

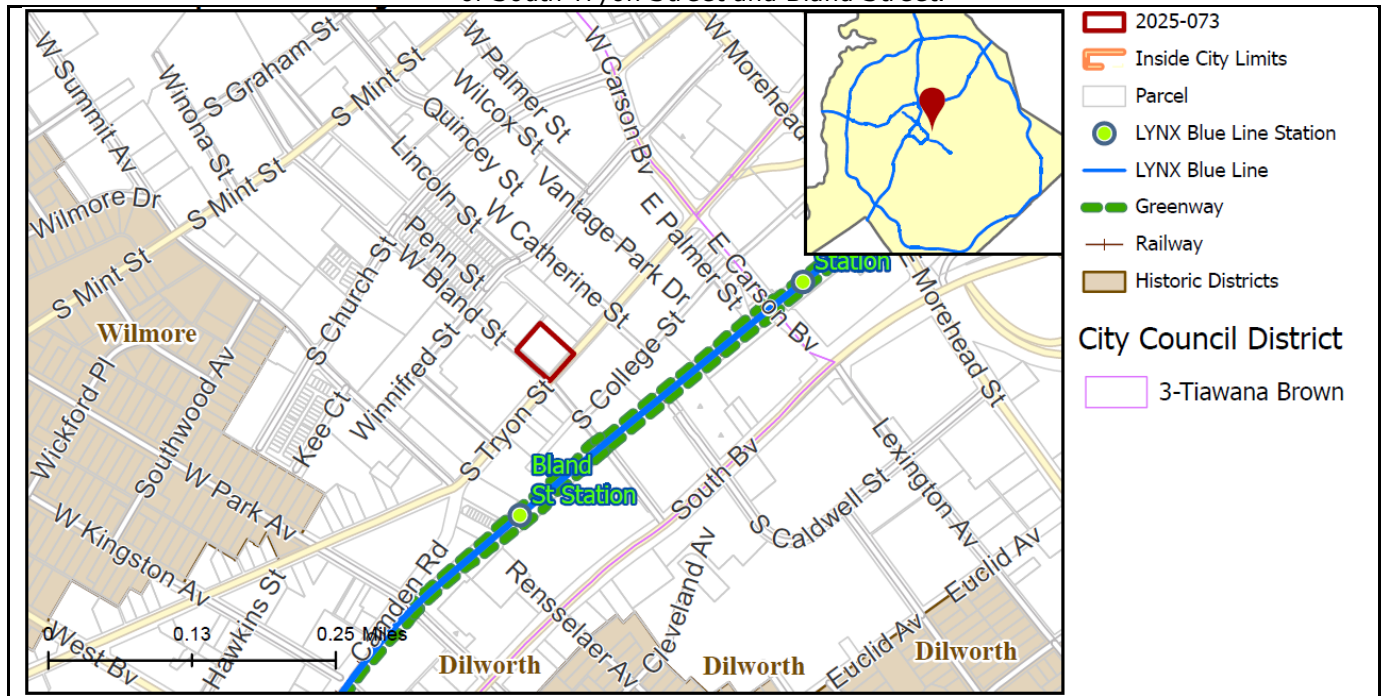
REQUEST

Current Zoning: TOD-UC (Transit Oriented Development – Urban Center)

Proposed Zoning: TOD-UC(EX) (Transit Oriented Development – Urban Center, Exception)

LOCATION

Approximately 0.68 acre located at the northern corner of the intersection of South Tryon Street and Bland Street.



SUMMARY OF PETITION

The petition proposes to develop a vacant site in the South End neighborhood with all uses permitted in the TOD-UC district. The petition requests EX provisions for an alternative streetscape, 18' setback, encroachment of a vault and below grade parking into the 5' buffer from right-of-way, and an enlarged curb cut and driveway to accommodate a pedestrian drop-off area. As community benefits, the petition proposes to meet or exceed Leadership in Energy and Environmental Design (LEED) standards as well as to provide an enhanced pedestrian drop-off area with decorative pavers along West Bland Street.

PROPERTY OWNER

Charlotte Tryon Hotel LLC

PETITIONER

White Lodging

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

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

Rationale for Recommendation

- An exception (EX) zoning district allows for altering or modifying certain quantitative zoning standards and street cross-section standards for proposed development in exchange for a commitment to public benefits to accommodate unique zoning scenarios.
- The petition would maintain the site's existing TOD-UC zoning while providing flexibility regarding four specific development standards.
- The petition offers community benefits in the form of LEED building standards and an enhanced pedestrian drop off area.
- The petition would facilitate development of a site that has remained vacant while many surrounding properties have redeveloped in recent years.
- Development of the site would improve the streetscape in an area with high pedestrian activity.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments

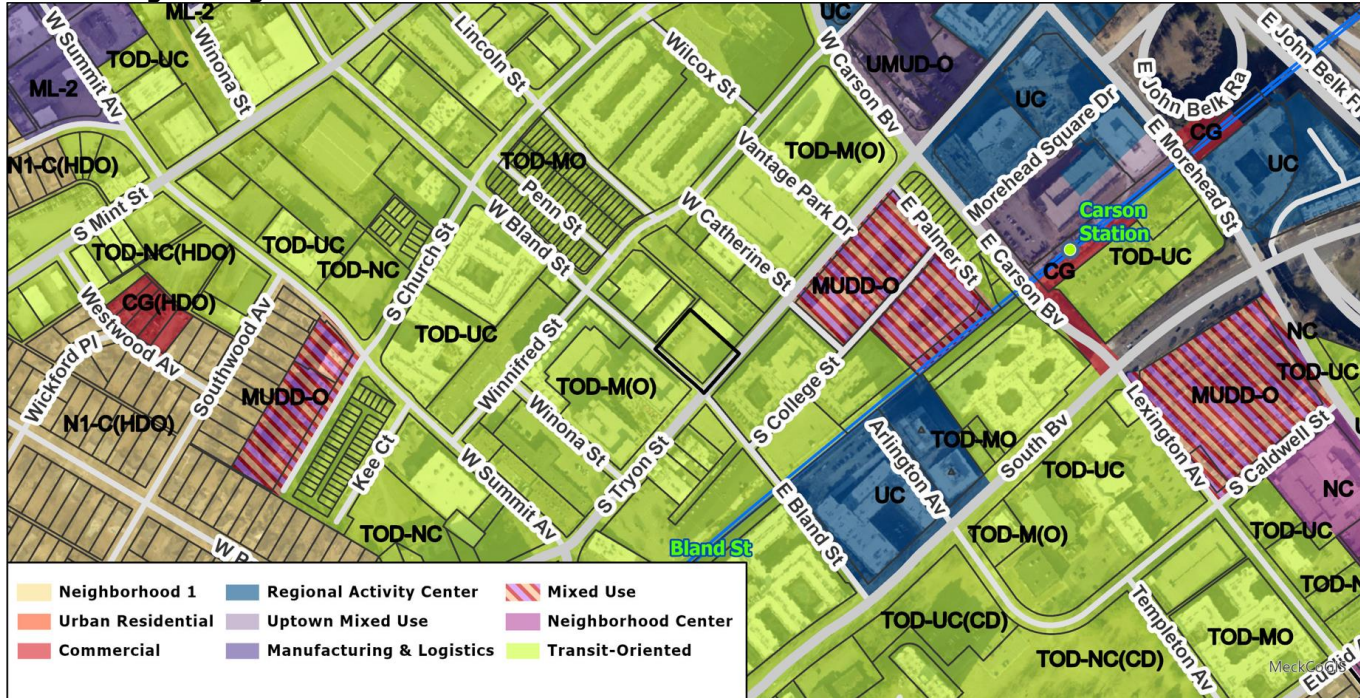
PLANNING STAFF REVIEW

- **Proposed Request Details**

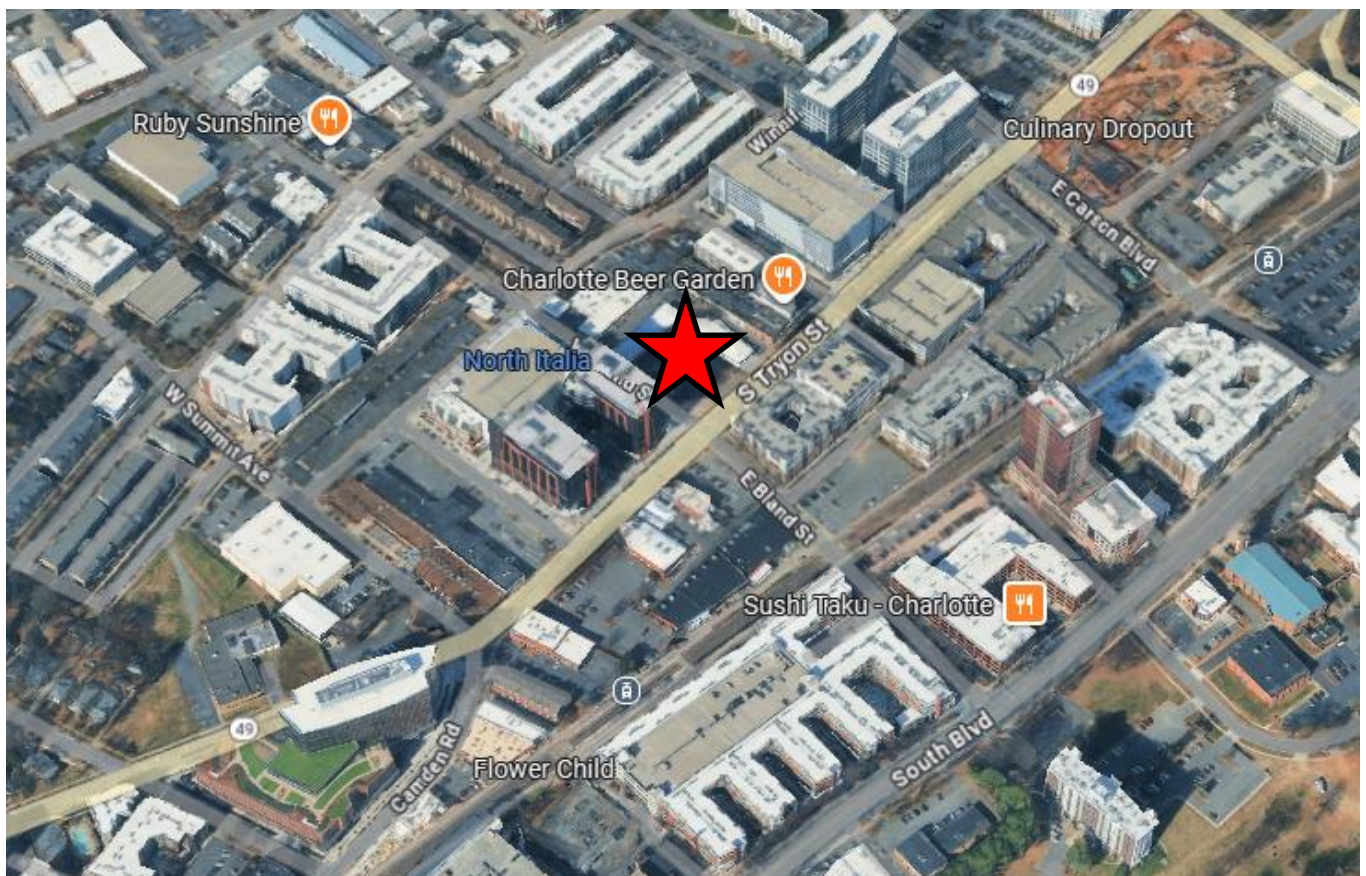
The site plan accompanying this petition contains the following provisions:

- Allows for all uses permitted in the TOD-UC district.
- Permits the maximum height allowed in the TOD-UC district, including bonus provisions.
- Commits to dedication of 34.5' of right of way from the centerline of South Tryon Street.
- Commits to dedication of 17.5' of right of way from the centerline of West Bland Street.
- Indicates an accessible recessed parking space along the site's West Bland Street frontage.
- Upgrades the alley and sidewalk connection along the northwest property boundary.
- Dedicates a sidewalk utility easement to the back of sidewalk.
- Requests the following EX (Exception) provisions:
 - Article 32.7 Improvements to Existing Streets - allows the future right of way to terminate at the future back of curb. An 8' amenity zone and 8' sidewalk shall be included within a sidewalk utility easement.
 - Article 13.3 Setback - allows a 2' encroachment into the 20' setback for an 18' setback on South Tryon Street and West Bland Street.
 - Article 19.8 - allows a below grade parking structure and underground vault within 2' of future right of way at back or curb.
 - Article 31.3 - allows an enlarged curb cut and driveway along Bland Street for ingress and egress of vehicles for pedestrian drop off.
- Offers the following community benefits as justification for the EX requests:
 - Sustainability - commits to building design that meets or exceeds LEED (Leadership in Energy and Environmental Design) Silver standards.
 - City Improvements - provides an enhanced pedestrian drop off area with decorative pavers on West Bland Street.

- **Existing Zoning**



- The site is surrounded primarily by TOD (Transit Oriented Development) districts including TOD-UC (Transit Oriented Development-Urban Center), TOD-M(O) (Transit Oriented Development-Mixed Use, Optional), and TOD-NC (Transit Oriented Development-Neighborhood Center)



The site is located in the dense South End mixed-use district that includes a variety of uses including multifamily stacked residential, commercial, office, and mid-rise buildings with a vertically integrated mix of uses.



Street view of the site as seen from South Tryon Street.



Street view of commercial uses to the north of the site along South Tryon Street.



Street view of multifamily stacked residential to the east of the site across South Tryon Street.

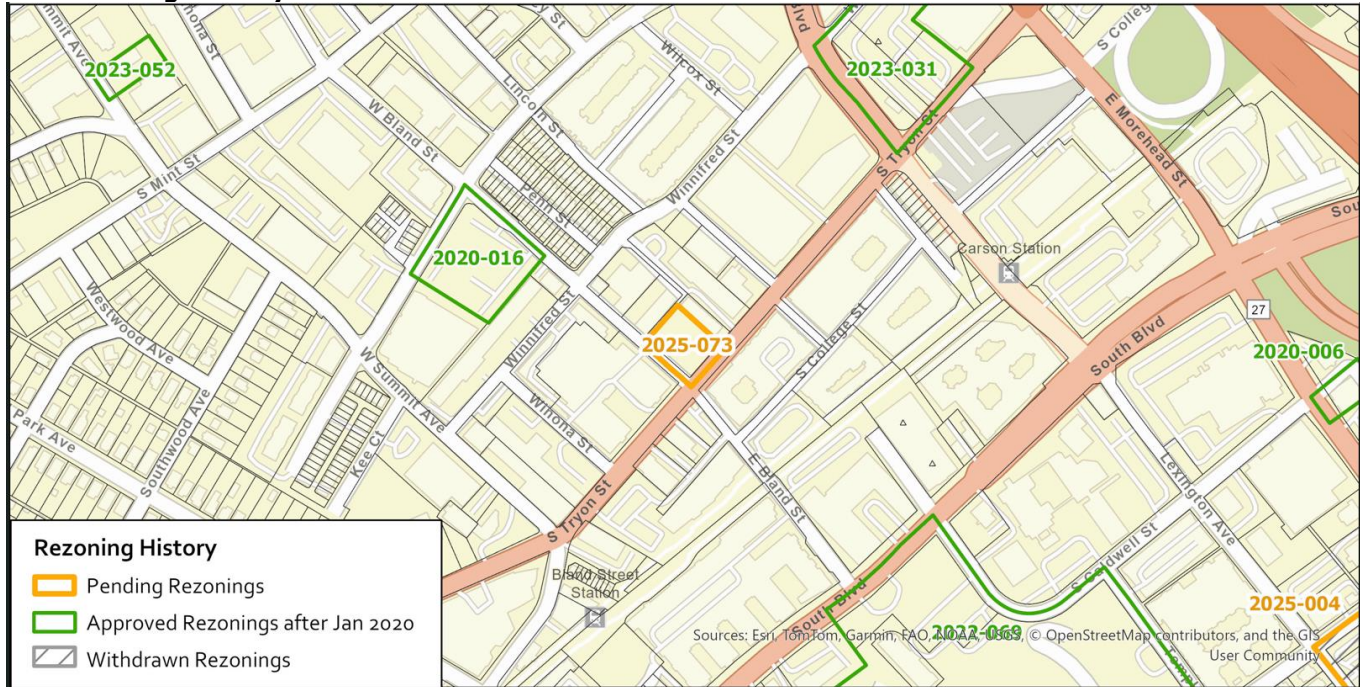


Street view of commercial uses and a mixed-use building with office and commercial uses south of the site across West Bland Street.



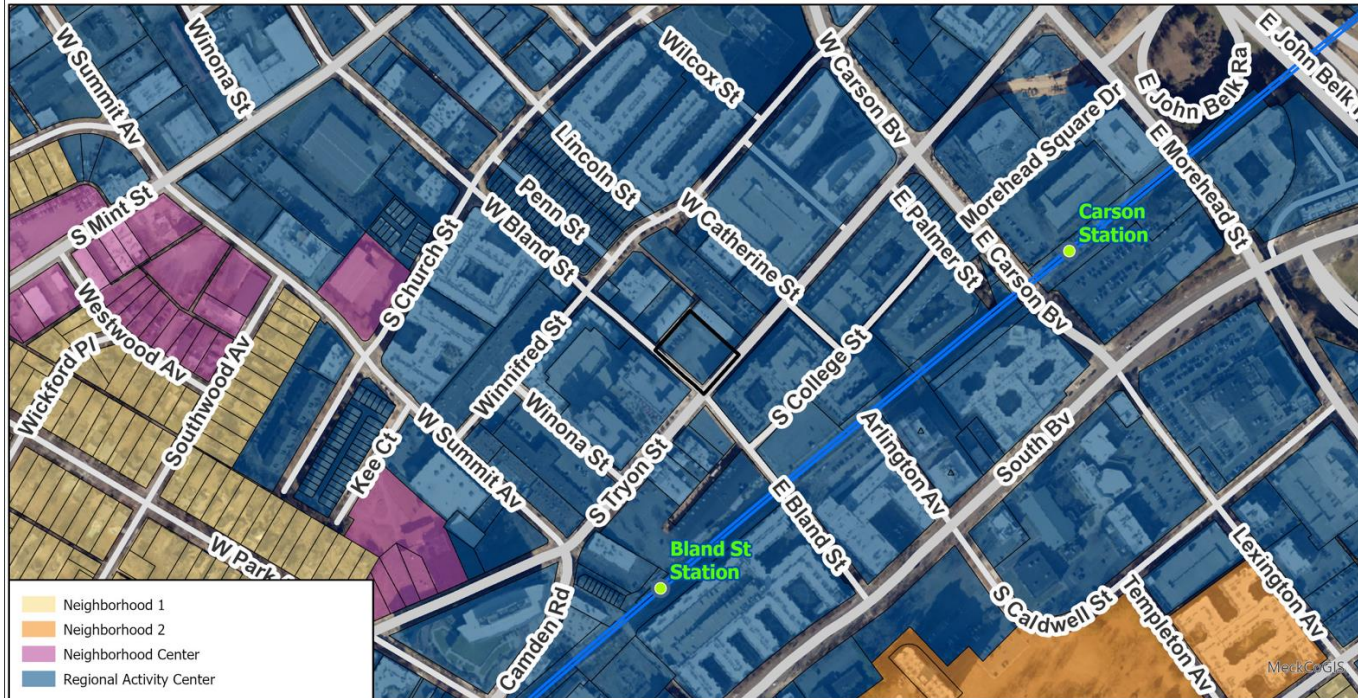
Street view of commercial and multifamily stacked residential uses to the west of the site along West Bland Street.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2025-004	Request to rezone 3.14 acres to CAC-2(CD) (Community Activity Center 2, Conditional) to allow 525 multifamily dwelling units and 15,000 square feet of commercial uses.	Pending
2023-052	Request to rezone 0.45 acres to TOD-UC (Transit Oriented Development-Urban Center) to allow all uses permitted in TOD-UC.	Approved
2023-031	Request to rezone 2.77 acres to UMUD-O (Urban Mixed-Use Development-Optional) to allow all uses permitted in the UMUD-O district and to allow a 50% reduction to the required number of loading spaces.	Approved
2022-069	Request to rezone 16.69 acres to TOD-UC(CD) (Transit Oriented Development-Urban Center, Conditional) and TOD-NC(CD) (Transit Oriented Development-Neighborhood Center, Conditional) to allow a mixed-use development with residential, retail, and office uses.	Approved
2020-016	Request to rezone 1.89 acres to TOD-UC (Transit Oriented Development-Urban Center) to allow all uses permitted in TOD-UC.	Approved
2020-006	Request to rezone 0.76 acres to TOD-UC (Transit Oriented Development-Urban Center) to allow all uses permitted in TOD-UC.	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of South Tryon Street, a State-maintained major arterial, and West Bland Street, a City-maintained major collector. Development density is needed to determine if Comprehensive Transportation Review (CTR) requirements are triggered. Site plan and/or conditional note revisions are needed to update conditional note lettering in section IV, update conditional note IV.e, and provide density in accordance with the UDO. Further details are listed below.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-4.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant property).

Entitlement: Too many uses to determine (based on TOD-UC).

Proposed Zoning: Too many uses to determine (based on TOD-UC(EX)).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The TOD-UC district allows a variety of uses; therefore, the impact on local schools cannot be determined. Current school utilization percentages are as follows:
 - Dilworth Elementary at 142%
 - Sedgefield Middle at 60%
 - Myers Park High at 108%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along S Tryon St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along S Tryon St. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Provide the number of hotel rooms to determine potential Comprehensive Transportation Review (CTR) requirements.
2. Revise site plan and conditional note(s) to commit to dedicate minimum 34.5' right-of-way from the road centerline along South Tryon Street and minimum 17.5' along West Bland Street. The site plan shall label and dimension the right-of-way from the road centerline.
3. Revise lettering for section IV Transportation notes to remove duplicate "a" notes.
4. Revise conditional note IV.e to include "right-of-way" reference – similar to note IV.d.

Site and Building Design

5. Remove underground parking from the South Tryon Street sidewalk utility easement.
6. Revise proposed community benefits to provide an offsite transportation improvement (City improvement) in the vicinity of the site. Coordinate with CDOT or CATS to identify the improvement, which could be improved curb ramps, sidewalk gap filling, sidewalk widening, or contribution to a planned signalized pedestrian crossing, among other items.
7. Clarify intent of the rezoning. Note I.b states that the rezoning would accommodate a hotel and commercial uses. Note II states that all TOD-UC uses are permitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908