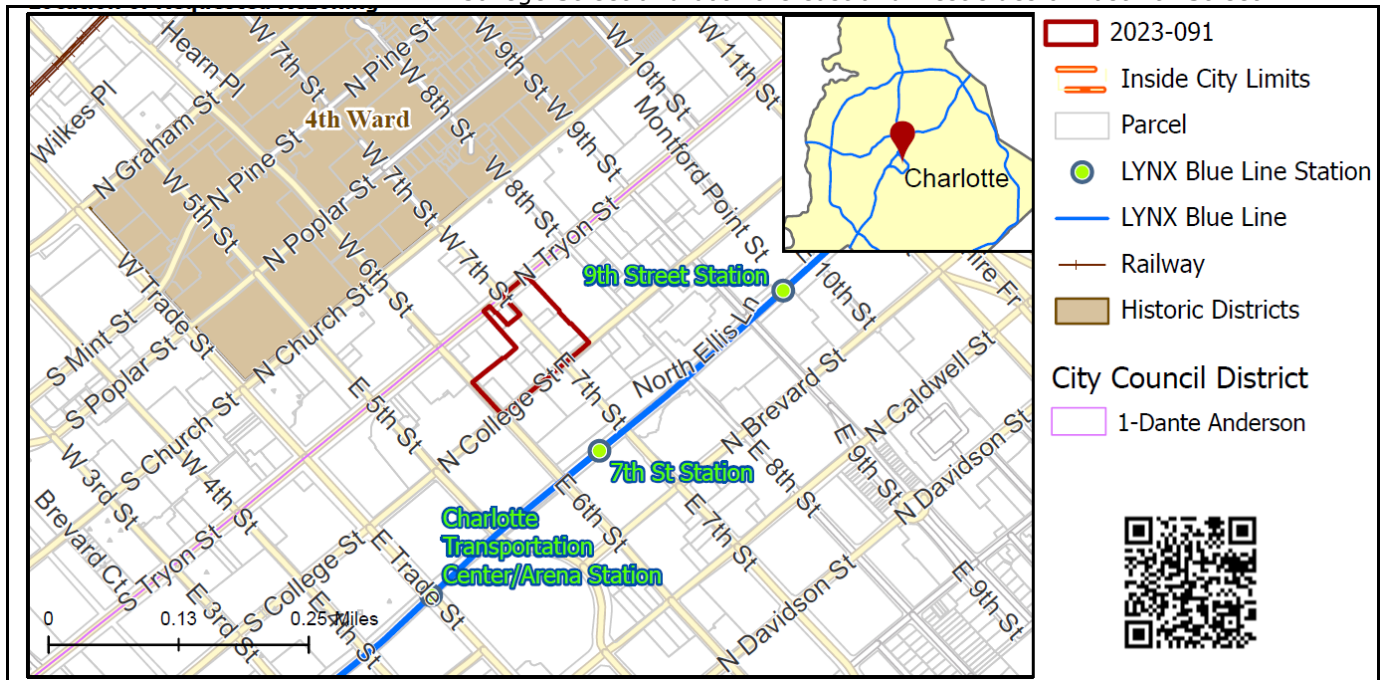


REQUEST

Current Zoning: UMUD-O (uptown mixed use development, optional)
Proposed Zoning: UMUD-O SPA (uptown mixed use development, optional, site plan amendment)

LOCATION

Approximately 3.23 acres located along the northwest side of North College Street and both the east and west sides of East 7th Street.



SUMMARY OF PETITION

The petition proposes a site plan amendment to approved rezoning petition, 2021-163. This rezoning would amend the existing conditional plan to add an additional vehicular access point and pedestrian connectivity.

PROPERTY OWNER

Mecklenburg County

PETITIONER

Mecklenburg County

AGENT/REPRESENTATIVE

Shaun Hicks, Land Design

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Regional Activity Center.

Rationale for Recommendation

- The modifications presented in this petition to the previously approved conditional plan are minor and would not significantly change the nature of development that was originally approved in petition 2021-163.
- A site plan amendment is being sought for this site in order to accommodate a revised construction sequence which necessitated a vehicular access point along East 7th Street.
- Additional pedestrian connectivity is provided through this site plan amendment, furthering the mobility goals of the Regional Activity Center Place Type as well as the 2040 Comprehensive Plan.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

- 1: 10 Minute Neighborhoods
- 4: Trail & Transit Oriented Development
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities

PLANNING STAFF REVIEW

• **Background**

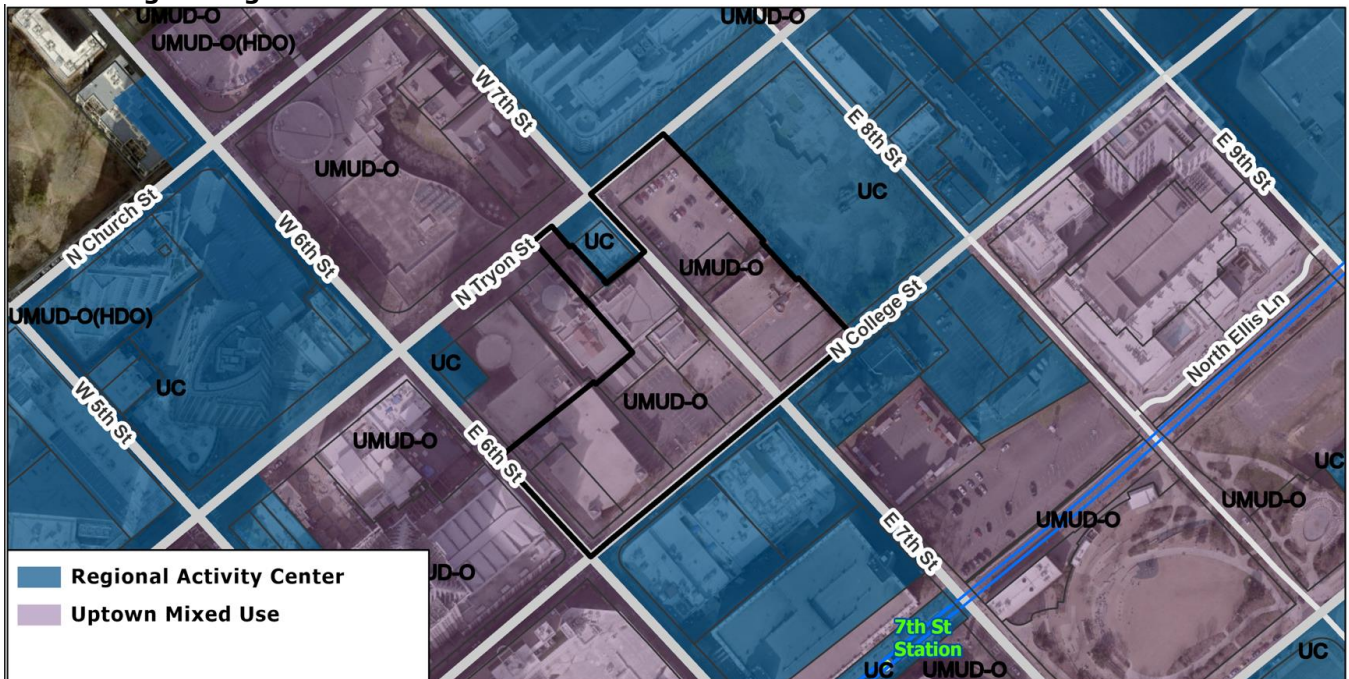
- This petition is a site plan amendment to rezoning petition 2021-163 which was approved on November 15, 2021.

• **Proposed Request Details**

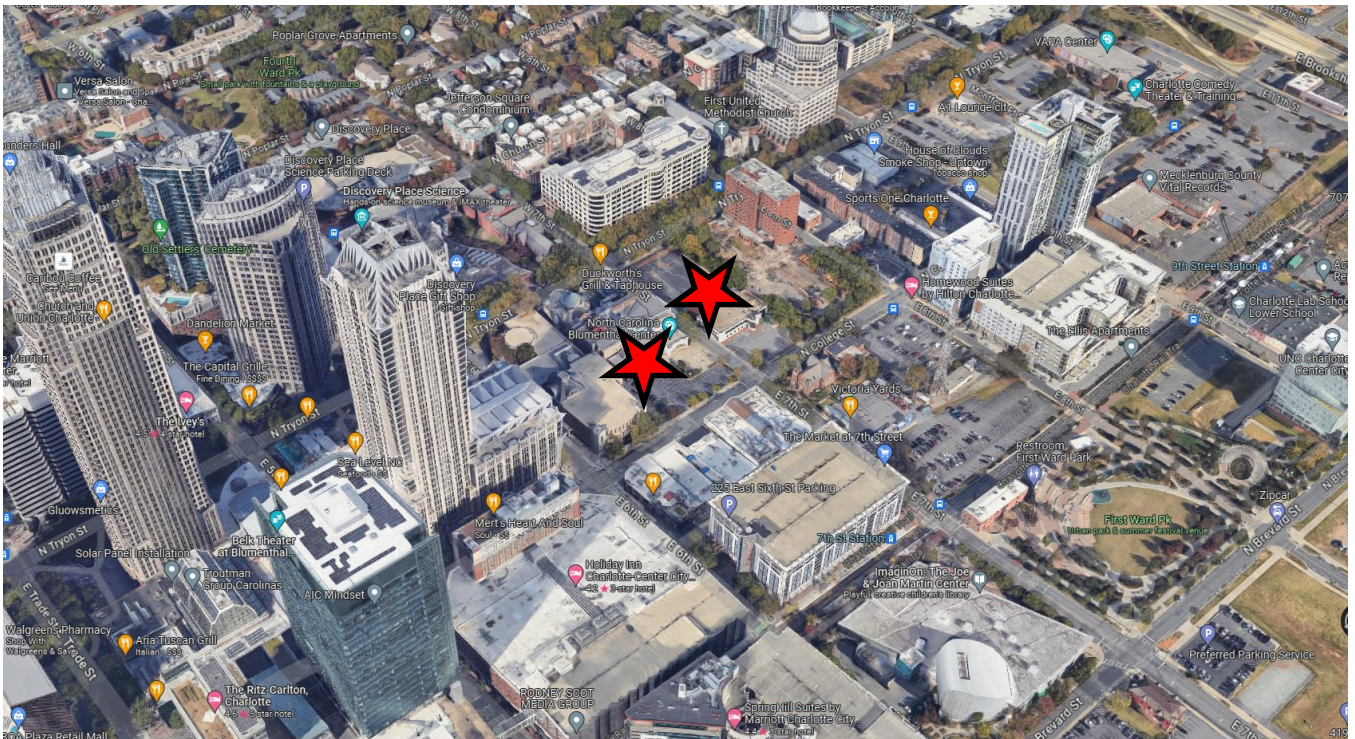
The site plan amendment contains the following changes:

- Provides an additional full movement vehicular access point to Building Envelope B off East 7th Street.
- Commits to additional pedestrian connectivity by dividing what was previously Building Envelope A into Building Envelopes A and A1, with a pedestrian connectivity path between the building envelopes that runs from North Tryon Street to North College Street while maintaining the other pedestrian connectivity to East 6th Street.
- Adds a commitment to an 8’ minimum pedestrian clear zone shall along East 7th Street.
- Maintains uses as approved in petition 2021-163 for all uses permitted by-right and under prescribed conditions in the UMUD district.
- Proposes retractable bollards inside the East 6th Street service vehicle only entrance.
- Proposes retractable bollards inside the North College Street service vehicle only entrance.
- Commits to maintain the use of bollards and planters along East 7th Street for pedestrian safety.
- Maintains previously approved optional provisions from petition 2021-163 as follows:
 - Allow measuring setback from the widest part of the travel lane.
 - Allow a minimum 8’ setback on 7th Street as measured from the back of granite band or curb beginning at the property line shared with PID 080-023-01. The setback shall transition to a minimum 16’ setback at the pedestrian portal.
 - Allow maneuvering in setback along the frontage of the site and PID 080-023-01.
 - Allow a 50% reduction in required number of loading docks.
 - Allow a reduction of 5% above permitted doorway reductions in the ground floor retail requirement for any building with frontage along College Street.
 - Allow the elimination of on-street parking and reduced lane widths along both sides of 7th Street.
 - Allow the elimination of on street parking along the west side of College Street.
 - Allow the site to not adhere to street wall provisions on required fire walls.

• **Existing Zoning**



- The site is currently zoned UMUD-O and is in an area with UMUD-O and UC zoning.



- The subject site is denoted with a red star and is in an area with office, institutional, multi-family residential, commercial, and mixed-use developments.



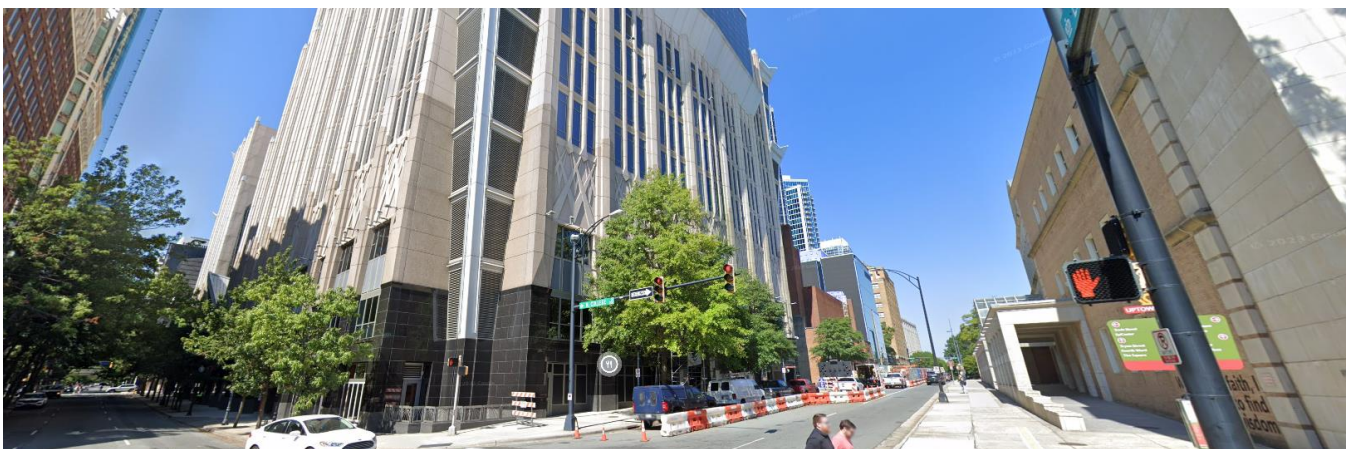
- North of the site are a church and mixed-use developments with ground floor retail among various office uses.



- The lot east of the site is currently vacant.

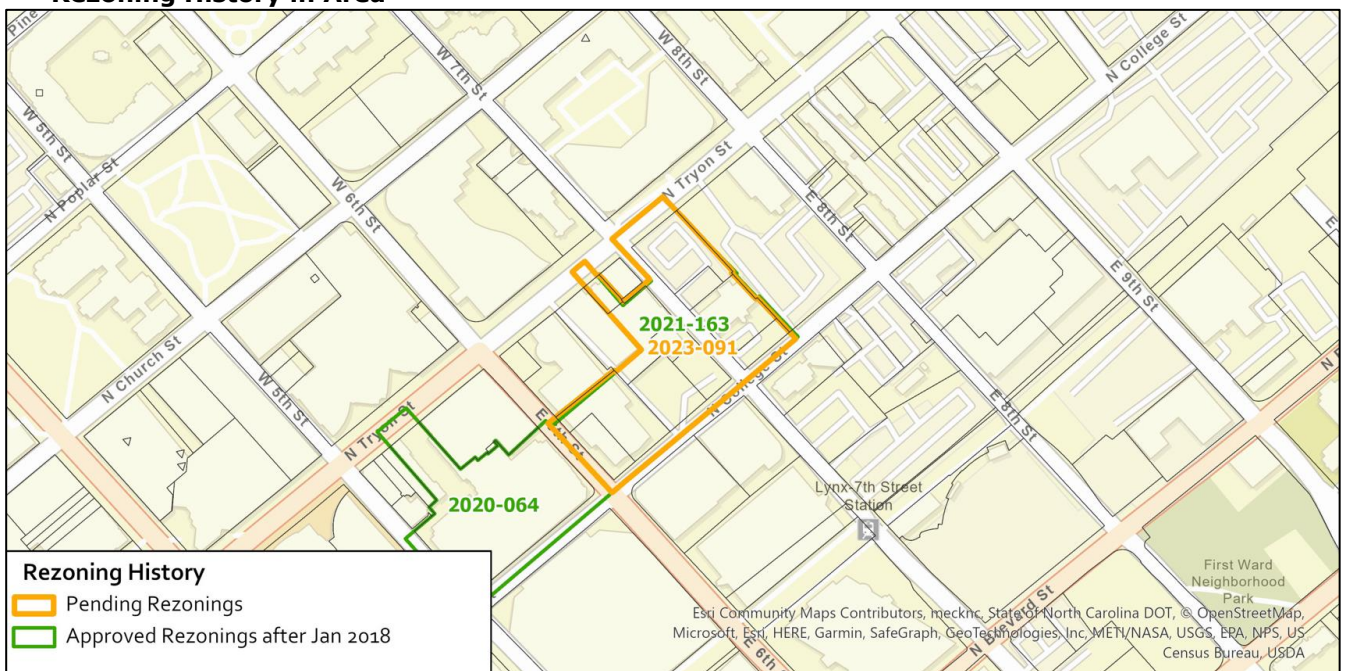


- South of the site are a church and various office, retail, and institutional uses.



- West of the site is the Truist Center among other offices and retail areas.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|---|----------|
| 2020-064 | Rezoned 2.34 acres from UMUD-O to UMUD-O SPA. | Approved |
| 2021-163 | Rezoned 3.23 acres from UMUD-O and UMUD to UMUD-O SPA and UMUD-O. | Approved |

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Regional Activity Center.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to College Street, a City-maintained major arterial, north of Sixth Street, a City-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to include conditional notes in the project plans, and provide SUE or ROW behind the sidewalk.

• **Active Projects:**

- Uptown Cycletrack (Complete)
 - Project ID: PMES181550
 - Location: Portions of 5th Street and 6th Street
 - Description: Create a two-way separated cycle track in Uptown Charlotte along portions of 5th and 6th streets to provide an east-west bicycle connection between Little Sugar Creek Greenway and Irwin Creek Greenway.
 - Project Type: Pedestrian and Bike
 - Completion Date: Late 2021
 - Project Manager: Kristie Kennedy kkennedy@charlottenc.gov

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

- Current Zoning:
 Existing Use: 0 trips per day (site is vacant).
 Entitlement: Too many uses to determine trip generation.
 Proposed Zoning: Too many uses to determine trip generation.

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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The UMUD 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 along N College St. Charlotte Water has accessible sanitary

sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along N College St. No outstanding issues.

- **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 comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Revise conditional notes and site plan to either dedicate right-of-way or provide a sidewalk utility easement (SUE). The SUE should be placed 2 feet behind the back of walkway, or at the face of the building where 2 feet cannot be obtained.~~ **Addressed**
2. ~~Add a conditional note specifying, "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible."~~ **Addressed**

REQUESTED TECHNICAL REVISIONS

Land Use

3. ~~On Sheet RZ-N1, revise the existing zoning to list UMUD-O and revise the proposed zoning to only list UMUD-O SPA.~~ **Addressed**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902