Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-041

October 7, 2025

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. (Council District 1 – Anderson)
PETITIONER	Concord Charlotte Uptown, 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:

To Approve:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Regional Activity Center Place Type.

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

- 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.

Motion/Second:	Stuart / Shaw
Yeas:	Stuart, Show, Welton, McDonald, Millen, Caprioli, Gaston, and Welton
Nays:	None
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chairperson Welton thanked staff for the additional information about the hotel renting off-site parking.

There was no further discussion of this petition.

PLANNER

Maxx Oliver (704) 336-3571