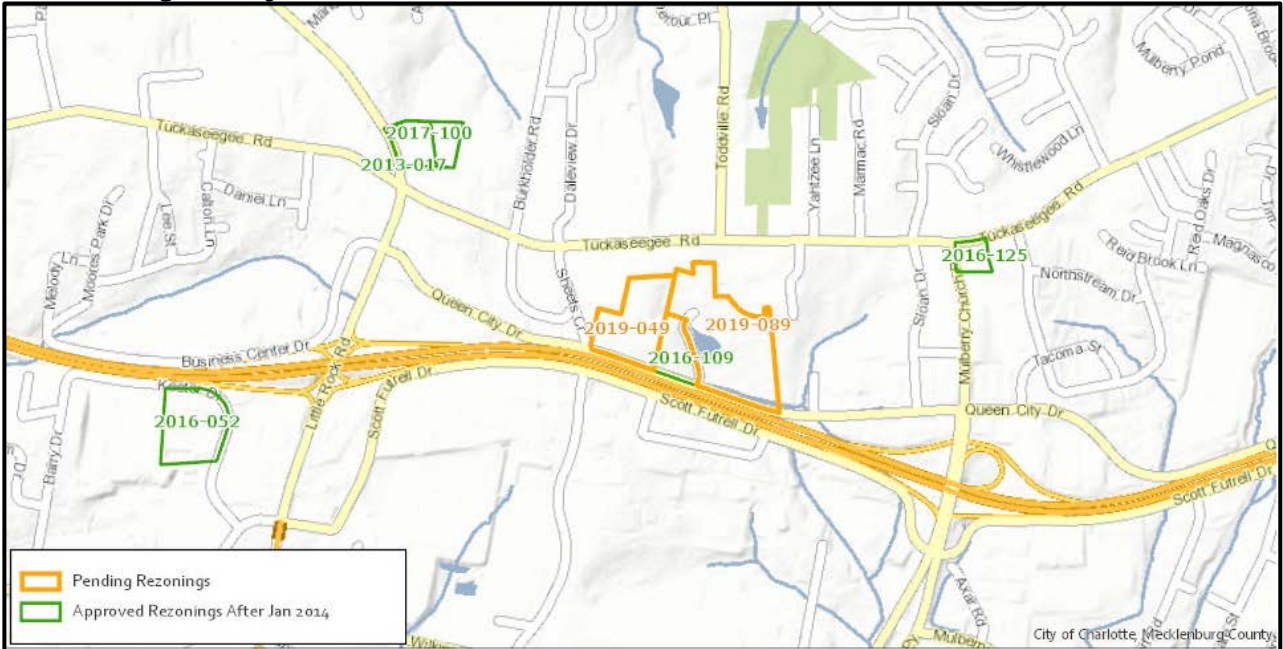


West are single family homes.



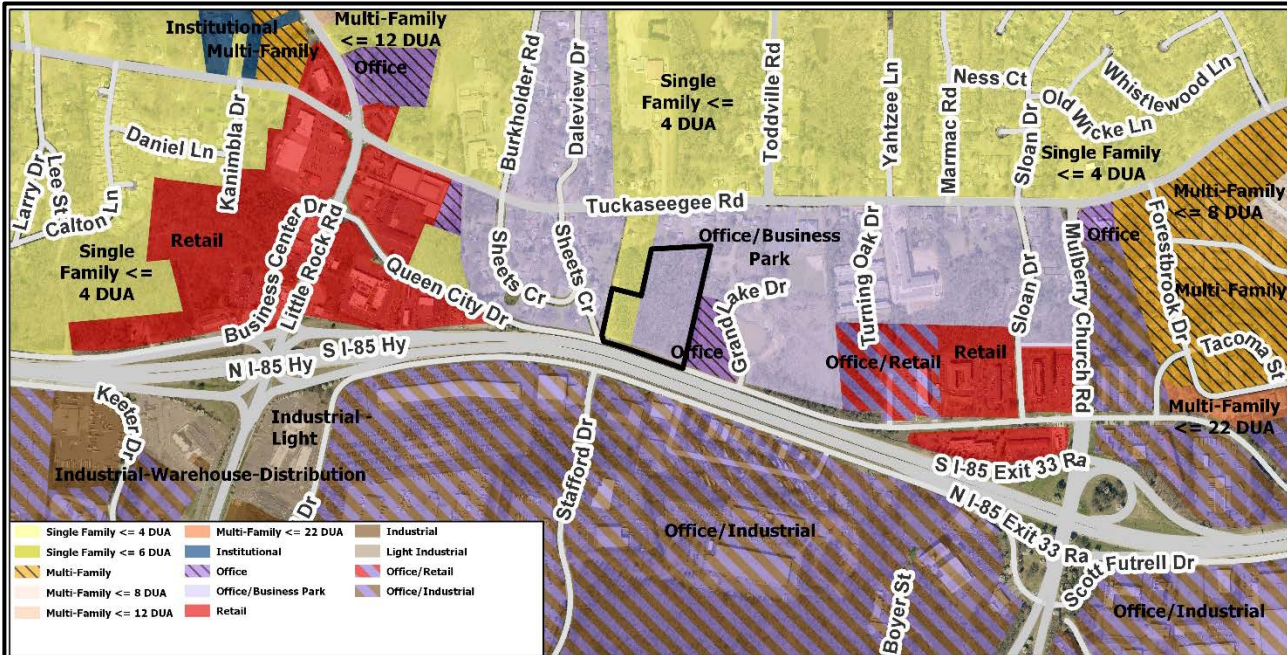
The site is immediately surrounded by single family homes, vacant land, apartments, institutional uses, and hotel.

- **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|---|----------|
| 2019-089 | Rezone 20 acres from R-17MF AIR to B-2(CD) AIR to allow hotels, restaurants and any uses allowed in the B-2 zoning district. | Pending |
| 2017-100 | Rezoned 5.4 acres from R-3 LLWPA AIR to O-1(CD) LLWPA AIR to allow 2 hotels, each containing 90 rooms. | Approved |
| 2016-125 | Rezoned 1.80 acres from R-17MF to O-1 to allow redevelopment of a residential structure for all uses in the O-1. | Approved |
| 2016-109 | Rezoned 3.3 acres from R-17MF AIR to O-2(CD) AIR to allow a hotel with 139 rooms. | Approved |
| 2016-100 | Rezoned 41 acres from R-3(CD) and R-17MF(CD) to UR-2(CD) with 5-year vested rights to allow 410 multi-family residential units. | Approved |
| 2016-052 | Rezoned 8.32 acres from I-2 LLWPA to I-1 LLWPA to allow all uses permitted in the I-1 zoning district. | Approved |

• Public Plans and Policies



- The *Westside Strategic Plan* (2000) recommends business/office park land uses for most of the site and surrounding area.
- The *Northwest District Plan* (1990) recommends single family up to 4 dwelling units per acre for a small portion of the site.

• TRANSPORTATION CONSIDERATIONS

- The proposed development on Queen City Drive has committed to one access point. The petitioner has not met the transportation improvement requirements including the required left turn lane, right turn lane, and 2.5-foot curb and gutter along the property's frontage along Queen City Drive. CDOT is requesting the petitioner conduct an asymmetrical realignment of the skewed intersection at Sheets Circle and Queen City drive to improve the intersection geometry.
- The City has several sidewalk projects in the area:
 - Queen City Drive Sidewalk: Installing sidewalk on Queens City Drive at Tuckaseegee Road intersection.
 - Tuckaseegee Road Sidewalk: Installing sidewalk from Little Rock Road to Westerwood Drive.
 - Little Rock Road Sidewalk: Installing sidewalk from Tuckaseegee Road to Robert L. Smith Park.
- See Outstanding Issues, Notes 1-2.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 1,120 trips per day (based on 153 apartments).
 - Proposed Zoning: 2,113 trips per day (based on 225 hotel rooms per 9-24-19 site plan).

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:** See online advisory comments at www.rezoning.org regarding location of fire hydrant.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 950 feet west of the rezoning boundary along Queen City Drive. A developer donated project will be required in cases there is not direct service. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 375 feet west of the rezoning boundary on Sheets Circle. A developer donated project will be required in cases there is not direct service.

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See online advisory comments at www.rezoning.org regarding GWS records indicating a contamination site on or within 1,500 feet of the rezoning site.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. The development should realign Sheets Circle to make a more perpendicular connection to Queen City Drive, to improve the skewed intersection. The request is based on the additional traffic being generated by the proposed development on Queen City Drive, and how it may impact the driver's ingress and egress onto Sheets Circle. The site plan should label, and commit to the realignment of the intersection.
2. The petitioner should update Conditional Note 5h to include 2.5-foot curb and gutter.

REQUESTED TECHNICAL REVISIONS

3. Remove Architectural Standards/Streetscape and Landscaping Note 5.j.9 regarding indoor self-storage.
4. Increase setback along Queen City Drive from 14 feet to 20 feet.
5. Development Data Table specifies a maximum building height of 75 feet; Language under Architectural Standards notes a minimum height of 22 feet. Clarify for consistency.

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

Planner: Claire Lyte-Graham (704) 336-3782