

DEVELOPMENT STANDARDS
Petitioner: Vivo Investments LLC
Rezoning Petition No. 2024-056
7/15/2024

Site Development Data:

- Acreage: ± 5.2 acres
- Tax Parcels: 143-011-15
- Existing Zoning: O-15(CD)
- Proposed Zoning: N2-B(CD)
- Existing Uses: Extended-Stay Hotel
- Proposed Uses: Residential
- Maximum Development: 138 Residential Units
- Maximum Building Height: Will meet UDO standards
- Parking: will meet UDO standards

I. Intent:

This Rezoning is intended to accommodate the adaptive reuse conversion of an extended stay hotel into a residential community with an affordable housing component, as consistent with the N2 placetype.

II. Permitted Uses & Maximum Development

This rezoning proposes to utilize the existing buildings and associated parking and other Site infrastructure with the existing buildings to remain.

The Site currently functions as a hotel with one hundred and thirty-eight (138) hotel rooms and may be redeveloped with up to one hundred and thirty-eight (138) multi-family residential units within the existing buildings. Once a new certificate of occupancy is issued, the units must fully function as either a hotel or a residential use for that building (no phasing of hotel to residential uses within a building).

III. Affordable Housing Commitment

A minimum of 10% of the total multi-family residential units within the Site shall maintain monthly rents that are income restricted for households earning less than or equal to 80% of the Area Media Income (AMI) for a period of not less than twenty (20) years from the date of issuance of certificates of occupancy for the first building to be constructed on the Site.

IV. Transportation

- a. Petitioner proposes to maintain the existing streetscape along the Site's frontage of Yorkmont Road.

- b. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

V. Design Guidelines

- a. The existing buildings shall remain but may undergo a change of use or other minor modifications, including exterior façade changes. Changes to the building façade(s) shall not increase the degree of nonconformity.
- b. No new primary buildings shall be constructed on the Site (this explicitly excludes secondary and accessory buildings from this prohibition), except if portions or all of primary building(s) are destroyed or damaged by fire, flood, wind, or other Acts of God, which shall allow the building(s) to be repaired or restored to its original dimensions and conditions.

VI. Anti-Displacement Efforts

Petitioner shall provide persons currently occupying the property with at least 30 days' notice of intent to convert existing hotel rooms to residential units. Notice shall include information regarding City of Charlotte Housing & Neighborhood Services (HNS) resources for relocation. Petitioner intends to work with HNS regarding transition plans and encourage persons in good standing to apply for residency in on-site renovated units.