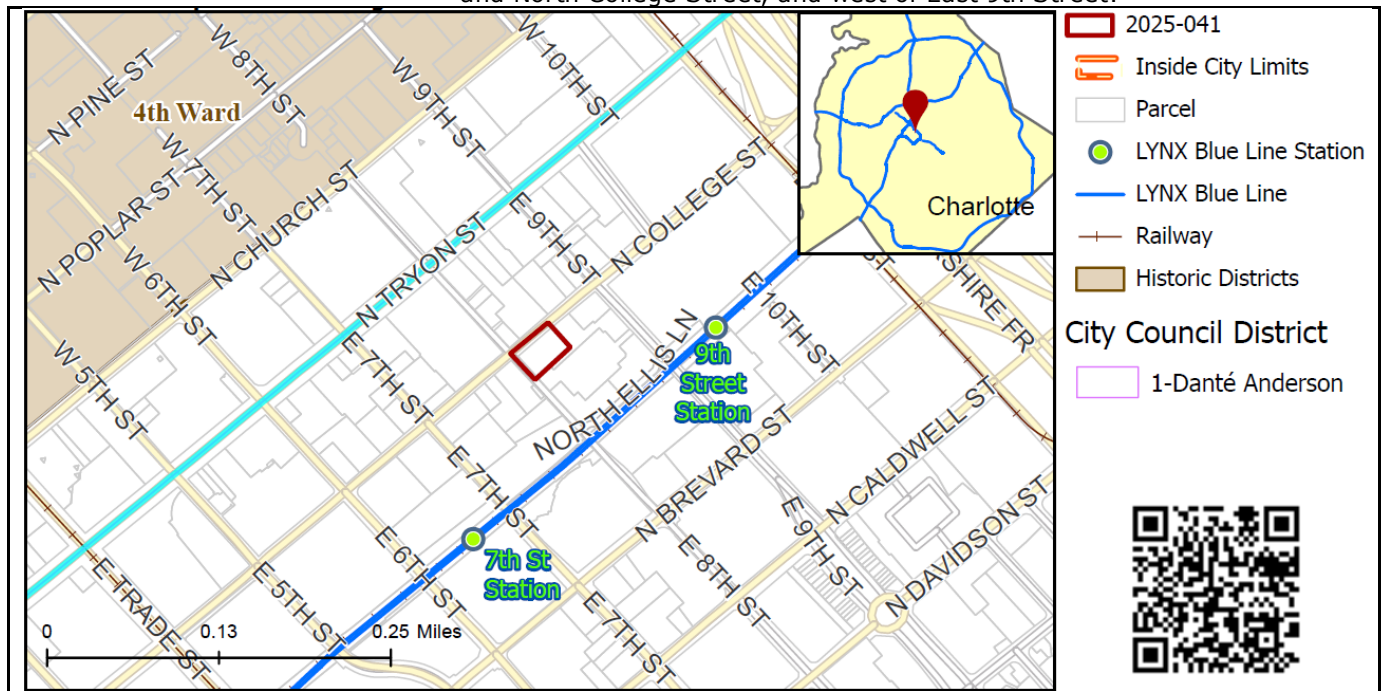


REQUEST

Current Zoning: UMUD(O) (Uptown Mixed-Use District, optional).
Proposed Zoning: UMUD(O) SPA (Uptown Mixed-Use District, optional, site plan amendment).

LOCATION

Approximately 0.42 acres located on the east corner of East 8th Street and North College Street, and west of East 9th Street.



SUMMARY OF PETITION

The petition proposes a site plan amendment to petition 2010-065 to eliminate off-street parking requirements. The site is currently developed with a hotel.

PROPERTY OWNER

Concord Charlotte Uptown, LLC

PETITIONER

Concord Charlotte Uptown, LLC

AGENT/REPRESENTATIVE

Collin Brown and Brittney Lins, Alexander Ricks, PLLC

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 the Regional Activity Center Place Type.

Rationale for Recommendation

- 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.

PLANNING STAFF REVIEW

• Background

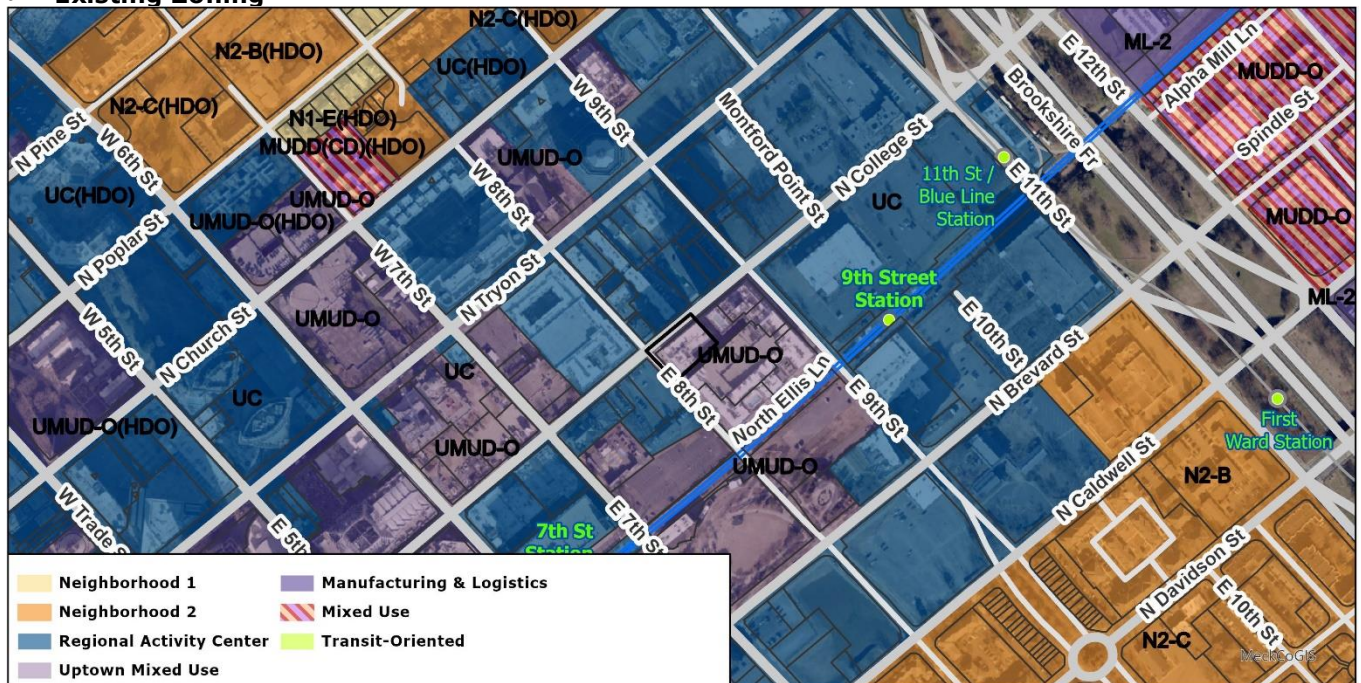
- In 2010 (petition 2010-065) the 10.90-acre site was rezoned from UMUD (Uptown Mixed-Use District) to UMUD(O) (Uptown Mixed-Use District, optional) to allow for the development of a multi-use project including residential, hotel, institutional, and open space uses.
 - The plan did not seek optional provisions to modify parking requirements of the UMUD zoning district.
 - Hotels require 0.5 parking spaces per room under the UMUD zoning district.

• Proposed Request Details

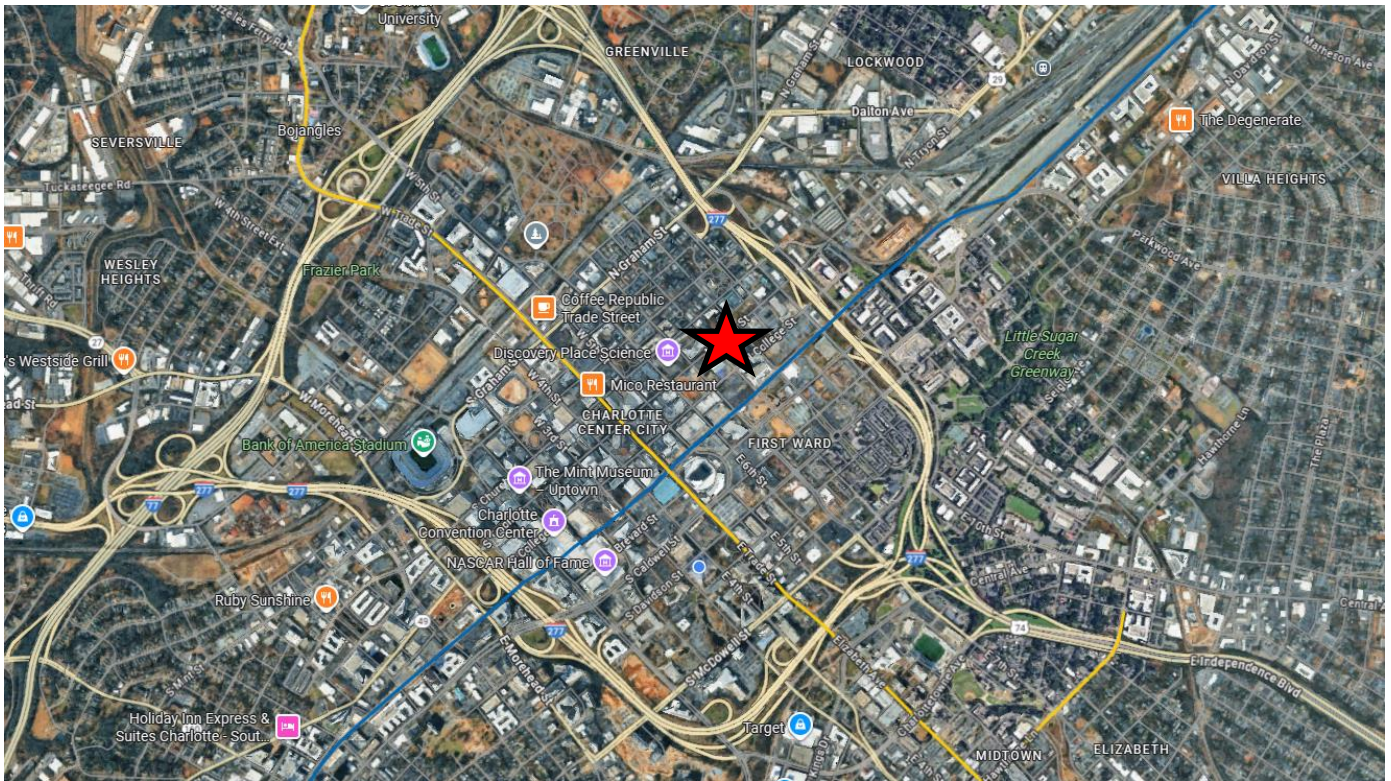
The site plan amendment contains the following changes:

- The petition requests to add an optional provision to the existing UMUD (Uptown Mixed-Use District) rezoning plan to eliminate parking requirements for the existing hotel use developed on the site.

• Existing Zoning



The site is currently zoned UMUD(O) (Uptown Mixed-Use District, optional). The site is adjacent to other properties zoned UMUD(O) on the east and west sides of the LYNX Blue Line and bound by 7th and 9th streets to the north and south. These UMUD(O) parcels are governed by the same rezoning plan, 2010-065. All other properties adjacent to the site are zoned UC (Uptown Core).



The site (indicated by red star above) is located at the east corner of North College Street and East 8th Streets. The site is located one block southwest of the 9th Street LYNX Blue Line Station. One block west of 1st Ward Park, and ¼-mile southwest of the Interstate I-277 interchange with North College Street. The site is located in Uptown within walking distance of a variety of office, retail, residential, institutional, and recreational uses.



View of the site looking northeast on North College Street. The site is located at North College Street and East 8th Streets. The site is a portion of a UMUD(O) (Uptown Mixed-Use District, optional), petition 2010-065. The subject site is developed as a hotel that does not have off-street parking on site. The overall development includes multi-family residential, institutional, and open space uses.



View of multi-family stacked dwellings looking west from the intersection of 9th Street and the LYNX Blue Line tracks. The site is zoned UMUD(O) (Uptown Mixed-Use District, optional) and is a portion of the original approved petition 2010-065.



View of the 9th Street LYNX Blue Line station looking north from 9th street located one block northeast of the subject site.



View of 1st Ward Park looking south from 8th street located one block east of the subject site.

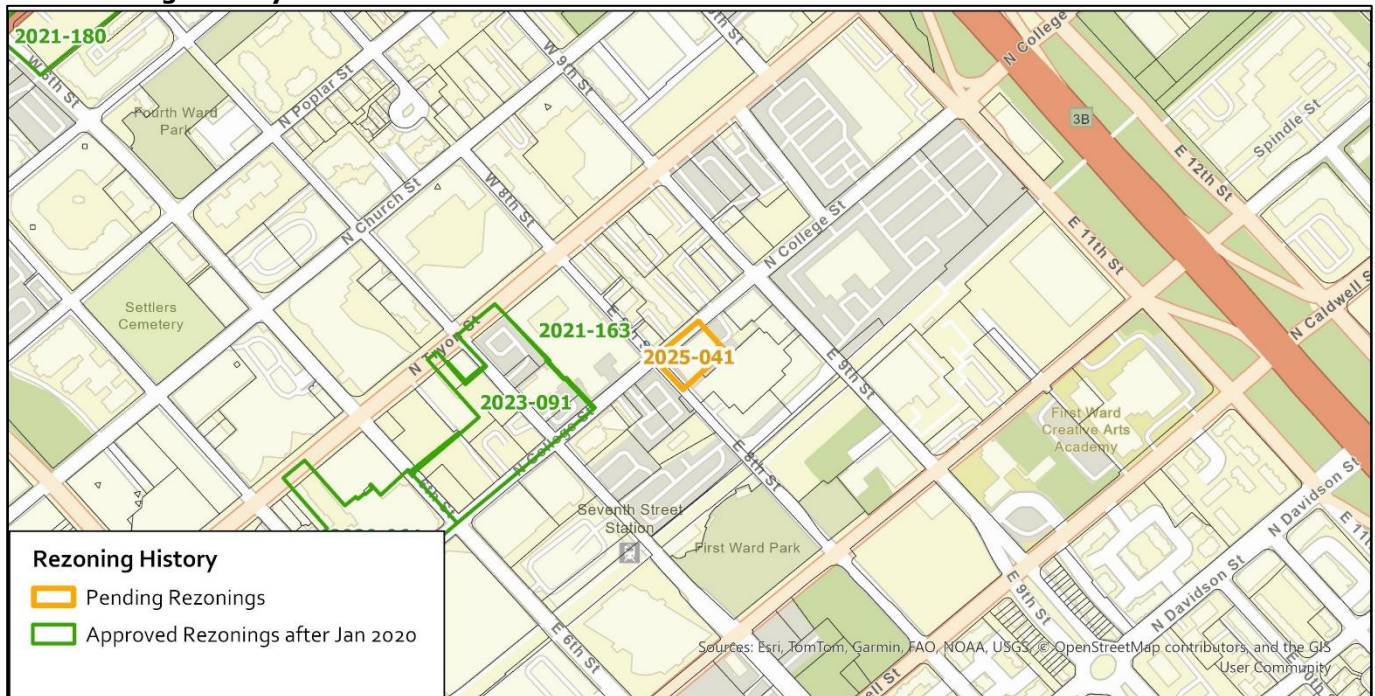


View of 7th Street Market, a food hall containing a variety of dining options, and the 7th Street LYNX Blue Line Station looking south from 7th Street located one block southwest of the subject site.



View looking south on North Tryon Street, one of Charlotte's main streets, developed with a wide variety of uses. Located one block northwest of the subject site.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-163	Rezoned 3.23 acres from UMUD and UMUD-O (Uptown Mixed-Use District, optional) to UMUD-O and UMUD-O SPA (Uptown Mixed-Use District, optional, site plan amendment) for all uses permitted in the Uptown Mixed-Use District.	Approved
2021-180	Rezoned 1.70 acres from UR-3 (Urban Residential-3) to UMUD (Uptown Mixed-Use District) to allow all uses in the Uptown Mixed-Use District.	Approved
2023-091	Rezoned 3.23 from UMUD-O (Uptown Mixed-Use District, optional) to UMUD-O SPA (Uptown Mixed-Use District, optional, site plan amendment) for all uses permitted in the UMUD (Uptown Mixed-Use District).	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Regional Activity Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of North College Street, a City-maintained major arterial, and East 8th Street, a City-maintained local street. 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. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning: UMUD(O)

Existing Use: 1,864 trips per day (based on 211 hotel rooms).

Entitlement: 1,864 trips per day (based on 211 hotel rooms).

Proposed Zoning: UMUD(O) SPA. 1,864 trips per day (based on 211 hotel rooms).

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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along N College St. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along N College 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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGSite and Building Design

1. ~~Entitlement Services: Add rezoning petition number to site plan.~~ Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818