

Petition 2024-061 by Charlotte PEC, 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* calls for Regional Activity Center.

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:

- Developments such as sporting facilities often result in unique zoning scenarios that challenge typical ordinance regulations and prompt innovative solutions to contend with zoning limitations in projects like this petition. Exception (EX) conditional rezonings are a mechanism by which quantitative and some qualitative zoning and streetscape standards may be modified in exchange for the commitment to public benefits in at least two out of three categories: city improvements, public amenities, and sustainability measures. EX petitions should be reserved for situations where extenuating circumstances make meeting ordinance standards an undue burden.
- Sporting facilities and their associated accessory uses have atypical site and building designs to accommodate their uses. This proposal requests EX provisions to modify standards such as transparency levels and minimum ground floor height. The vast majority of the EX requests in this petition are quantifiable in nature and are found to be reasonable given the context of the site and intended uses.
- The site is currently underutilized as a surface parking area in the densest core of the City where vertical mixed-uses and generally intense development is preferred. This rezoning and its associated uses of a practice facility including sporting events and commercial operations would shift the use of the site to be in alignment with the adopted Regional Activity Center Place Type.
- Two substantive public benefits are committed to as part of this EX request. The building developed on the site will comply with green building standards by being Leadership in Energy and Environmental Design (LEED) certified or by using other equivalent green building standards. The petitioner also commits to providing a public art feature on the site and will seek input from the City's Urban Design Center regarding potential local artists.
- This site will be easily accessible from various public transportation options as it is a tenth of a mile from the Charlotte Transportation Center and will be serviced by the LYNX Blue Line light rail, the LYNX Gold Line streetcar, and various bus routes. Redevelopment of underutilized lots such as these along major transit corridors help to directly support transit infrastructure while also providing a mechanism for the public to easily access a site in the City's core.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments

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* calls for Regional Activity Center.

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)