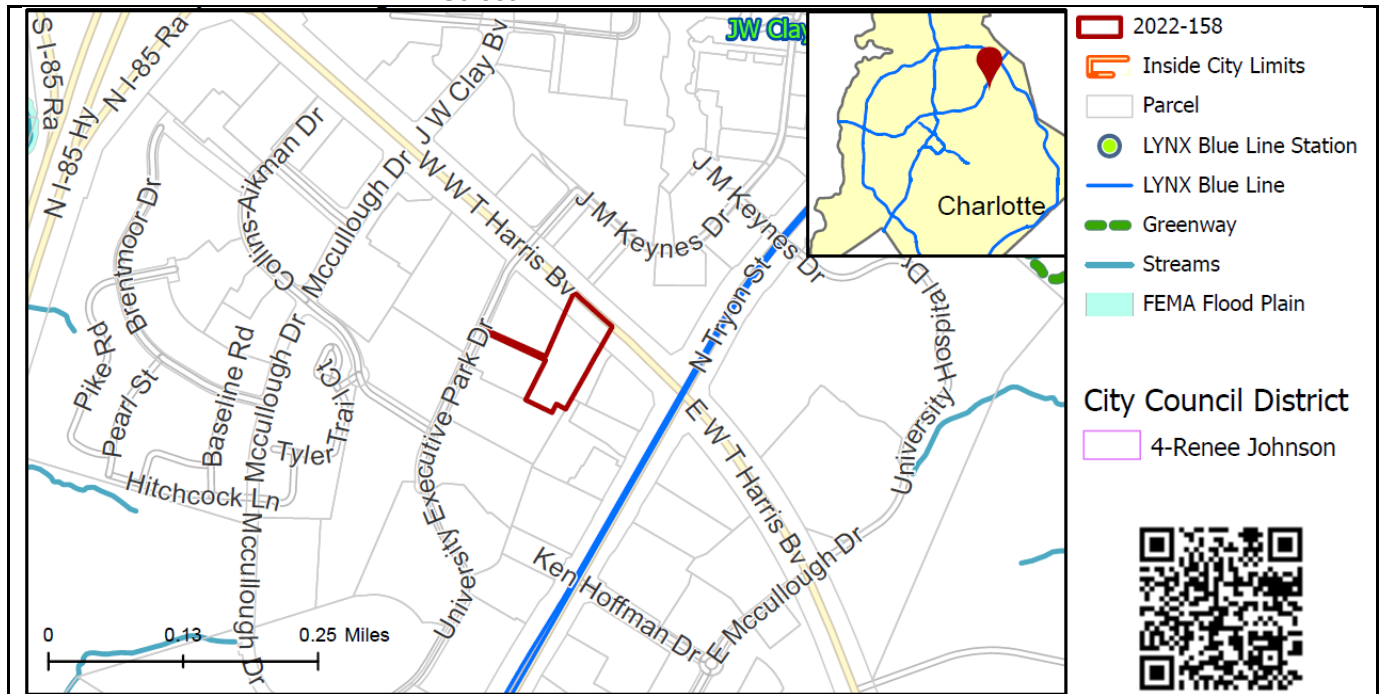


## REQUEST

Current Zoning: O-15 (CD) (Office, Conditional)  
Proposed Zoning: TOD-CC (Transit Oriented Development – Community Center)

## LOCATION

Approximately 2.04 acres located on the south side of West W.T. Harris Boulevard, east of University Executive Park Drive, and west of North Tryon Street.



## SUMMARY OF PETITION

The petition proposes uses that are both permitted by right or under prescribed conditions in the TOD-CC (Transit Oriented Development – Community Center) zoning district.

## PROPERTY OWNER

Fall Investments LP

## PETITIONER

Fall Investments LLC

## AGENT/REPRESENTATIVE

Collin Brown and Brittney Lins, Alexander Ricks, PLLC

## COMMUNITY MEETING

Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Community Activity Center Place Type.

### Rationale for Recommendation

- The proposed petition is compatible with what is envisioned for the Community Activity Center Place Type.
- Approval of this petition would result in zoning that is better aligned to the Community Activity Center place type than the existing O-15(CD) zoning district.
- This site meets the criteria to apply for a TOD-CC district.

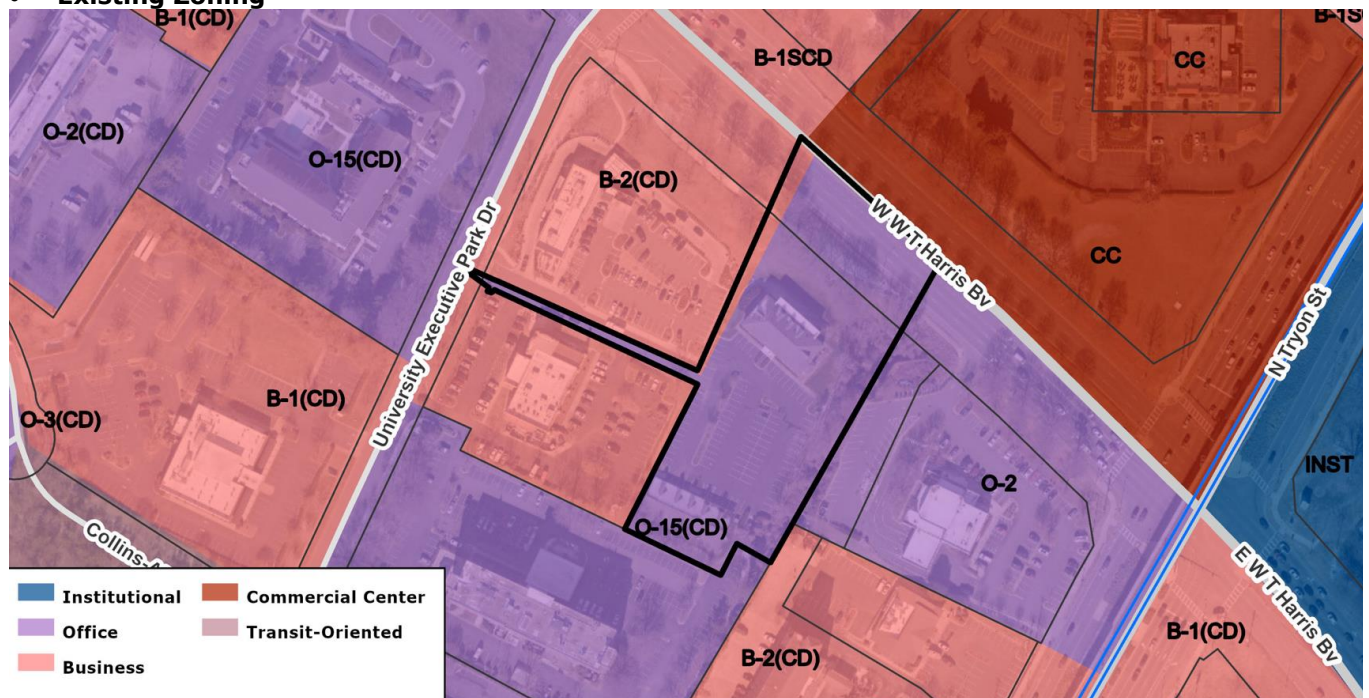
- The site is within a ½ mile walk of the McCullough and just over .5 of a mile walk from JW Clay transit stops that are about ½ mile walk from this station.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the TOD-CC zoning districts.

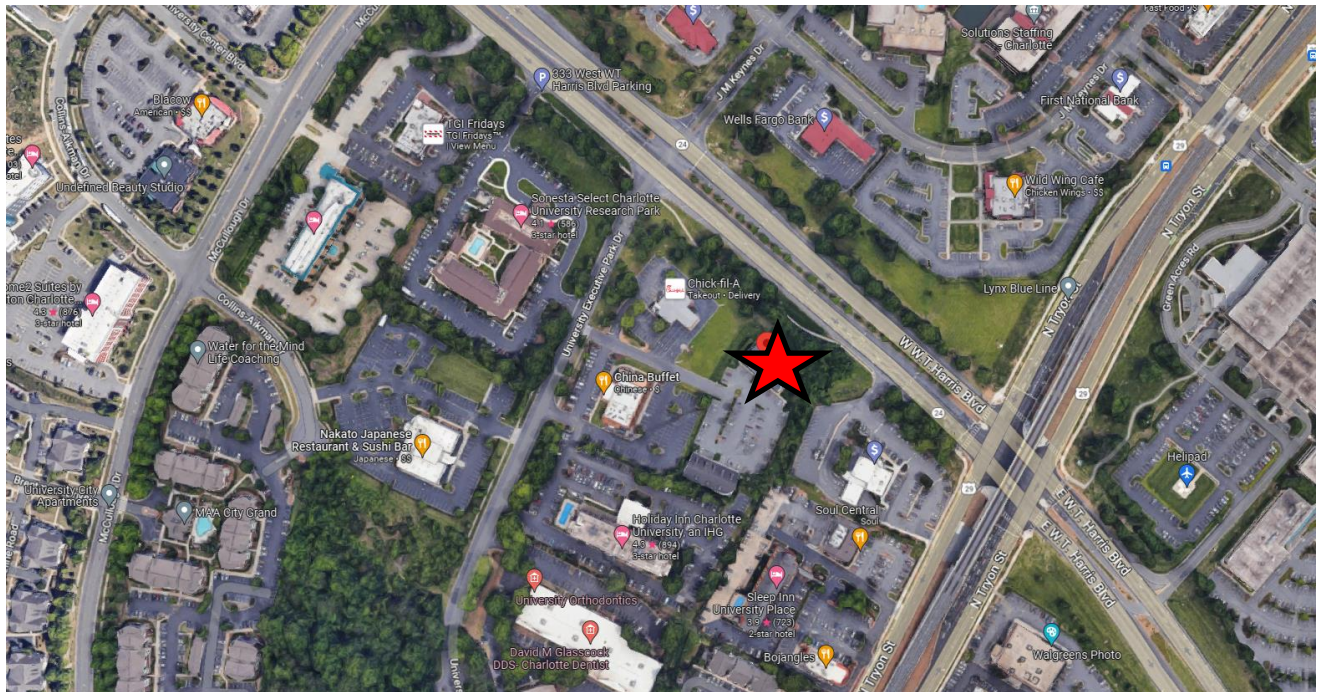
- **Existing Zoning**



- The site is currently zoned O-15(CD), and is surrounded by office, commercial, and transit oriented zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
O-15 (CD)	N/A	Community Activity Center



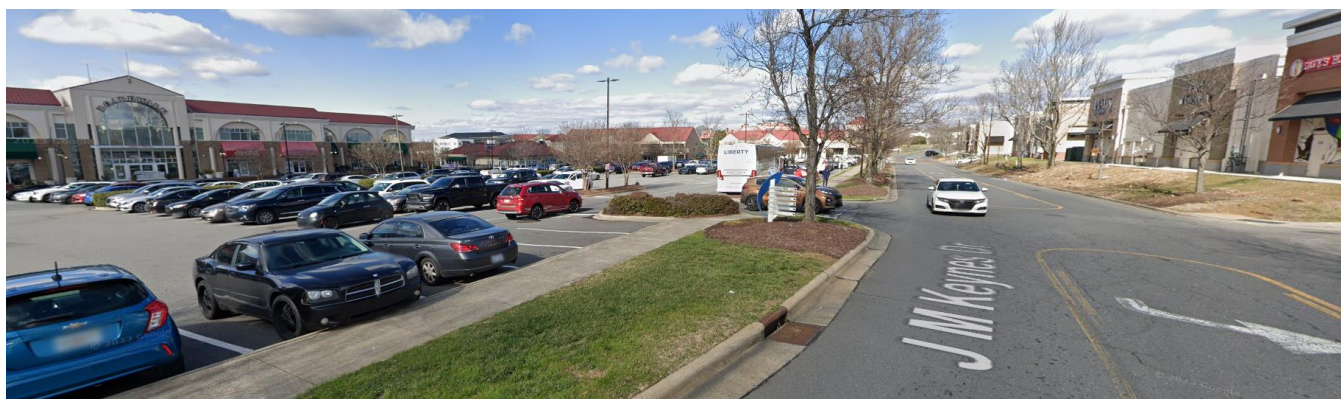


The site indicated above by the red star is surrounded by commercial businesses such as restaurants, hotels, and banks. There is also a police station south of the site, east of the site is additional retail and food/shopping.



The site currently has a building on location that has two businesses inside the building





North of the site is a shopping center/area with commercial uses primarily filled with restaurants and retail uses.

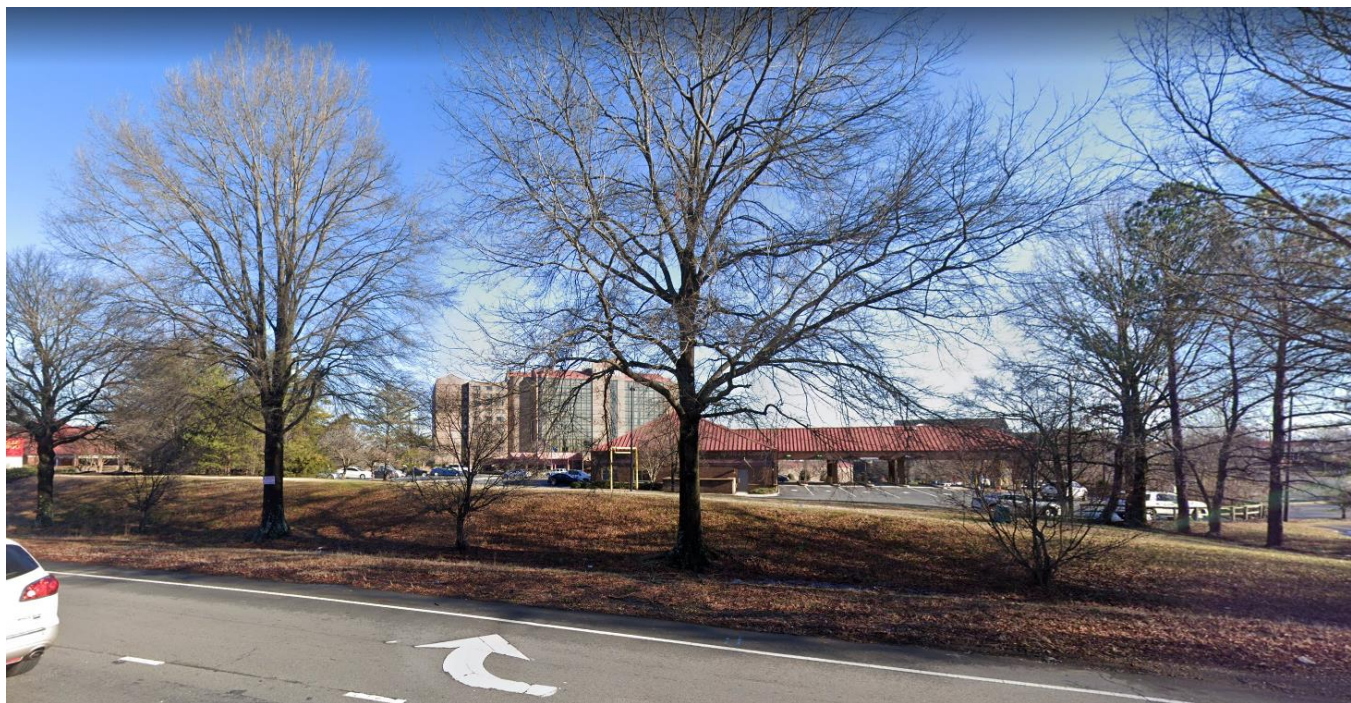


East of the site is a plaza with retail shops.

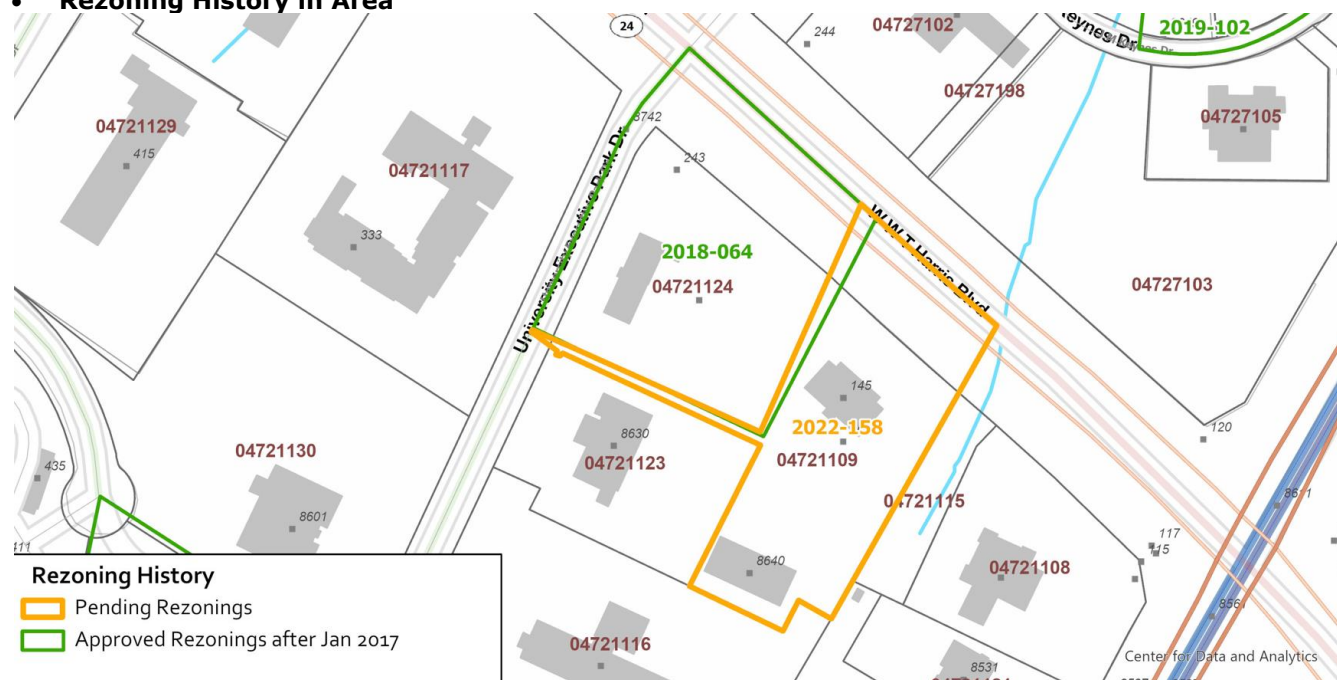


South of the site are additional offices and a Charlotte Mecklenburg Police Department Station.





- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	1,771 acres from various to TOD districts	Approved
2018-064	2.03 acres from O-15 (CD) to B-2 (CD)	Approved



- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site located on the south side of West W.T. Harris Boulevard, a State-maintained class 2 expressway east of University Executive Park Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating less than 2,500 daily trips and/or not triggering any other City TIS requirements. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

- **Active Projects:**

- Chick-fil-A University Place DT Modification Commercial
  - 8700 University Executive Park Drive
- WT Harris Boulevard Multi- Use Path CIP
  - Between JW Clay and North Tryon

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning: O-15 (CD)

Existing Use: 295 trips per day (based on Tax Record).

Entitlement: 414 trips per day (based on General Guidance from Planning).

Proposed Zoning: Too many uses to determine (based on General Guidance from Planning).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **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:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police 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:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Emma Knauerhase (704)-432-1163