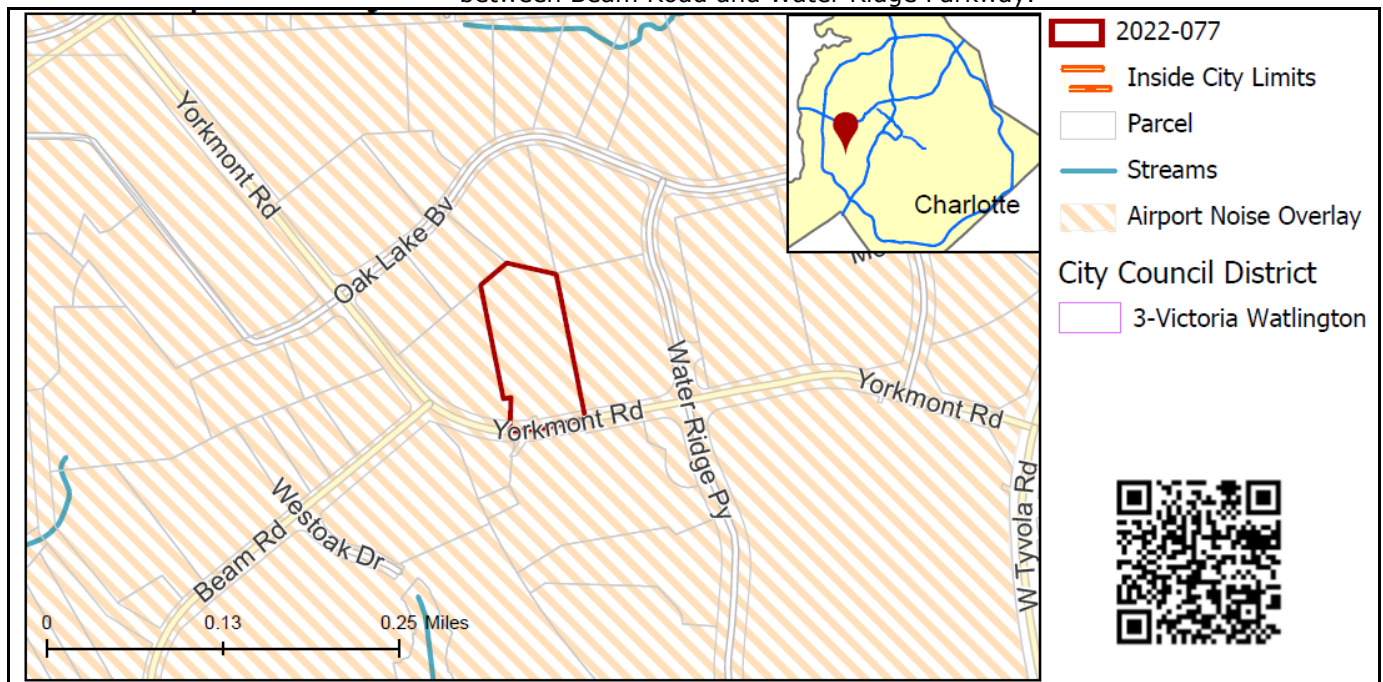


REQUEST

Current Zoning: I-1 AIR (Light Industrial, Airport Noise Overlay)
Proposed Zoning: MUDD-O AIR (Mixed Use Development District, Optional, Airport Noise Overlay)

LOCATION

Approximately 3.64 acres located on the north side of Yorkmont Road between Beam Road and Water Ridge Parkway.



SUMMARY OF PETITION

The petition proposes to allow the adaptive reuse of an existing hotel building with multifamily residential uses.

PROPERTY OWNER

Y2770 Yorkmont Owner LLC

PETITIONER

Blue Ocean

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: 0.

STAFF RECOMMENDATION

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

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Innovation Mixed-Use place type for this site.

Rationale for Recommendation

- The petition seeks to adaptively reuse an existing extended stay hotel by allowing multi-family use, which is consistent with the Innovation Mixed-Use place type recommended for this site.
- The petition will improve the streetscape along the site's Yorkmont Road frontage by installing an 8' planting strip and 8' sidewalk.
- The proposed residential use would support the surrounding office, commercial, and light industrial uses by providing a nearby housing option.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 9: Retain Our Identity & Charm

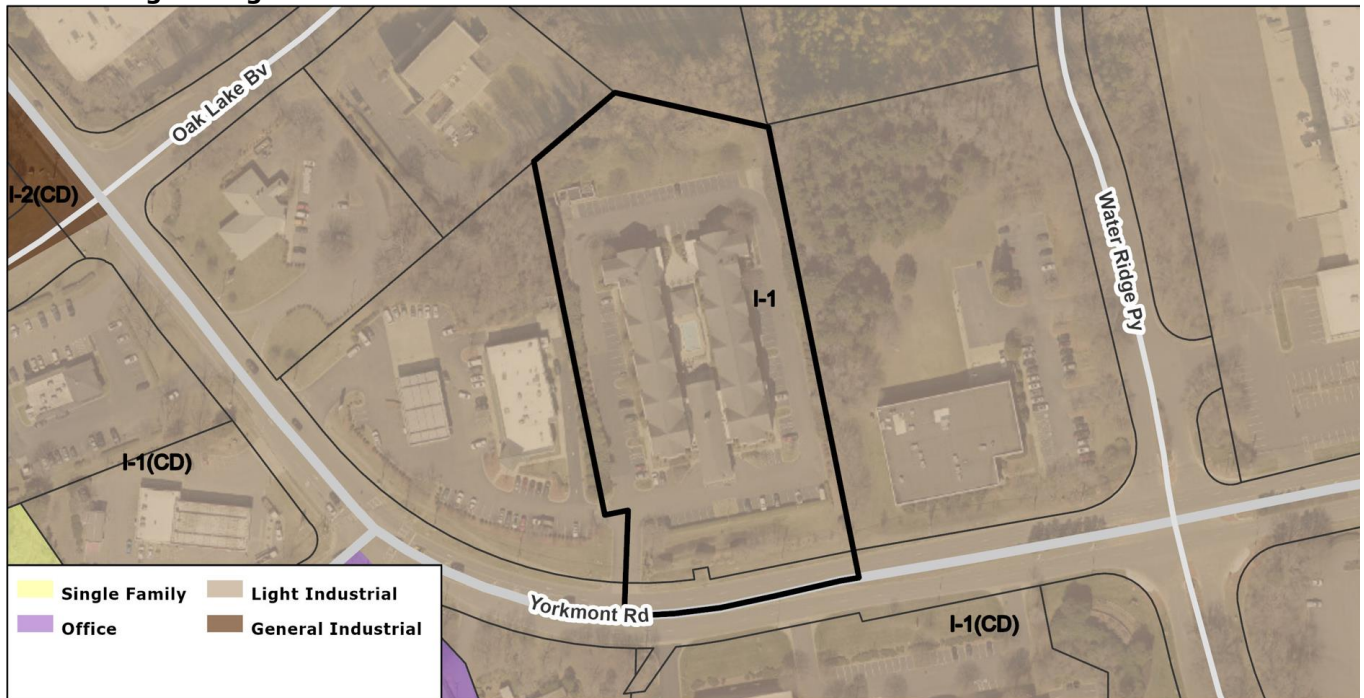
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes to accommodate the adaptive reuse of a hotel building with the option to convert to multifamily residential units.
- Maintains the ability to use the building as a hotel.
- Matches the number of existing and proposed hotel rooms and multifamily units at 103.
- Limits building height to the existing height of 46'.
- Requests optional provisions to keep the existing parking and maneuvering between the existing building and street while not allowing additional nonconformity.
- Commits to installing an 8' planting strip and 8' sidewalk along the site's Yorkmont Road frontage.

• Existing Zoning



- The site is surrounded on all sides by light industrial zoning including I-1 conventional north of Yorkmont Road and I-1(CD) south of Yorkmont Road.

Existing Zoning	Translated Zoning	Recommended Place Type
I-1 (Light Industrial)	ML-1 (Manufacturing & Logistics)	IMU (Innovation Mixed Use)



The site, marked by a red star, is surrounded by a mix of uses including office, commercial, and light industrial.

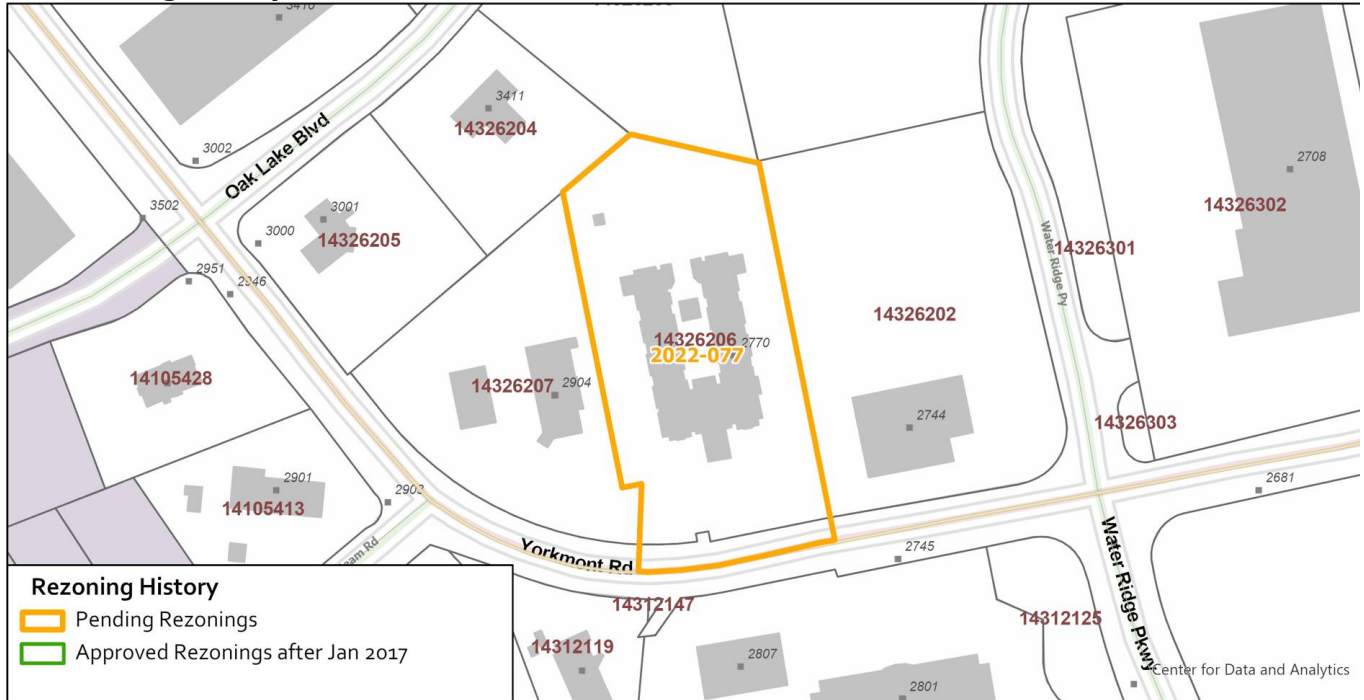


Street view of the site, currently operating as a hotel, facing east from Yorkmont Road.



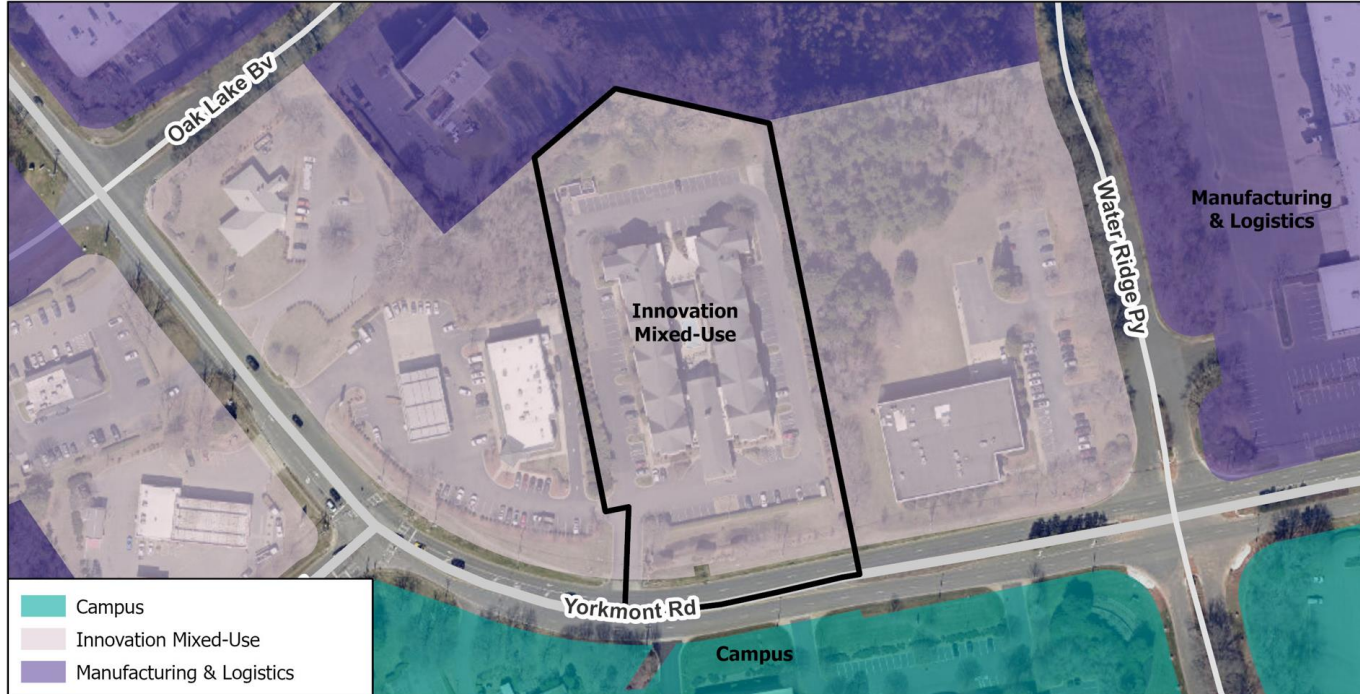
Street view of the site facing northwest from Yorkmont Road.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
	No recent rezonings in the area	

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Innovation Mixed-Use place type for this site.

• TRANSPORTATION SUMMARY

- The petition is located on the north side of Yorkmont Road, a State-maintained minor throughfare and west of Water Ridge Parkway, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. The petition has committed to construction of an 8 foot sidewalk and 8 foot planting strip to meet Charlotte WALKS Council-adopted policy. CDOT has no outstanding issues.

- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 695 trips per day (based on 103 hotel rooms).
 - Entitlement: 695 trips per day (based on 103 hotel rooms).
 - Proposed Zoning: 740 trips per day (based on 103 multifamily dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 18 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 18.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Renaissance West K-8 from 106% to 110%
 - West Mecklenburg High from 78% to 81%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located in Yorkmont Rd. Charlotte Water has sanitary sewer system infrastructure near for the rezoning boundary via an existing 8-inch gravity sewer main located along Yorkmont Rd east of the rezoning parcel. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES

Site and Building Design

1. Add the following conditional note: "No new buildings are proposed and any new construction will require a rezoning. Minor repairs and alterations may occur subject to the zoning ordinance."

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