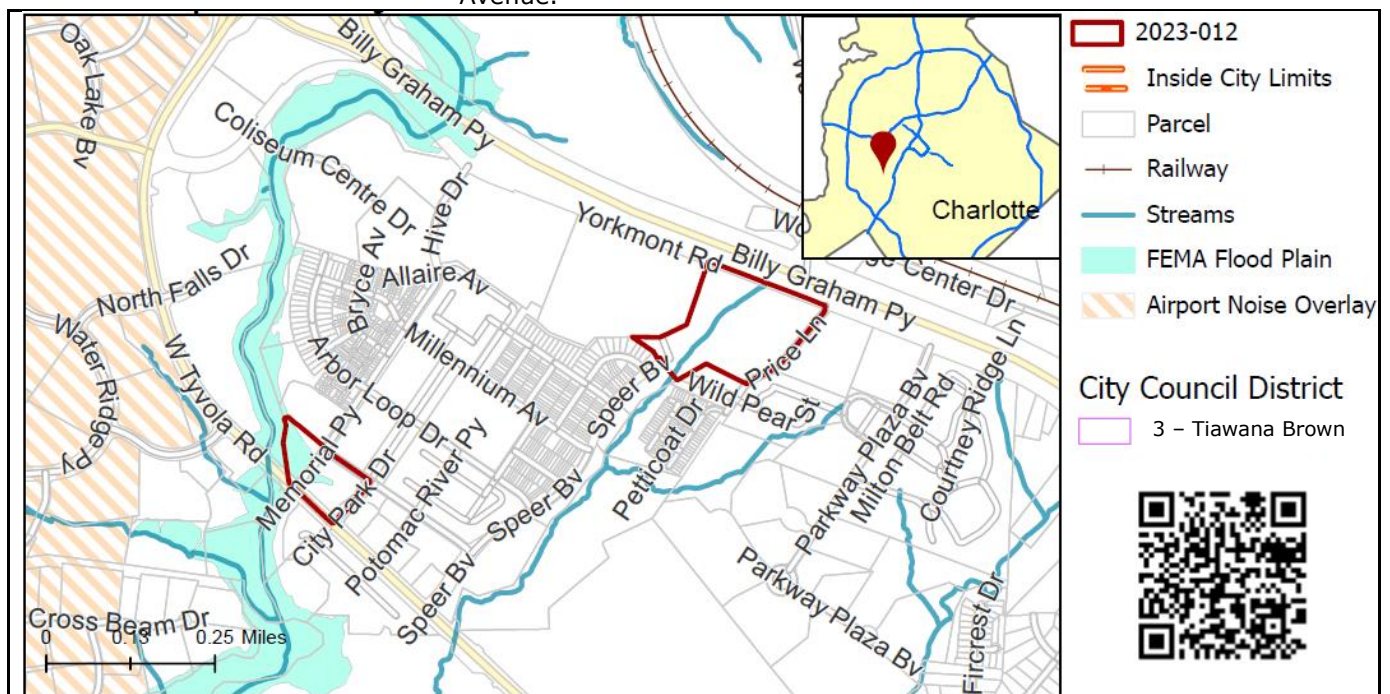


REQUEST

Current Zoning: MUDD-O (Mixed-Use Development District-Optional)
Proposed Zoning: MUDD-O SPA (Mixed-Use Development District-Optional, Site Plan Amendment)

LOCATION

Approximately 20.44 acres located in three development areas. Development Area A includes 16.01 acres and is located south of Yorkmont Road and west of Price Lane. Development Areas B and C total 4.43 acres and are located north of Tyvola Road and south of National Avenue.



SUMMARY OF PETITION

The petition proposes to amend a portion of the previously approved City Park rezoning to allow up to 220 residential dwelling units, 450 hotel rooms, 135,000 square feet of retail, and 100,000 square feet of self-storage warehouse.

PROPERTY OWNER

P&L Coliseum LP

PETITIONER

Pope & Land Enterprises, Inc

AGENT/REPRESENTATIVE

Matt Langston

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The southwestern portion of the petition is **consistent** with the *2040 Policy Map* recommendation for Community Activity Center place type. The northeastern portion of the petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The petition site is already zoned MUDD-O and allows for a mix of non-residential uses including retail, office, and hotel.
- The petition would add mostly non-residential uses to the City Park development, which would complement the existing residential uses.
- The petition's transportation commitments would enhance mobility for residents in the vicinity of the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type of the northeastern portion of the site as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Community Activity Center Place Type for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

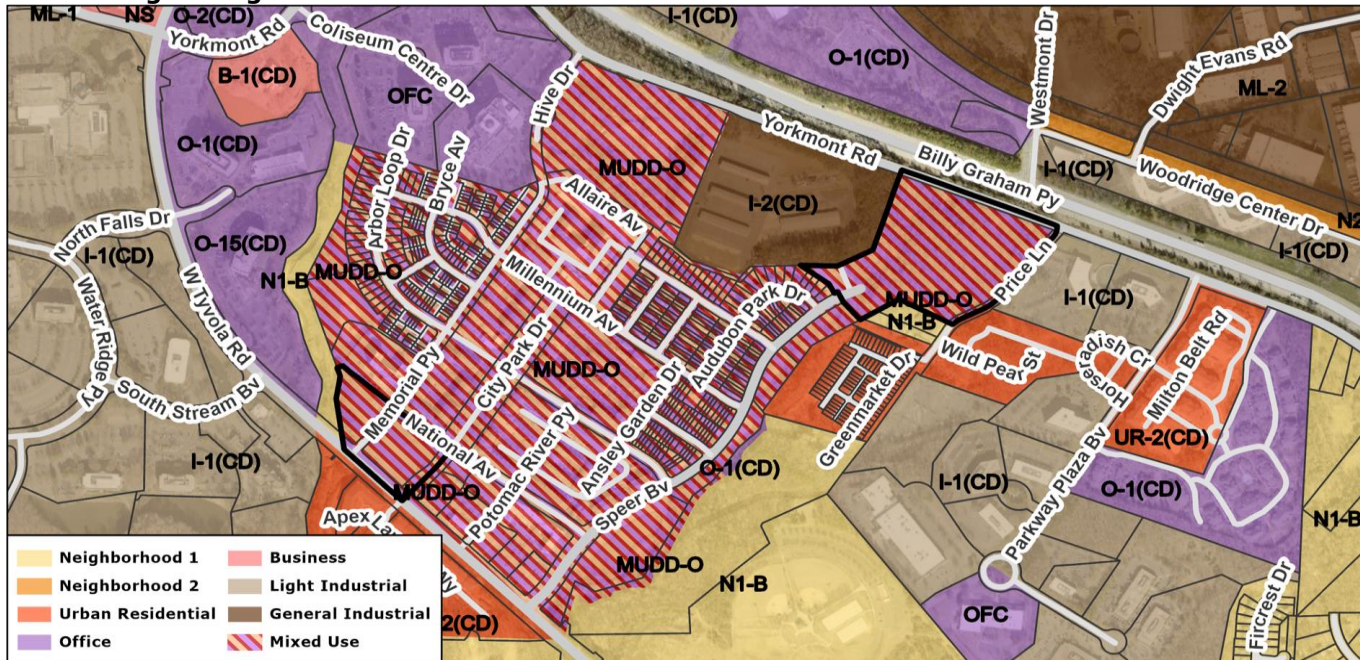
The site plan accompanying this petition contains the following provisions in three development areas (A,B, and C) within red dashed lines. The site was previously rezoned as part of the larger City Park rezoning (2007-082), which encompassed the area within the gray dashed line on the site plan below.



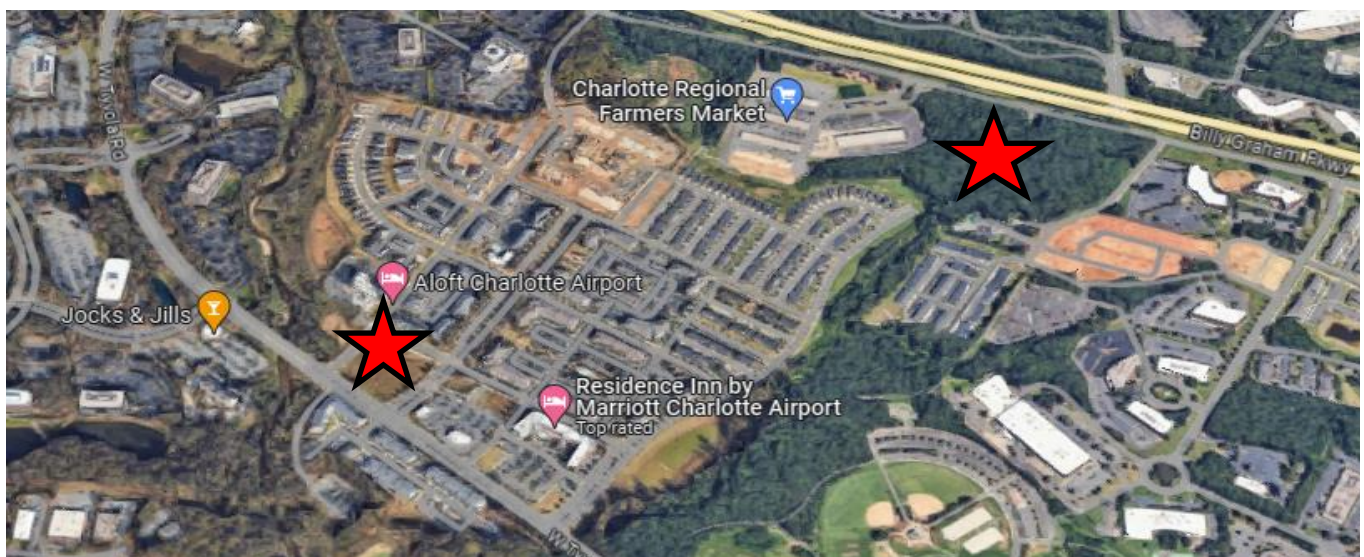
- Allows for the following entitlements:
 - Rezoning Area A:
 - 220 townhome, condominium, or single family units
 - 300 hotel rooms
 - 60,000 SF retail

- Rezoning Area B:
 - 30,000 SF retail
 - 150 hotel rooms
 - 30,000 SF retail (including convenience store/restaurant/EDEE)
- Rezoning Area C:
 - 15,000 SF retail (including convenience store/restaurant/EDEE) or office
 - 100,000 SF storage
- Commits to the following transportation improvements:
 - Realignment of Yorkmont Road for a potential extension by others to Speer Boulevard and Billy Graham Parkway.
 - Construction of a roundabout at Yorkmont Road and Speer Boulevard
 - Installation of a traffic signal at Tyvola Road and Speer Boulevard.
 - Crosswalk improvements at Tyvola Road and City Park Drive, Tyvola Road and South Tryon Street, and Tyvola Road and North Falls Drive.

• **Existing Zoning**



- The site and surrounding area are primarily zoned MUDD-O but also include a range of other districts including O-1(CD), MUDD-O, N1-B, I-1(CD), OFC, UR-2(CD), ML-2, I-2(CD), B-1(CD), and NS.



The site, marked by a red star, is surrounded by a mix of uses including hotel, office, institutional, retail, recreational, multifamily residential, single family attached residential, and single family detached residential.



Street view of Rezoning Area A from Yorkmont Road.



Streetview of Billy Graham Parkway to the north of Rezoning Area A across Yorkmont Road.



Street view of office uses to the east of Rezoning Area A across Price Lane.



Street view of single family detached and single family attached residential uses to the south of Rezoning Area A along Speer Boulevard.



Street view of the Charlotte Regional Farmers' Market to the west of the site along Yorkmont Road.



Street view of Rezoning Areas B and C as seen from Tyvola Road and City Park Drive.



Street view of multifamily residential and hotel uses to the north of Rezoning Areas B and C.



Street view of commercial uses to the east of Rezoning Areas B and C across City Park Drive.

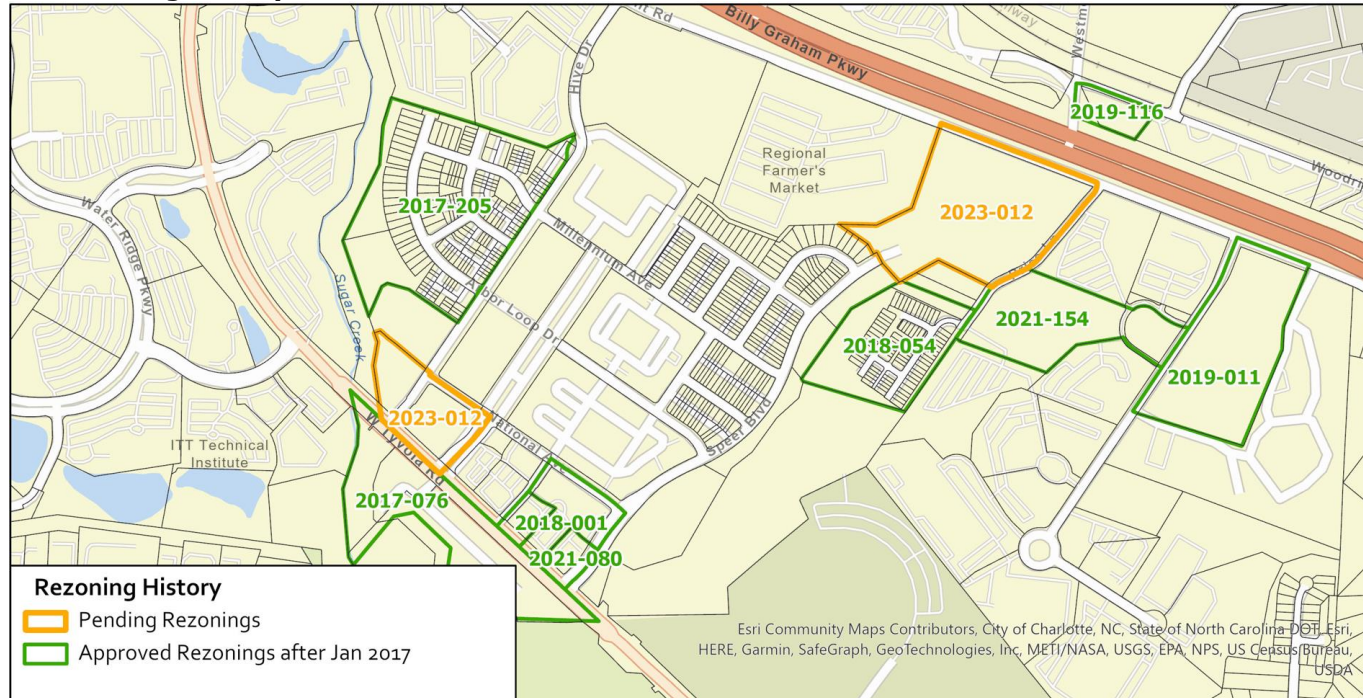


Streetview of multifamily residential uses to the south of Rezoning Areas B and C across Tyvola Road.



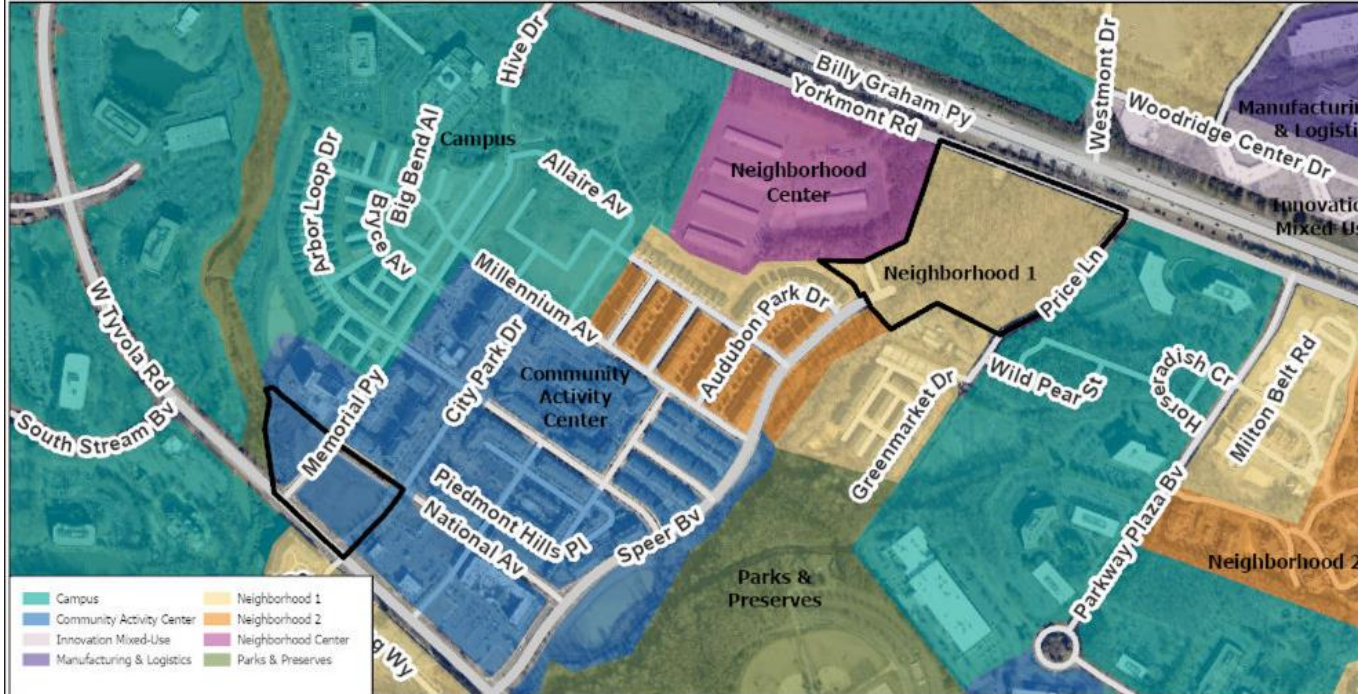
Streetview of office uses to the west of Rezoning Areas B and C.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-154	Petition to rezone to UR-2(CD) to allow 90 single family attached homes.	Approved
2021-080	Petition to amend a previously approved plan to allow an additional drive thru use along with 12,000 of retail	Approved
2019-116	Petition to rezone to I-1(CD) to allow limited uses permitted in the I-1 district.	Approved
2019-011	Petition to allow a multifamily residential development on a vacant parcel.	Approved
2018-054	Petition to allow 80 single family attached dwellings at a density of 8.7 units per acre.	Approved
2018-001	The petition amended a previously approved site plan to allow for the development of 12,000 square feet of commercial uses.	Approved
2017-205	Petition to amend a previously approved site plan to allow for 260 townhome units.	Approved
2017-076	The petition rezoned 14.56 acres to UR-2(CD) to allow for the development of 200 multi-family residential units, 80 of which can be age restricted.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for Rezoning Area 1 (northeast portion) and Community Activity Center for Rezoning Areas 2 and 3 (southwest portion).

- **TRANSPORTATION SUMMARY**

- The site is located at the corner of Tyvola Road, a City-maintained major throughfare, and City Park Drive, a privately-maintained local street. A Traffic Impact Study (TIS) is required for this site due to the site generating more than 2,500 daily trips. TIS comments were sent on 6.14.2023 by NCDOT and CDOT. A revised TIS addressing outstanding issues needs to be provided. Site plan and/or conditional note revisions are needed to complete the TIS and conditional note revisions regarding the Speer Road extension. Further coordination and clarification needed regarding the installation of a new traffic signal at Speer Boulevard and Tyvola Road. Further details are listed below.
- **Active Projects:**
- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 1-2.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family dwelling).

Entitlement: N/A trips per day (based on too many uses to determine).

Proposed Zoning: 4,995 trips per day (based on 216 single family attached dwelling units, 14,000 SF fast casual restaurant, 7,500 retail, 3,000 SF high-turnover sit down restaurant, 2,500 fast food restaurant with drive-thru).

DEPARTMENT COMMENTS

- **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:** Development allowed with the proposed zoning may produce 31 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Pinewood Elementary remains at 104%
 - Alexander Graham Middle remains at 106%
 - Harding University High remains at 112%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the Area-A rezoning boundary via an existing 8-inch water distribution main located along Yorkmont Rd. Charlotte Water has accessible water system infrastructure for the Area-B+C rezoning boundary via an existing 12-inch water distribution main located inside parcel 14313155. Charlotte Water has accessible sewer system infrastructure for the Area-A rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 14314106 on the southeast boundary. Charlotte Water has accessible sewer system infrastructure for the Area-B+C rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 14327211. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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 / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Provide a revised TIS addressing all outstanding issues.
2. Provide a revised conditional note for the traffic signal at Speer Boulevard and Tyvola Road.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908