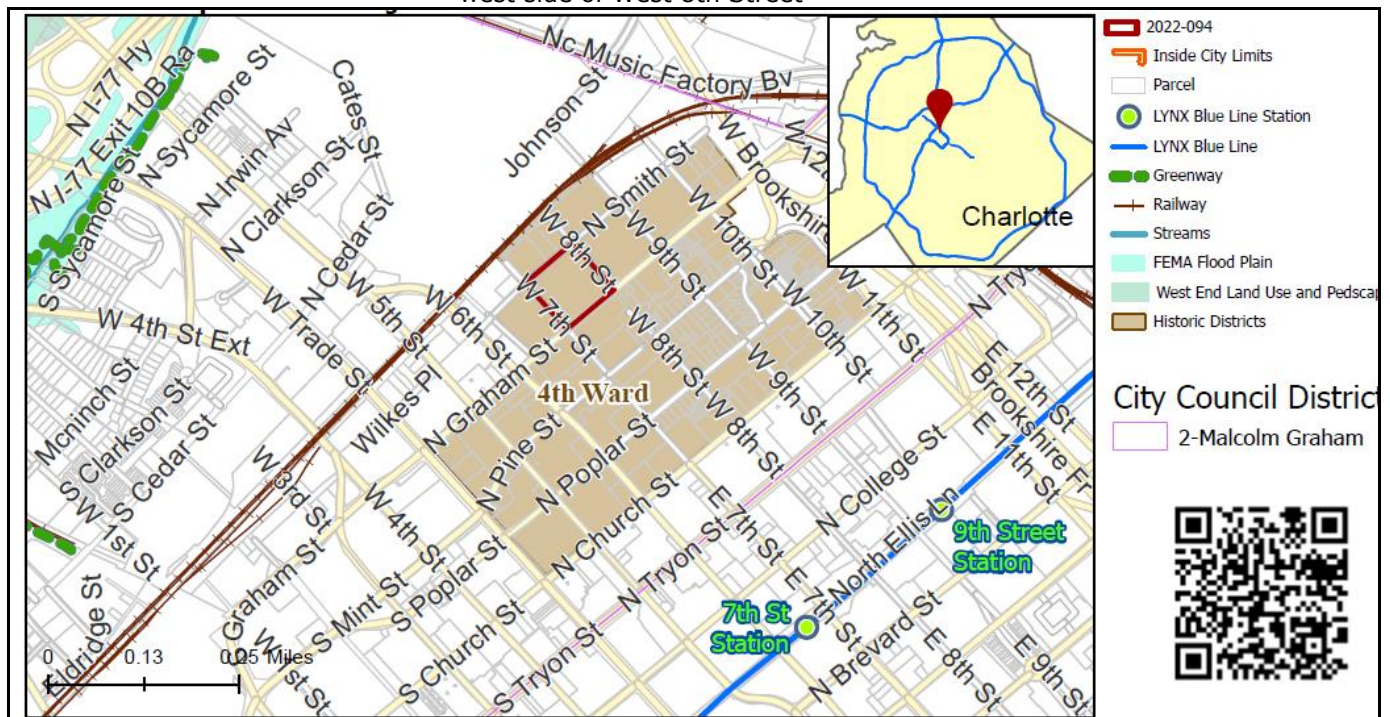


REQUEST

Current Zoning: UR-2 HD (urban residential, historic district)
Proposed Zoning: UMUD HD (uptown mixed-use, historic district)

LOCATION

Approximately 3.58 acres bound by the north side of North Graham Street, south side of North Smith Street, east side of West 7th Street, and west side of West 8th Street



SUMMARY OF PETITION

The petition proposes to allow all uses in the UMUD zoning district on a parcel currently developed with multi-family residential uses.

PROPERTY OWNER

CCC Uptown Gardens, LLC c/o Chaucer Creek Capital

PETITIONER

CCC Uptown Gardens, LLC c/o Chaucer Creek Capital

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 2.

Rationale for Recommendation

- Located in the 4th Ward Historic District in Uptown, this site is adjacent to dense mixed-use developments to the south and west as well as parcels singularly utilized for multi-family residential uses to the north and east. These uses are reflected in the adopted Regional Activity Center and Neighborhood 2 Place Types that surround the site.
- A significant portion of this site is underutilized as surface parking and the existing zoning district limits uses to predominantly residential development. The rezoning of this parcel to UMUD would allow for denser mixed-urban uses which is a more appropriate fit for a parcel in this Uptown area.

- Although the UMUD district typically allows for the greatest intensity of uses and design of the current zoning districts, any future plans on this site must adhere to the standards of the Historic District Commission. Subsequently, proposed designs for new structures on the site will be scrutinized to ensure contextual synchronicity with the 4th Ward Historic District.
- Because of the high design standards associated with UMUD and the Historic District Commission reviews this site will be subject to, a conditional rezoning was not necessary for this petition.
- The site is adjacent to multiple parcels that host various uses and are zoned UMUD and MUDD.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 to Regional Activity Center for the site.

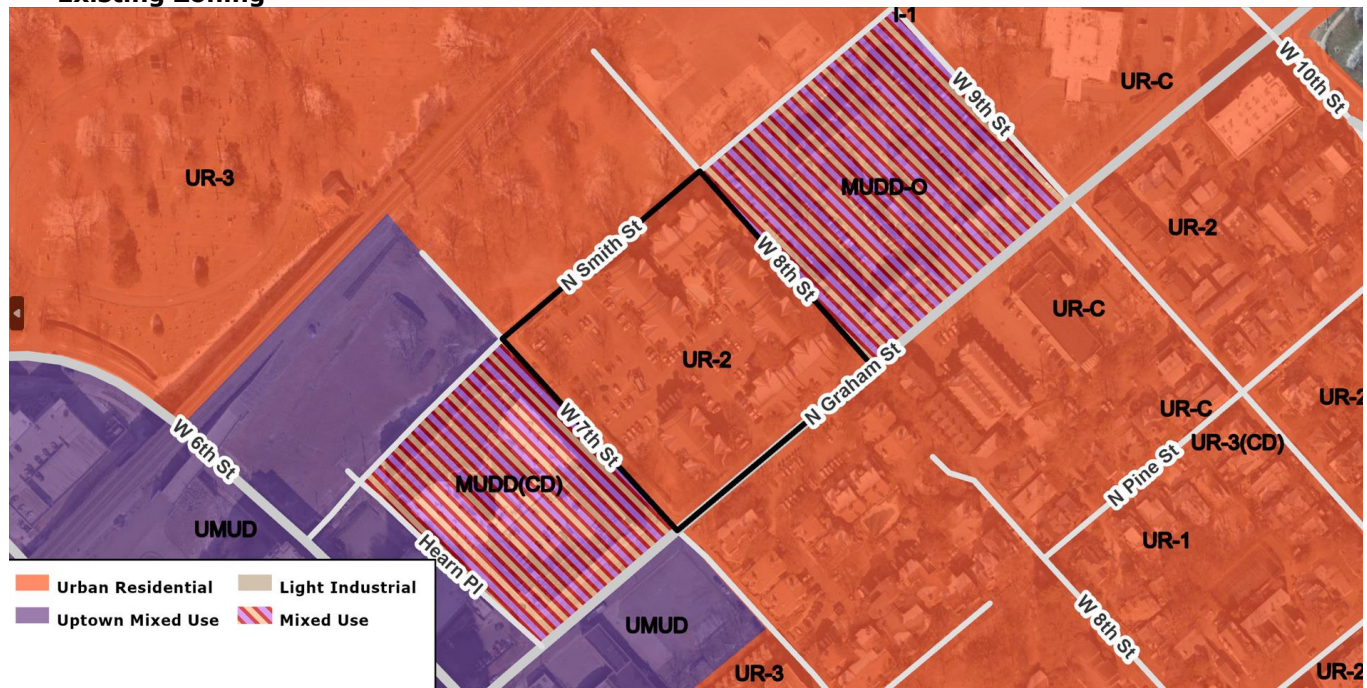
PLANNING STAFF REVIEW

Proposed Request Details

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

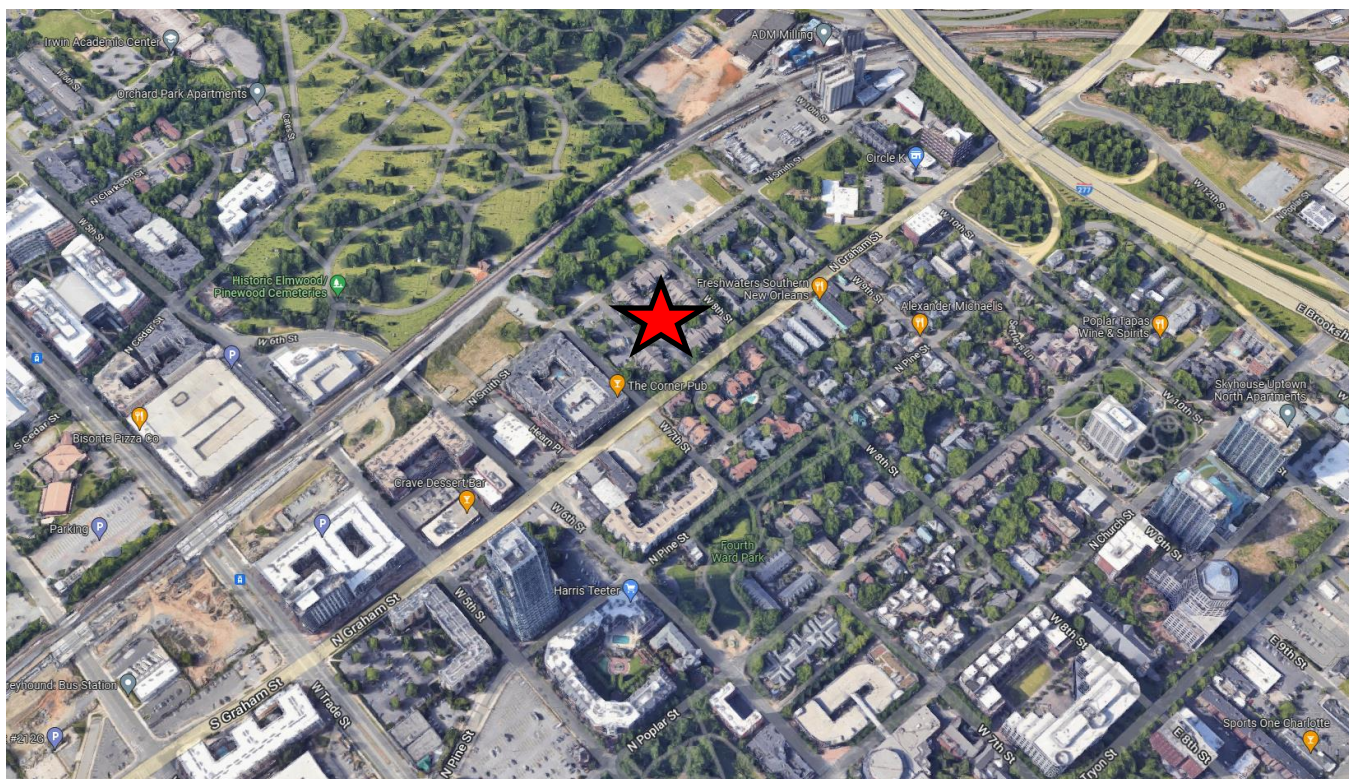
- Allows all uses in the uptown mixed-use district.

Existing Zoning



- The site is currently zoned UR-2 and is in an area with UMUD, MUDD, UR-C, UR-1, UR-2, and UR-3 zoning districts.

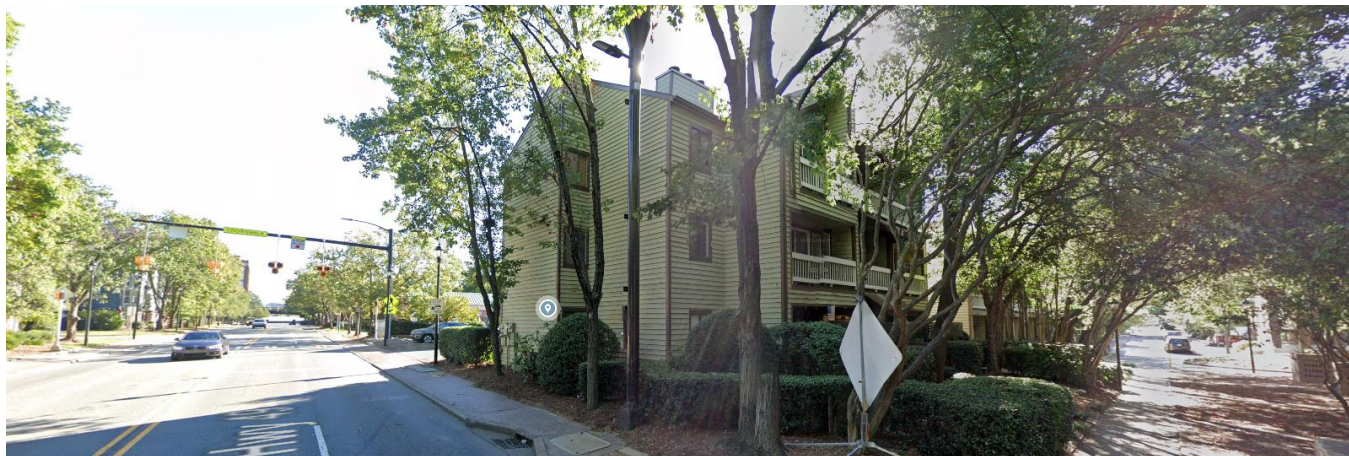
Existing Zoning	Translated Zoning	Recommended Place Type
UR-2 (urban residential)	N2-B (neighborhood 2, B)	Neighborhood 2



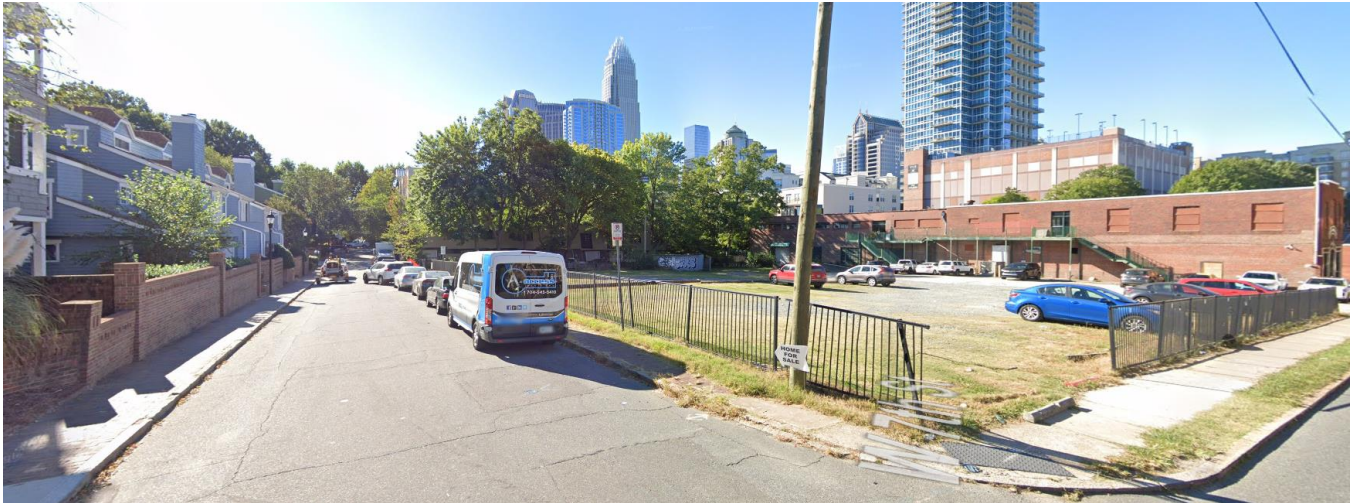
- The subject site is denoted with a red star and is in an area with multi-family residential, institutional, office, retail, open space, and mixed-uses.



- North of the site are multi-family residential uses.



- East of the site are multi-family residential uses as well as some commercial uses just further north along Graham Street.

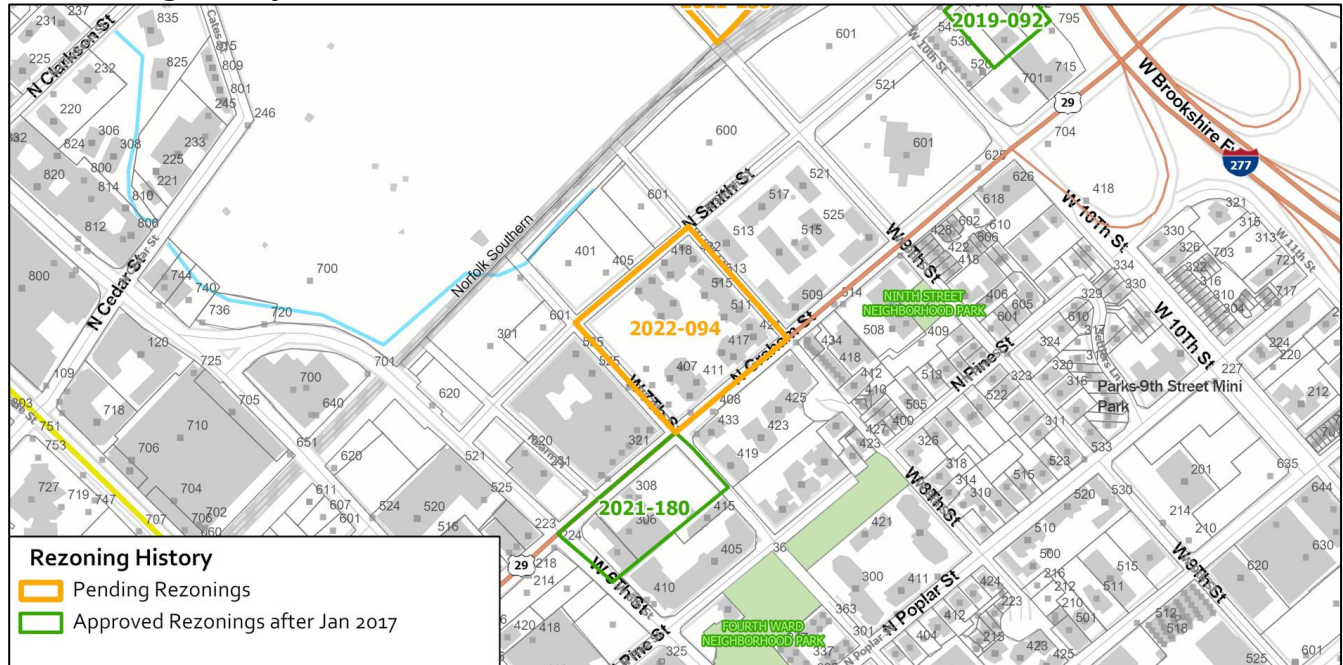


- South of the site is a vacant lot adjacent to mixed-uses, on an area that was rezoned to UMUD as petition 2021-180. There are also multi-family residential uses south of the site.



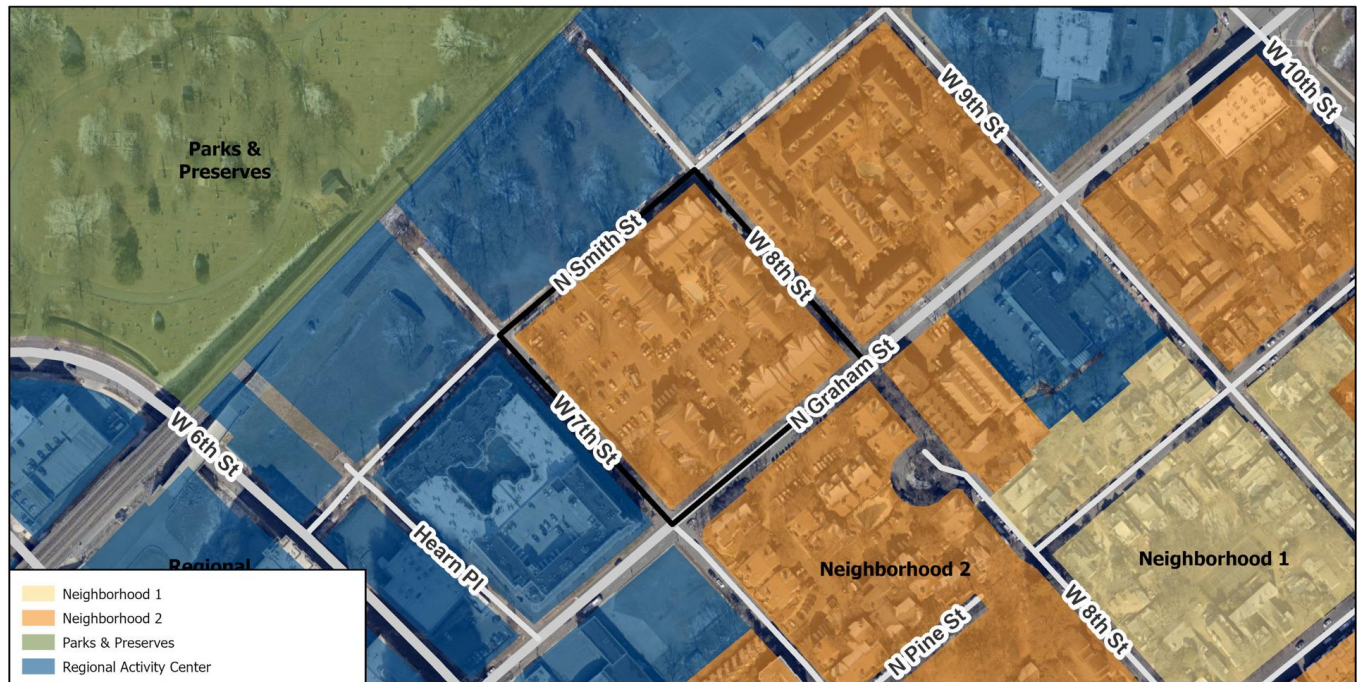
- West of the site is a mixed-use development with commercial uses on the ground floor and residential uses on the upper floors.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-092	Rezoned 0.98 acres from I-1 HD-O to UMUD-O HD-O.	Approved
2021-180	Rezoned 1.7 acres from UR-3 HD to UMUD HD.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends Neighborhood 2 for the site.

• TRANSPORTATION SUMMARY

- The site is located on the west side of North Graham Street, a State-maintained major throughfare north of West 7th Street, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

• Active Projects:

- There are no active projects near the site.

- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 845 trips per day (based on 120 multi-family units).
 - Entitlement: Too many uses to determine trip generation.
 - Proposed Zoning: Too many uses to determine trip generation.

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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **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:** 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.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902