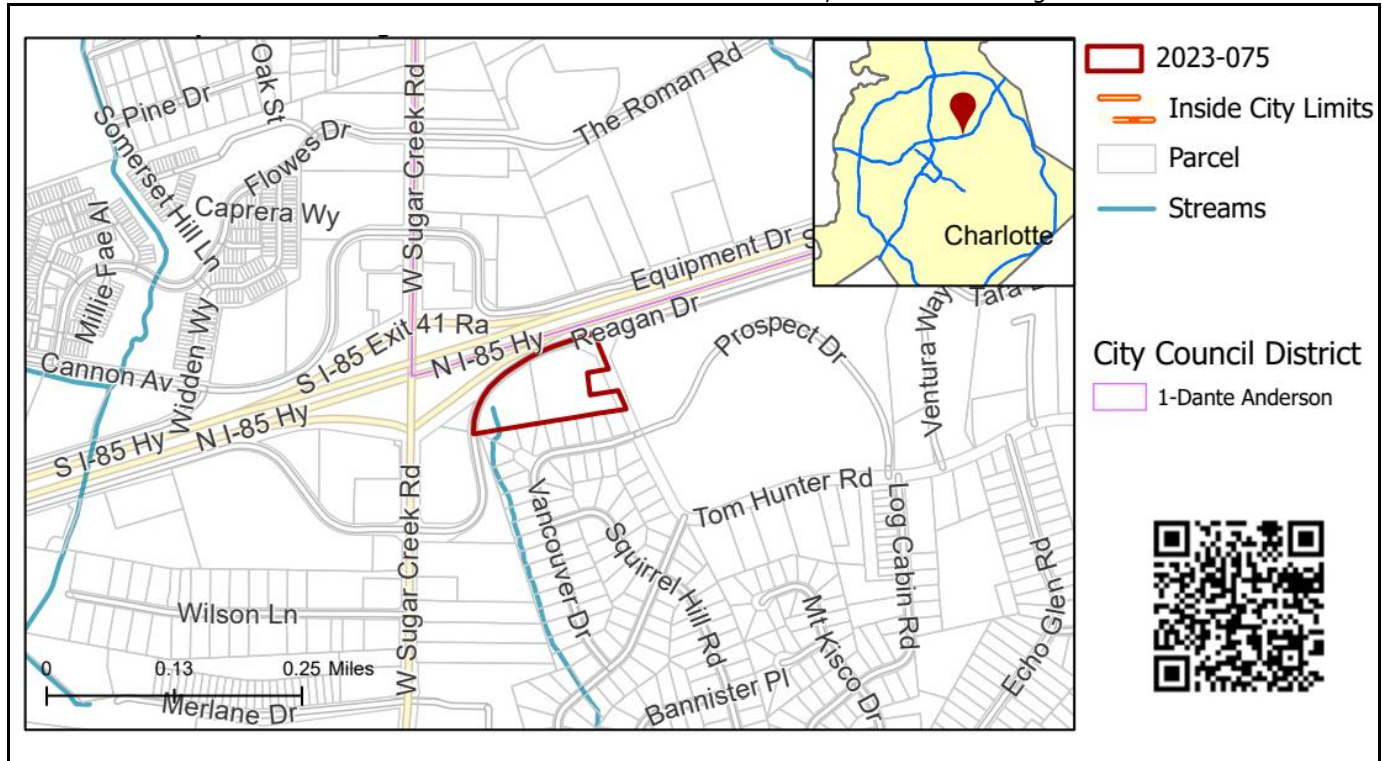


**REQUEST**

Current Zoning: CG (general commercial) and N1-B (neighborhood 1-B)  
Proposed Zoning: N2-B (neighborhood 2-B)

**LOCATION**

Approximately 4.33 acres located on the south side of Reagan Drive and west side of Tom Hunter Road, east of West Sugar Creek Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the N2-B zoning district on a parcel developed with a motel and convenience mart.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

City of Charlotte-Corridors of Opportunity

**AGENT/REPRESENTATIVE**

Walta Blackmon, City of Charlotte

**COMMUNITY MEETING**

Meeting is required but has not been held.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Commercial place type.

Rationale for Recommendation

- This petition helps support one of the goals for the City of Charlotte's Corridors of Opportunity program by reducing the number of motel rooms at the interchange of Sugar Creek and I-85.
- The proposed zoning could help to increase the housing availability in the area.
- This site is well served by bus transit along Reagan Drive and Tom Hunter Road, with a bus stop directly adjacent to the site.

- Development on this site would help serve as an appropriate buffer between the existing single-family neighborhood to the south and I-85 Highway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 3: Housing Access for All
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Commercial to Neighborhood 2 for the site.

## PLANNING STAFF REVIEW

### • Background

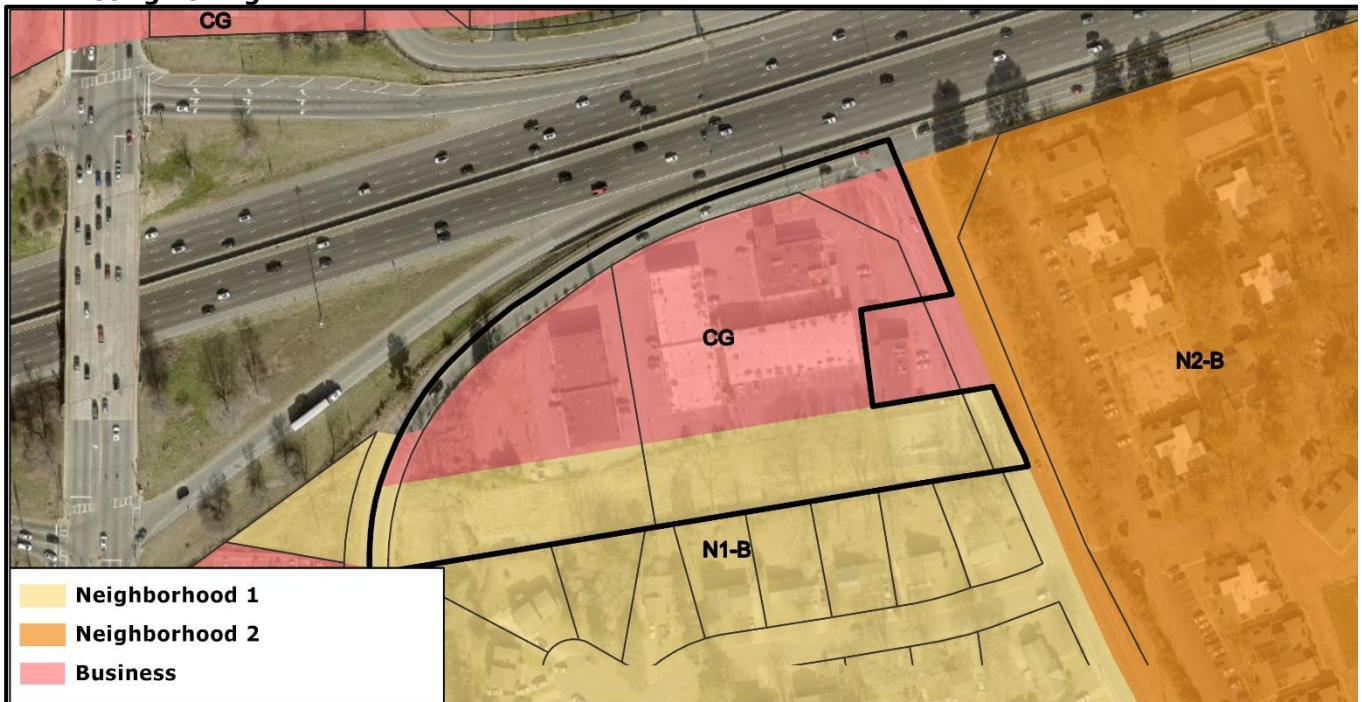
- The Corridors of Opportunity's Spring 2020 Sugar Creek/85 Design Sprint and 2022 Sugar Creek Playbook recommended reducing the number of motel rooms at the interchange of Sugar Creek and I-85 from over 1,200 hotel rooms to reduce violent transactional crime in the area. The April 10th Council approved acquisition of 5342 Reagan Drive and 5350 Reagan Drive will allow for a reduction in the number of motel rooms at the interchange and redevelopment of the site.

### • Proposed Request Details

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

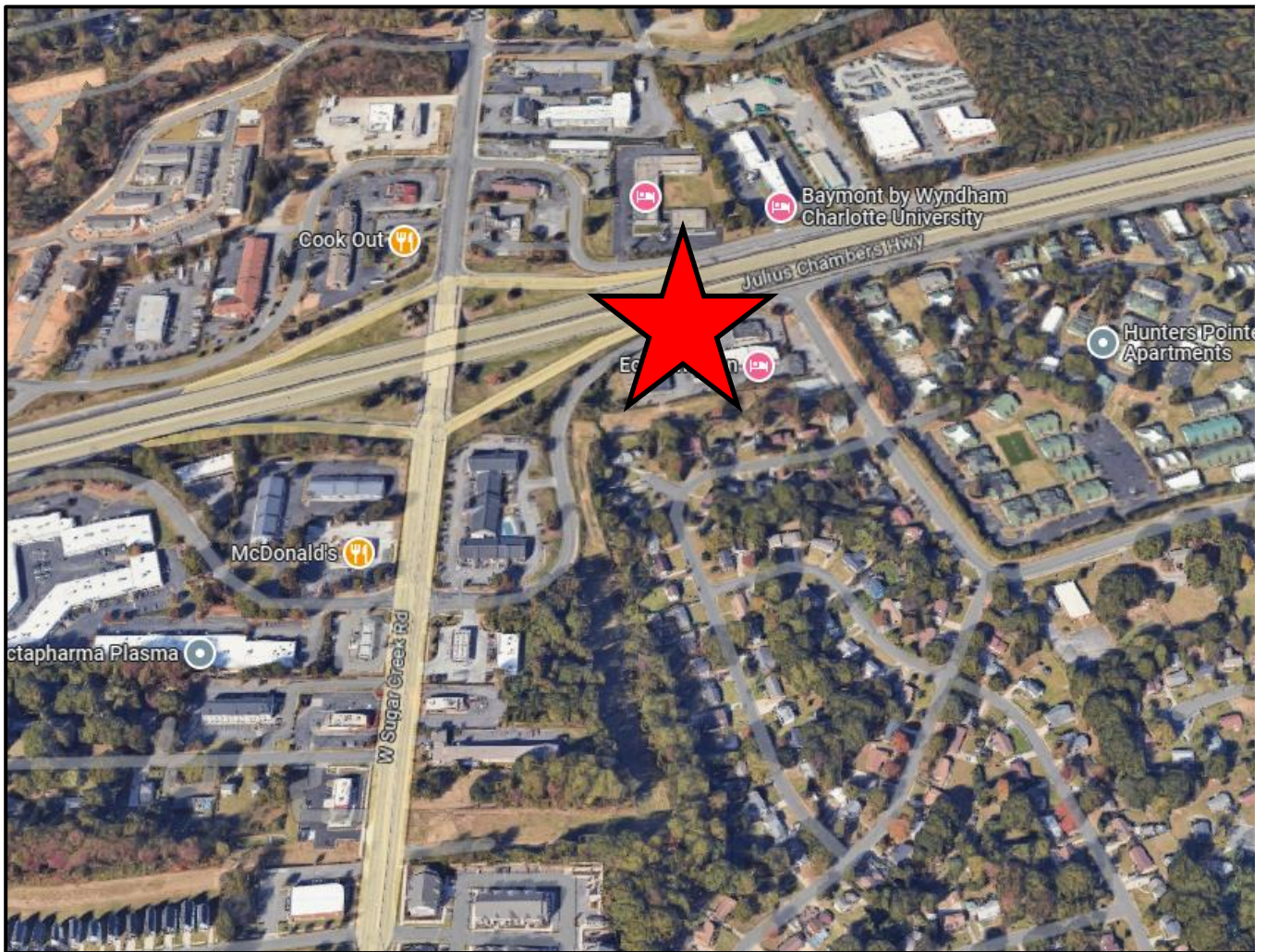
- Allows all uses as permitted by right or under prescribed conditions in the N2-B zoning district.
- The primary uses in the N-2 Place Type are multi-family and single-family attached residential.

### • Existing Zoning



- The surrounding land uses include single-family homes, multi-family apartments, hotels, commercial and retail uses.





The subject property is denoted with a red star.



The site is currently developed with a motel.





The property to the south along Vancouver Drive is developed with single family homes.



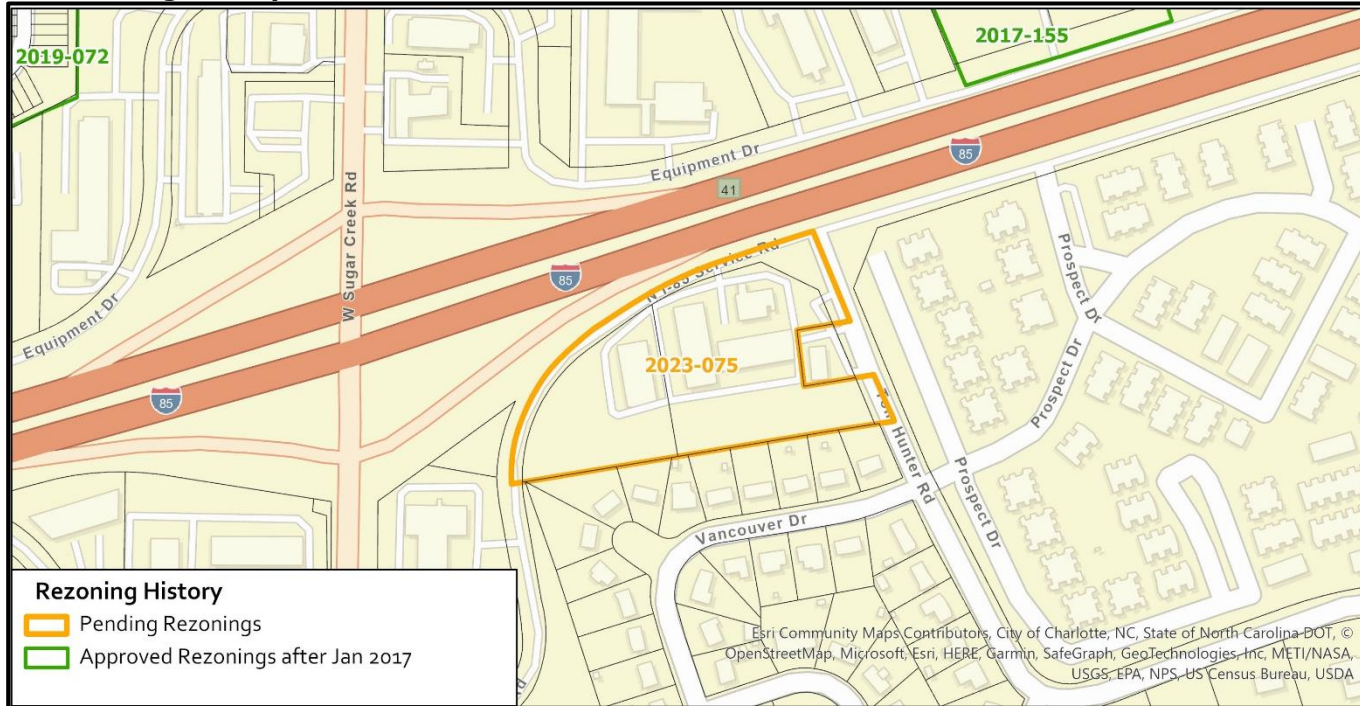
The property to the west along W. Sugar Creek Road is developed with a motel.



The property to the east along Tom Hunter Road is developed with an apartment complex.

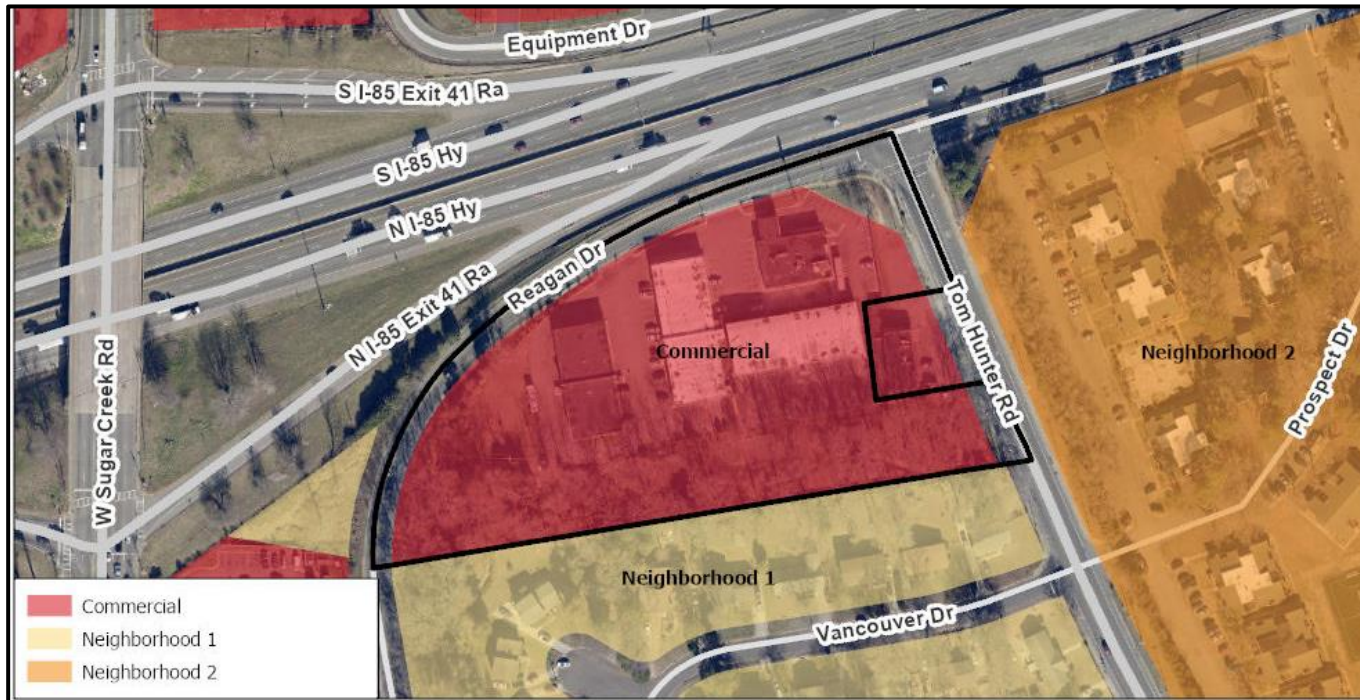


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-155	Rezoned 8.6 acres to allow any use in the I-2 zoning district which is also allowed in the I-1 district with certain exceptions.	Approved
2019-072	Rezoned 38.8 acres from R-4 to UR-2(CD) to allow up to 350 dwelling units.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Commercial place type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located at the intersection of Reagan Drive, a State-maintained major collector, and Tom Hunter Road, a City-maintained minor arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 2,060 trips per day (based on 43,000 square feet of retail).
  - Proposed Zoning: N/A trips per day (based on too many uses to determine).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Tom Hunter Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Tom Hunter Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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.

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

**Planner:** Michael Russell (704) 353-0225