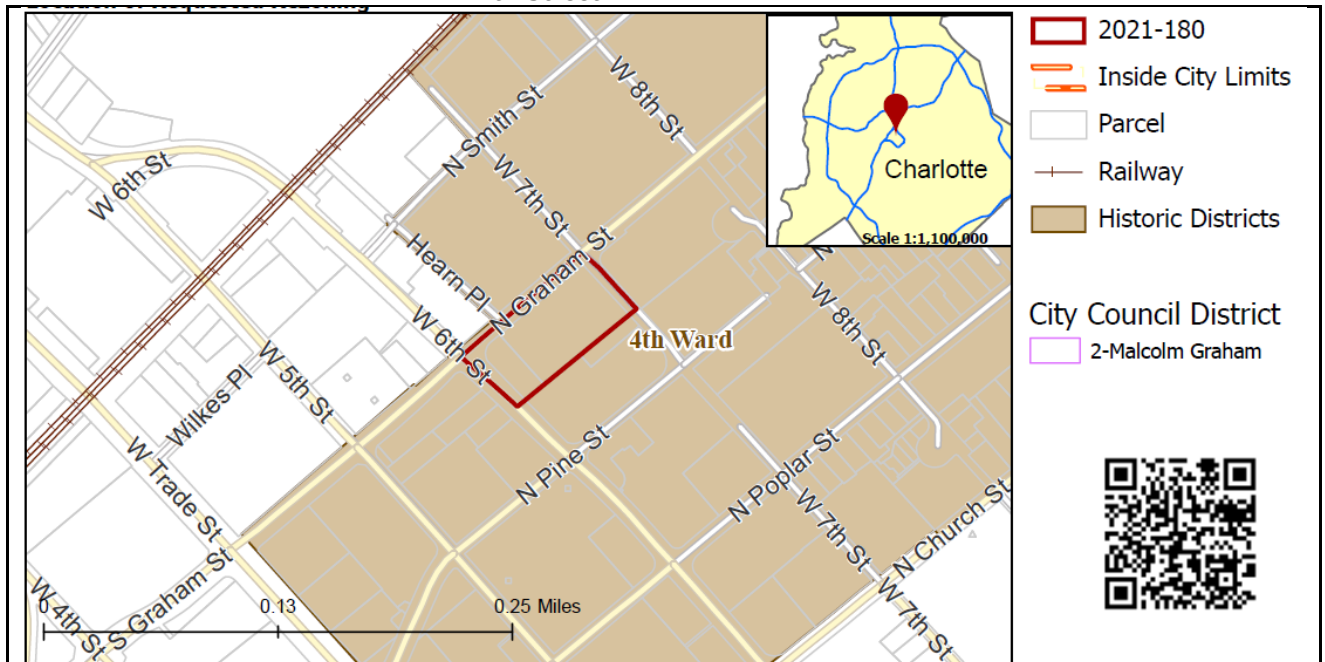


REQUEST

Current Zoning: UR-3 HD (urban residential, historic district)
Proposed Zoning: UMUD HD (uptown mixed use district, historic district)

LOCATION

Approximately 1.70 acres located on the south side of North Graham Street, east side of West 6th Street, and west side of West 7th Street.



SUMMARY OF PETITION

The petition proposes to allow all uses in UMUD, uptown mixed use district, on two parcels currently developed with surface parking and auto-retail uses.

PROPERTY OWNER

Gerrard Family, LLC

PETITIONER

Daniel Corporation

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Charlotte Center City 2020 Vision Plan* (2011). Although the plan does not make a specific land use recommendation for this site, it encourages future development that contributes to the overall viability and livability of Center City.

Rationale for Recommendation

- This rezoning would allow for the redevelopment of the site for dense, mixed urban uses. A majority of the site is currently utilized as surface parking.
- The site is adjacent to other UMUD-zoned parcels that host various uses.
- The surrounding context of the site at the nexus of 6th Street and Graham Street in the Fourth Ward display a gradual shift in the area

- to higher-density residential, retail, and office uses. The rezoning of these parcels would be in line with the redevelopment in the area.
- The subject site is located in the Fourth Ward Historic District and any future redevelopment on the site must adhere to the standards of the Historic District Commission.

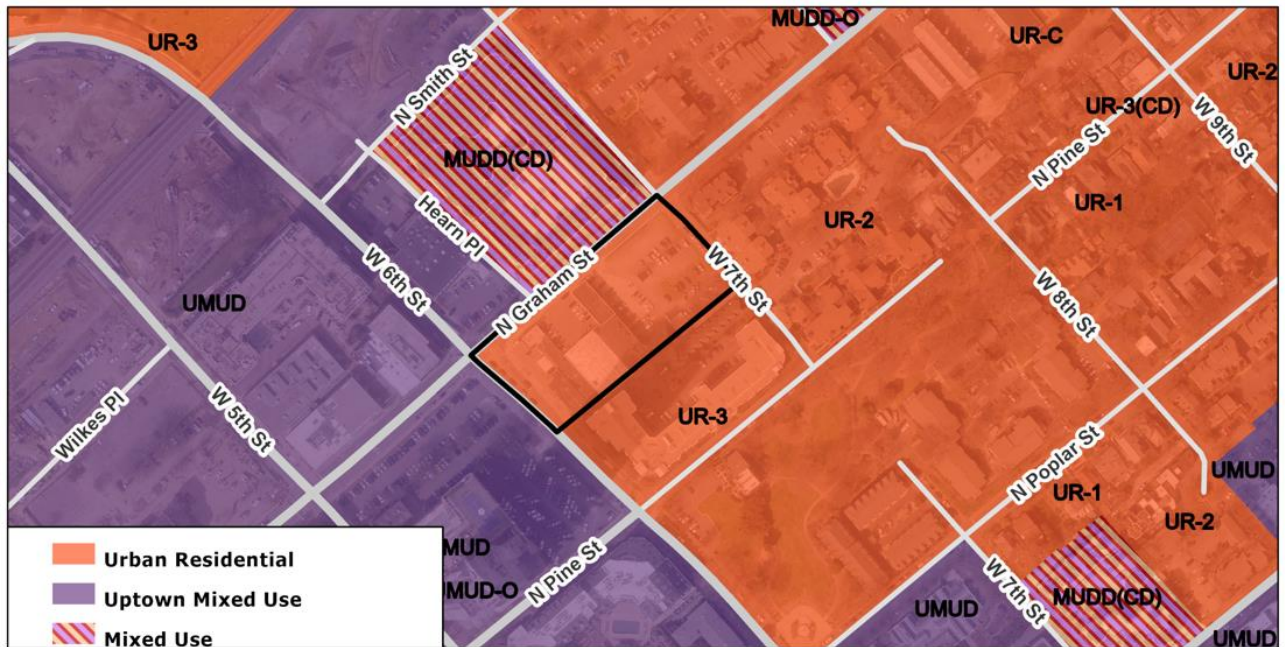
PLANNING STAFF REVIEW

- Proposed Request Details**

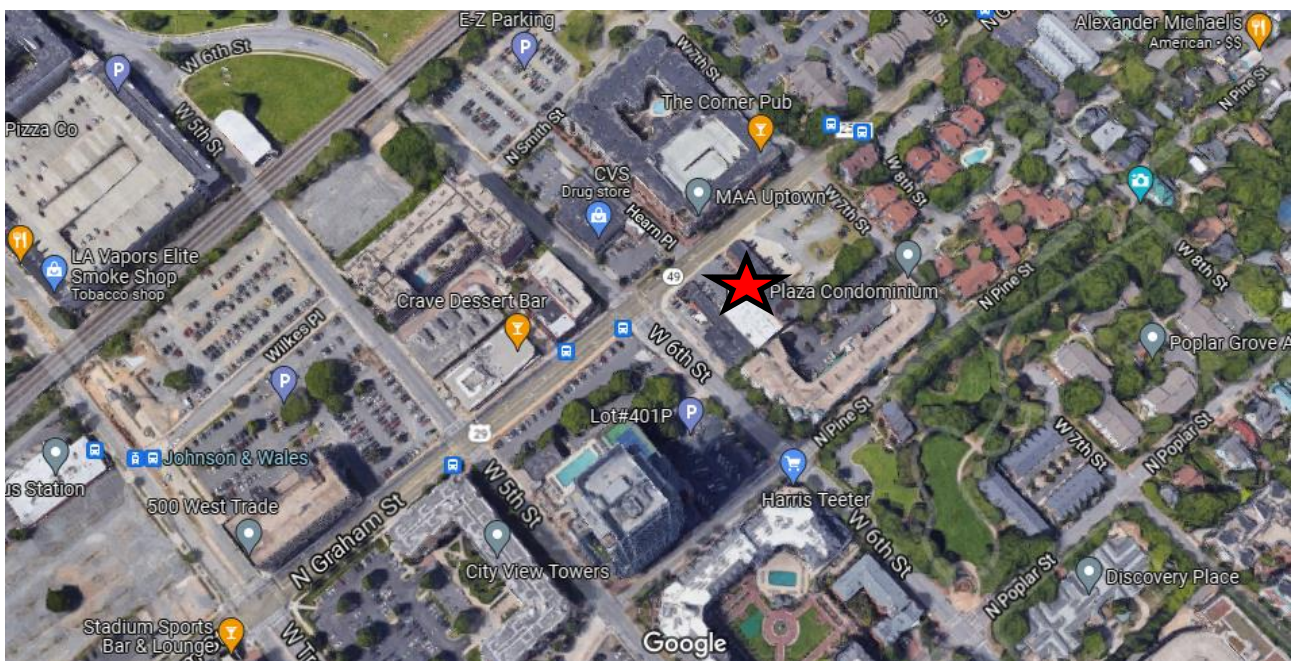
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the uptown mixed use district.

- Existing Zoning and Land Use**



- The site is currently zoned UR-3 and is in an area with retail, multi-family residential, office, and vertical mixed uses.



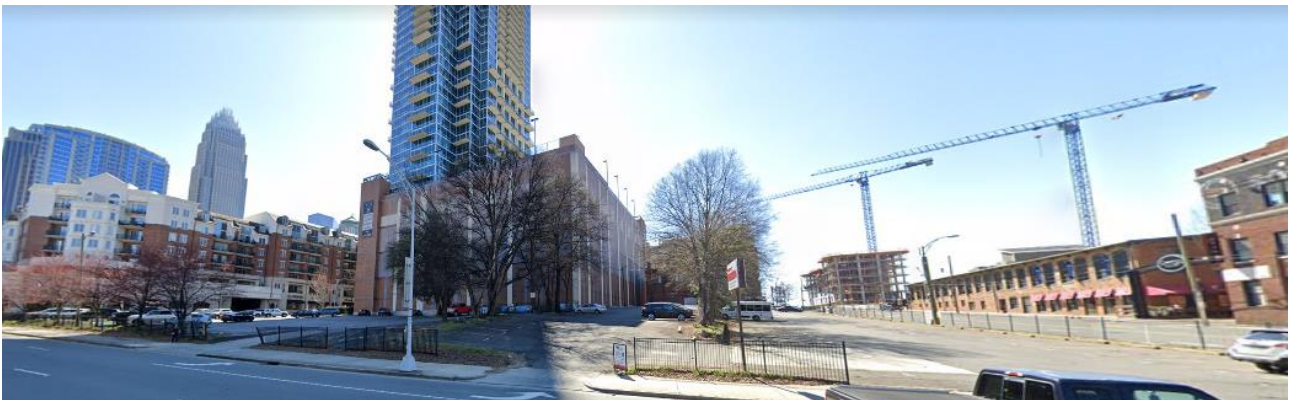
- The subject site is denoted with a red star.



- North of the site are various retail uses and a multi-family residential building with retail on the ground level.



- East of the site is a multi-family development and Fourth Ward Park.



- South of the site is surface parking and multi-family developments.



- West of the site is a mix of retail, office, and commercial uses.

- Rezoning History in Area**



- There have been no recent rezonings in the area.

- Public Plans and Policies**



- The *Charlotte Center City 2020 Vision Plan* (2011) does not make a specific land use recommendation for this site. However, the plan encourages future development that contributes to the livability and viability of Center City.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to North Graham Street, a State-maintained major thoroughfare, West 7th Street, a City-maintained local street, and West 6th Street, a City-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. CDOT will coordinate site access and streetscape improvement requirements during permitting.
- **Active Projects:**
 - 5th/6th Street CycleTrack (part of the Uptown CycleLink)
 - Create a two-way separated cycle track in Uptown Charlotte along portions of 5th and 6th streets to provide an east-west bicycle connection between Little Sugar Creek Greenway and Irwin Creek Greenway.
 - In Construction
 - <https://charlottenc.gov/Projects/Pages/UptownCycleTrack.aspx>
 - General Services PM: Kristie Kennedy
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 300 trips per day (based on 18,400 square feet of auto-retail uses).
 - Entitlement: No data available.
 - Proposed Zoning: Too many uses to determine.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **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.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No comments submitted.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org




Planner: Holly Cramer (704) 353-1902








Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-180

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✓

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>