

Petition 2025-041 by Concord Charlotte Uptown, LLC

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

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

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is a site plan amendment (SPA) requesting to eliminate off-street parking requirements for the existing hotel on site.
- An existing hotel use is developed on the site and the site does not include off-street parking within its boundaries.
- The Regional Activity Center (RAC) Place Type discourages the development of parking lots in favor of shared parking arrangements and multi-modal access including public transportation, walking, and cycling.
- The site is located Uptown, within walking distance of a variety of office, retail, residential, institutional, and recreational uses. The area has convenient access to the LYNX Blue Line, multiple bus routes, the Rail Trail, and a comprehensive sidewalk network.
- The UMUD (Uptown Mixed-Use District) zoning district from the Legacy Zoning Ordinance requires 0.5 parking space per hotel room. However, the optional provisions of the UMUD-O rezoning plan, 2010-065 did not require the parking spaces to be provided onsite.
- The site plan amendment does not alter the number of on-site parking spaces developed under the previously approved plan.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

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

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)