



Zoning Committee

REQUEST

Current Zoning: UMUD (uptown mixed use)
Proposed Zoning: UMUD-O (uptown mixed use, optional)

LOCATION

Approximately 0.36 acres located on the south side of South Brevard Street, east of 4th Street.
(Council District 1 - Egleston)

PETITIONER

BPR Properties, 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:

The petition is found to be consistent with the *Charlotte Center City 2020 Plan* and the *Brevard Street Land Use & Urban Design Plan* for use and intensity of development, but is inconsistent with specific design recommendations, based on the information from the staff analysis and the public hearing, and because:

- The *Charlotte Center City 2020 Plan* recognizes Center City as the central economic engine and diversified employment hub of the region, and encourages enhancement of the pedestrian environment through use of visual improvements as one means to identify, support, and retain retail and business activities; and
- The *Brevard Street Land use & Urban Design Plan* recommends mixed use multi-family, office, and retail uses in a walkable form for the area in which the subject property is located, and provides specific streetscape and setback guidelines for properties along this segment of South Brevard Street.

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 proposed development supports the land use recommendations of the *Charlotte Center City 2020 Plan* and the *Brevard Street Land Use & Urban Design Plan* for high intensity mixed use development; and
- The proposed development supports the activation of Brevard Street as envisioned in the *Brevard Street Land Use & Urban Design Plan*; and
- The requested modifications to the building setback and upper story step backs allow a small parcel with limited depth to be developed while supporting the overall design intent of street activation and pedestrian-scaled building form.

Motion/Second: McClung / Samuel
Yeas: Fryday, Gussman, Ham, McClung, McMillan,
Samuel, and Watkins
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Charlotte Center City 2020 Plan* and the *Brevard Street Land Use & Urban Design Plan* for use and intensity of development, but is inconsistent with specific design recommendations. All the outstanding issues have been addressed.

A commissioner asked if the number of columns intruding into the 26-foot setback on Brevard Street has been reduced; staff responded that it was reduced from 8 to 7. Another commissioner noted that the columns are set back only 16 feet, with the first floor building enclosure back to 26 feet. The upper floors are stepped back 16 feet, giving them extra building area at the expense of the pedestrian experience. The commissioner commented that they still think it works, but that we should pay attention to this matter.

There was no further discussion of this petition.

PLANNER

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