



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2019-092

January 2, 2020

REQUEST

Current Zoning: I-1HD-O (light industrial, historic district overlay)
Proposed Zoning: UMUD-O HD-O (uptown mixed use, optional, historic district overlay)

LOCATION

Approximately 0.98 acres located on the east corner of the intersection of N. Smith Street and W. 10th Street, south of Brookshire Freeway.
(District 2 – Graham)

PETITIONER

Carolina Development Group NC, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Charlotte Center City 2020 Vision Plan*, based on the information from the staff analysis and the public hearing and because:

- While this plan does not make a specific land use recommendation for the site, the plan encourages future development that contributes to the overall viability and livability of Center City.

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

- The proposal allows a site previously used for a distribution warehouse and associated parking and maneuvering, to be developed with 320 residential units and 5000 square feet of retail. Use of UMUD (uptown mixed-use development) zoning applies standards and regulations to create the desired form and intensity of development.
- UMUD (uptown mixed-use development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The UMUD standards and allowed uses will promote development that supports the Charlotte Center City 2020 Vision Plan's goal of creating a viable and livable Center City.

Motion/Second: Wiggins / Watkins

Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the request petition, reviewing modifications to the site plan since the public hearing and noting that there were no outstanding issues. Staff stated the request is consistent with the adopted area plan.

A Commissioner inquired about the height of the proposed building and staff responded there is no maximum building height and that it would be determined by the zoning ordinance. The rules were suspended to allow the agent for the rezoning to respond to the building height inquiry. Mr. Matt Langston replied that the building height is expected to be 37 stories or approximately 425 feet, but there is no cap specified in UMUD.

Another Commissioner commented on the proximity of the site to the proposed Silver Lynx Transit Line. There were discussions about UMUD versus TOD, applicability of TOD, and control of development around the TOD stations. Staff responded that finalization of the alignment and studies would allow greater opportunity to determine appropriate development and standards at the proposed stations. UMUD allows more intensity than TOD, and typically is used within Uptown; TOD has not been applied within Uptown.

There was no further discussion of this petition.

PLANNER

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