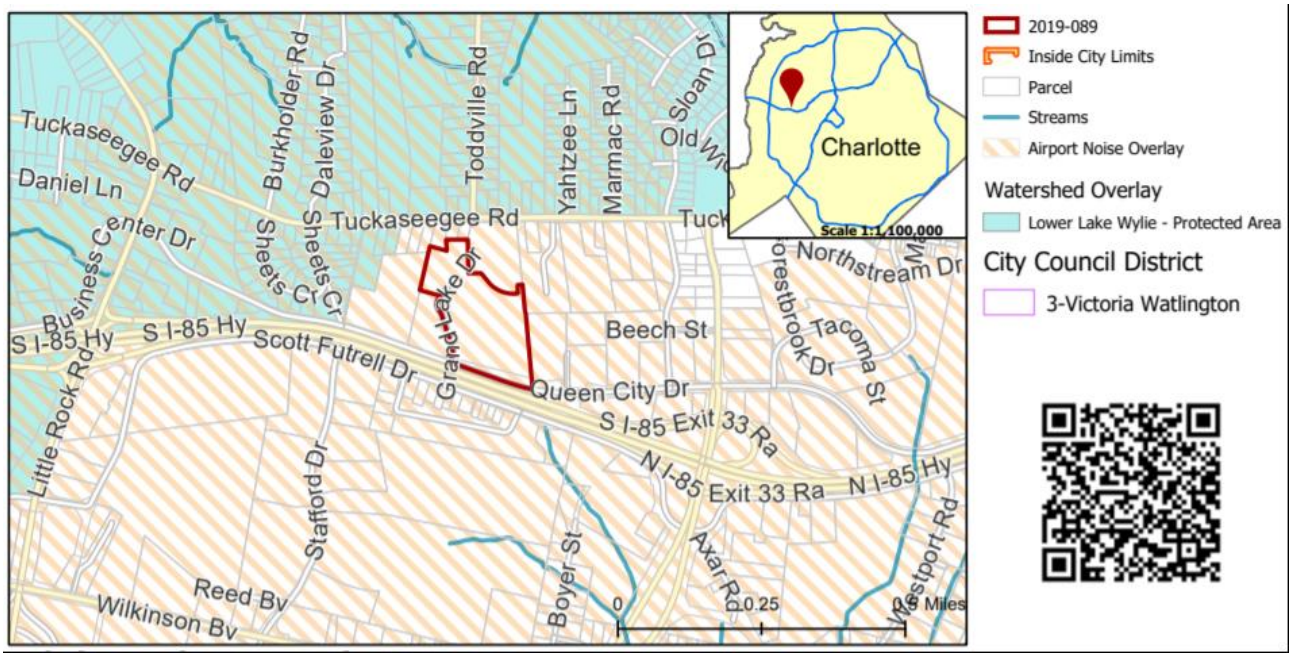
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-089
Post-Hearing Staff Analysis
January 5, 2021

REQUEST	Current Zoning: R-17MF AIR (multifamily residential, airport noise overlay) Proposed Zoning: B-2(CD) AIR (general business, conditional, airport noise overlay)
LOCATION	Approximately 16.7 acres located on the north side of Queen City Drive, east of Little Rock Road, south of Tuckaseegee Road, north of I-85.



SUMMARY OF PETITION	The petition proposes all uses permitted in the B-2 zoning district, including retail, hotels and restaurants on a vacant parcel of land.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Royal Panthera LLC Alpa Parmar Caren Wingate
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of a requested technical revision related to land use. <u>Plan Consistency</u> The petition is **inconsistent** with the office/business park land uses recommended for this site, as per the *Westside Strategic Plan*. <u>Rationale for Recommendation</u> • The proposed site plan is inconsistent with the office/business park land uses recommended for this site, but the retail, restaurant, and hotel uses proposed are compatible with surrounding land uses.

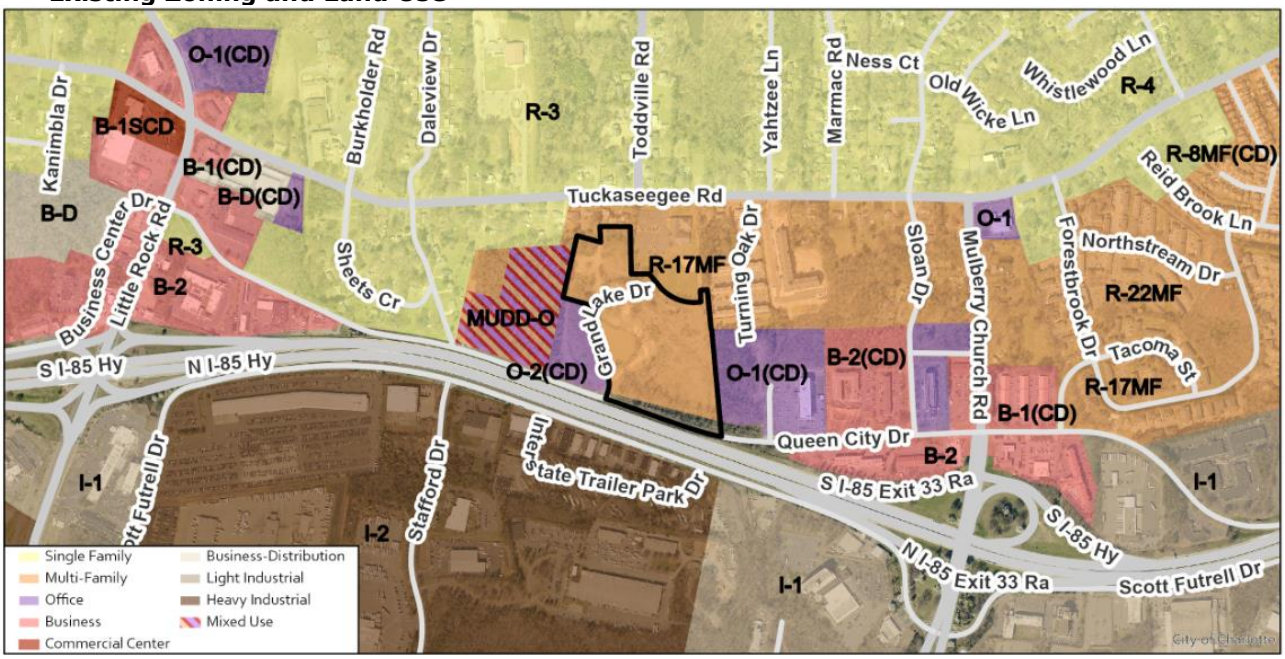
- The site is located along a frontage road to Interstate 85, just north of Charlotte-Douglas International Airport, where retail and hotel uses are appropriate.
- The proposed uses compliment recent hotel developments in the area.
- A 56.25' Class B buffer with 6' solid fence around the perimeter of the site will provide screening of the project from adjacent properties, including single family homes to the northwest of the site.

The approval of this petition will revise the adopted future land use as specified by the *Westside Strategic Plan*, from office/business park land uses to retail land uses for the site.

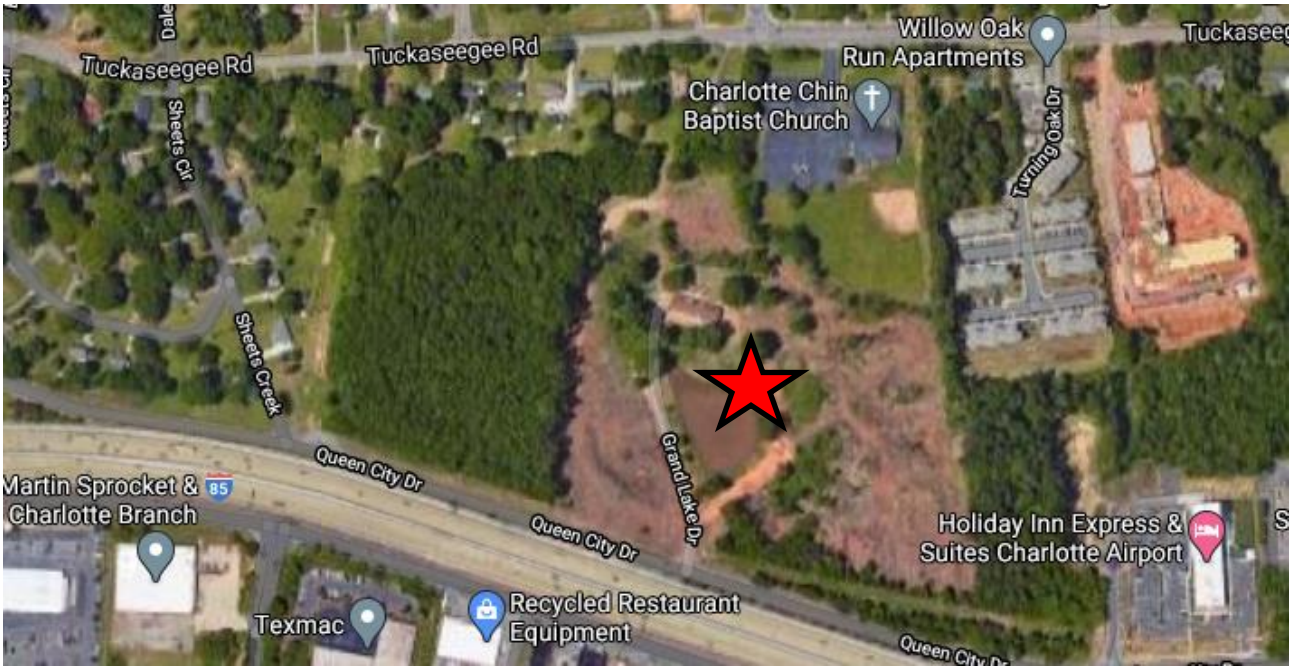
PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows up to 25,000 square feet of uses permitted in the B-2 district.
  - Permits up to 450 hotel rooms or 450,000 square feet of hotel uses.
  - Establishes architectural guidelines including building materials, blank wall limitations, and minimum transparency requirements.
  - Requires a lighting plan for public and private streets and specifies that all lighting will contain shut-off shields.
  - Requires a master landscaping plan for the site.
  - Provides a 56.25' Class B buffer with 6' high solid fence around the perimeter of the site.
  - Proposes the following transportation improvements:
    - 8' planting strip and 5' sidewalk on all internal public and private streets.
    - Relocates the curb and gutter on Queen City Drive to be 19' from the street's existing centerline to accommodate three 11' travel lanes.
    - Dedicate 36' of right of way from Queen City Drive centerline.
    - Install 8' planting strip and 6' sidewalk on Queen City Drive.
    - Provide future connectivity to Tuckaseegee Road and to the parcels east and west of the site.
    - Implement a NB Queen City Drive left turn lane with 150' of storage.
    - Implement Grand Lake Drive approach at Queen City Drive that includes 3 travel lanes (13' receiving lane, 11' right turn lane, and 11' left turn lane).
    - Provide a 100' minimum driveway stem before first internal driveway on Grand Lake Drive from Queen City Drive.
    - Construct Grand Lake Drive and connector streets to adjacent parcels to local office/commercial narrow street standards.
    - Complete improvements outlined in the Traffic Impact Study at Little Rock Road & Queen City Drive, Mulberry Church Road & Queen City Drive, Billy Graham Parkway & I-85 NB Ramps, Queen City Drive & Grand Lake Drive, Queen City Drive & Access B.
    - Complete all transportation improvements and dedicate and convey rights of way to the City prior to the site first building certificate of occupancy.

- **Existing Zoning and Land Use**



The subject site is vacant land and is surrounded by vacant land, single family homes, apartments, a church, and a hotel.



The subject parcel is denoted by a red star.

The subject parcel is vacant land containing a pond.

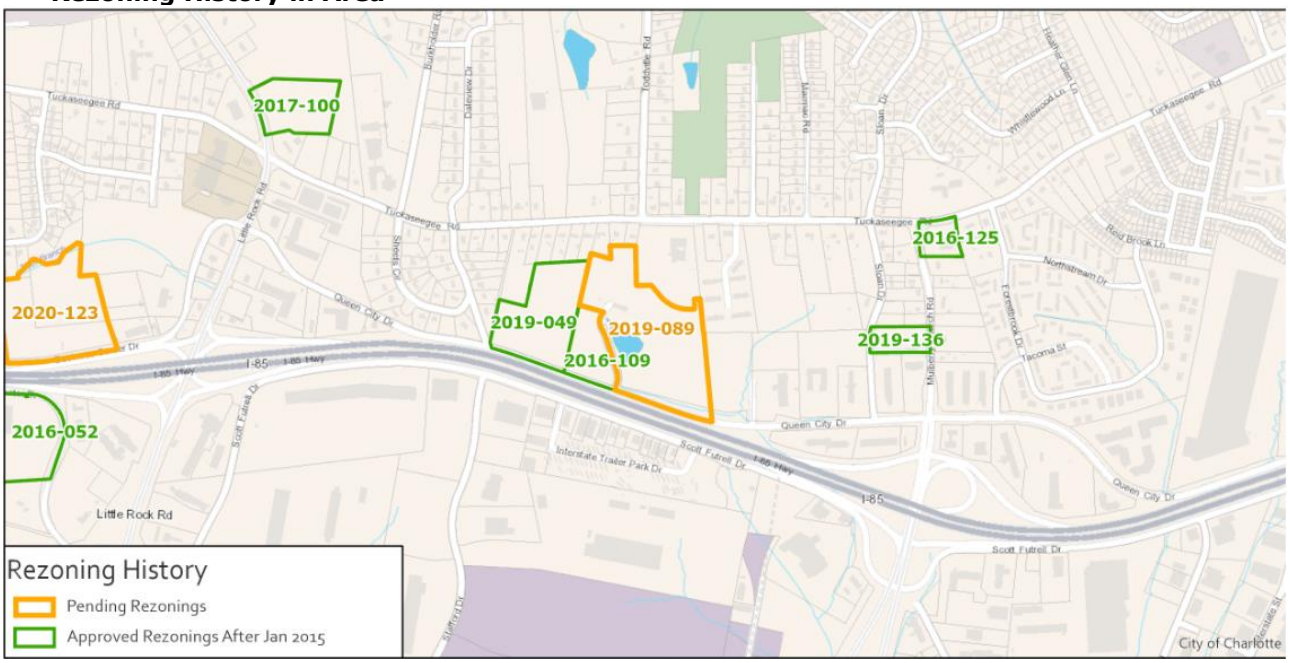
The properties to the north along Tuckaseegee Road are developed with single family homes and a church.

The properties to the east of the site are developed with a hotel and apartments.

The property to the south of the site is developed with Interstate 85.

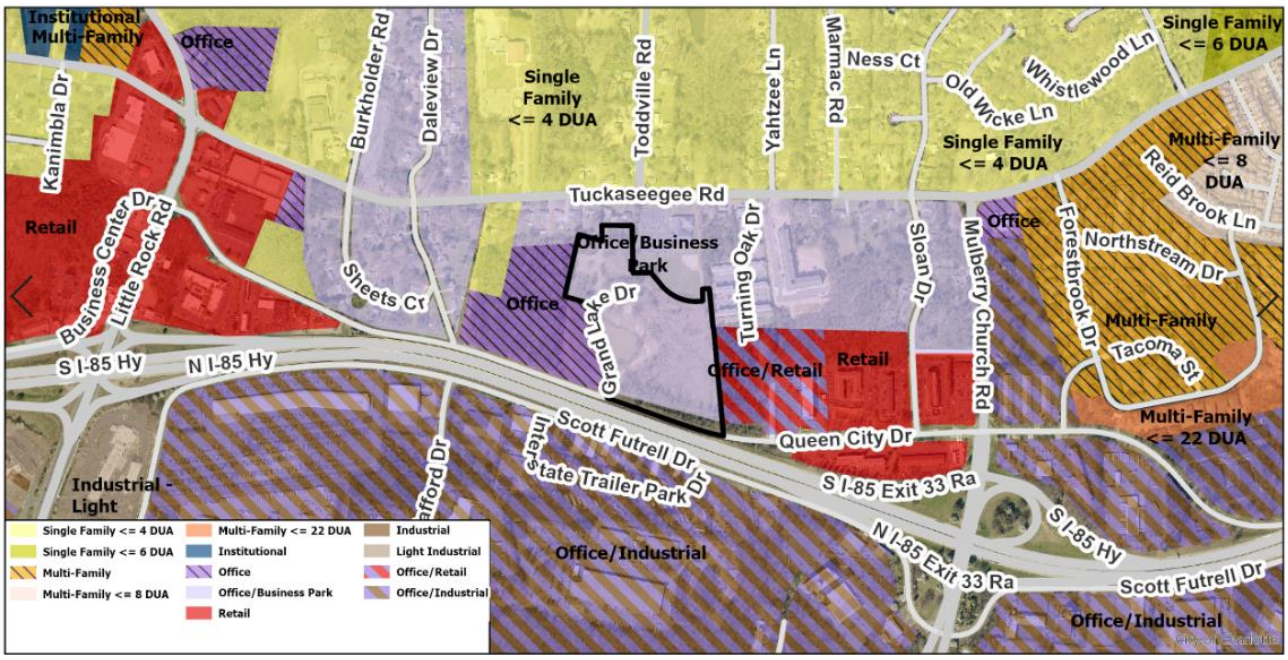
The property to the west of the site is wooded, undeveloped land.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-123	The petition seeks to rezone 13.22 acres to I-1(CD) to permit a 175,000 square foot building housing light industrial uses.	Pending
2019-136	The petition rezoned 1.89 acres to O-1(CD) SPA to allow the development of a hotel.	Approved
2019-049	The petition rezoned 9 acres to MUDD-O to allow the development of a hotel.	Approved
2017-100	The petition rezoned 5.4 acres to O-1(CD) to permit the development of two hotels.	Approved
2016-125	The petition rezoned 1.8 acres to O-1 to allow all uses permitted in the O-1 district.	Approved
2016-109	The petition rezoned 3.3 acres to O-2(CD) to permit development of a hotel.	Approved
2016-052	The petition rezoned 8.32 acres to I-1 to allow all uses permitted in the I-1 district.	Approved

- **Public Plans and Policies**



The *Westside Strategic Plan* (adopted 2000) recommends office/business park land uses for this site, as it's located just north of Interstate 85 and Charlotte Douglas International Airport.

- **TRANSPORTATION CONSIDERATIONS**
  - The 20-acre site is located on Queens City Drive, a major collector, State-maintained road. The Traffic Impact Study (TIS) was approved on August 18, 2020. As a result of the TIS, transportation improvements will occur on the following streets and at multiple intersections along Little Rock Road, Queen City Drive, and Billy Graham Parkway, and the I-85 Northbound and Southbound Ramps. Additionally, the petitioner will construct street stubs for future connectivity and will provide an internal and external pedestrian network. There are no outstanding CDOT issues.
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant land).
    Entitlement: 2,540 trips per day (based on 341 apartments).
    Proposed Zoning: 6,605 trips per day (based on 25,000 square feet of restaurant uses and 450 hotel rooms).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 161 students, while the development allowed under the proposed zoning may produce 209 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 48 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Example Elementary from 114% to 130%
    - Example Middle from 82% to 86%

    - Example High from 83% to 86%.

- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. Sewer is accessible for this rezoning boundary. See advisory comments at www.rezoning.org

- **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No comments submitted.
    - **Land Development:** See Requested Technical Revisions, Note 1.
    - **Storm Water Services:** See advisory comments at www.rezoning.org
    - **Urban Forestry:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.

- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

REQUESTED TECHNICAL REVISIONS

Environment

~~1. Please add the following note under an Environmental Features heading: "*Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.*"~~ Addressed

Land Use

2. Match proposed permitted uses to uses specifically mentioned in the zoning ordinance.

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

Planner: Joe Mangum (704) 353-1908