



June 9, 2026

City of Charlotte
Planning, Design & Development Department
Planning Commission

RE: Innovative Standards Request – Parking and Bicycle Parking Modifications
River District – Residential District
Rezoning Petition 2016-056 (MX-2 Innovative)

To Whom It May Concern:

On behalf of Crescent River District, LLC, we respectfully request approval of Innovative Standards pursuant to the MX-2 Innovative zoning provisions applicable to the River District Residential District under Rezoning Petition 2016-056.

The proposed development includes a private recreational amenity complex intended exclusively for the use of The River District residents and their guests. The amenity area will include an approximately 3,500-square-foot clubhouse, a 5,000-square-foot swimming pool, one tennis court, two pickleball courts, and supporting site improvements. The proposed amenity is located off Hollow Branch Road on parcel ID 11328151.

Off-Street Parking Reduction Request

Based on the applicable ordinance parking requirements, the amenity complex would require a total of seventy-four (74) parking spaces, consisting of eighteen (18) spaces for the clubhouse, fifty (50) spaces for the swimming pool, two (2) spaces for the tennis court, and four (4) spaces for the pickleball courts.

Crescent River District, LLC respectfully requests approval to provide forty (40) off-street parking spaces in lieu of the required seventy-four (74) spaces.

The proposed amenity is a private neighborhood facility and is fundamentally different from a public or commercial recreation use. Access is restricted to residents and their guests and therefore serves a finite user population within the surrounding residential neighborhoods.

The amenity site is located within the River District community and is connected to the development's extensive pedestrian and trail network. The River District has been designed around a master trail plan that provides connectivity between neighborhoods, open space areas, recreational facilities, and community destinations. The amenity site will include a trailhead connection to this network, allowing residents to conveniently access the facility by walking, running, bicycling, or other non-vehicular means.

Additionally, supplemental parking opportunities exist within the adjoining residential neighborhoods. On-street and off-street parking is available within the completed Basswood neighborhood, and additional parking opportunities will be available within the adjacent River North neighborhood, which is currently under construction, and the future Windward neighborhood. These nearby parking resources provide additional capacity during occasional peak-use periods while remaining within walking distance of the amenity complex.

The ordinance parking requirement does not fully recognize the unique operational characteristics of private HOA amenities and results in a parking supply that significantly exceeds anticipated demand. Given the private nature of the facility, the extensive pedestrian and trail connectivity throughout River District, and the availability of supplemental parking within adjacent neighborhoods, the proposed forty (40) parking spaces are expected to adequately accommodate anticipated demand.

Approval of the requested parking reduction will reduce unnecessary impervious surface area, preserve additional open space and existing tree canopy, improve site efficiency, and further the innovative planning and sustainability objectives envisioned by The River District.

Bicycle Parking Modification Request

The development is required to provide four (4) short-term bicycle parking spaces and two (2) long-term bicycle parking spaces.

Crescent River District, LLC respectfully requests approval to substitute the two (2) required long-term bicycle parking spaces with two (2) additional short-term bicycle parking spaces, resulting in a total of six (6) short-term bicycle parking spaces and no long-term bicycle parking spaces.

This request is based on the anticipated use patterns of the private residential amenity. The clubhouse, pool, tennis court, and pickleball courts are intended to serve residents and their guests for short-duration recreational activities. Users accessing the amenity by bicycle are expected to park for limited periods while utilizing the recreational facilities and then return to their residences.

Given the nature of the use, demand for secure long-term bicycle storage is anticipated to be minimal. Residents who regularly bicycle to the amenity have access to bicycle storage at their homes and are unlikely to require long-term bicycle parking at the amenity site. Conversely, short-term bicycle parking located near the clubhouse and recreational facilities is expected to experience greater utilization and provide a more convenient accommodation for residents and guests.

The requested modification maintains the overall intent of the ordinance by encouraging bicycle access to the amenity while providing bicycle parking facilities that better reflect the operational characteristics and anticipated usage patterns of a private neighborhood recreational facility. The proposed six (6) short-term bicycle parking spaces will provide a more practical and effective bicycle parking solution than the required combination of four (4) short-term and two (2) long-term spaces.

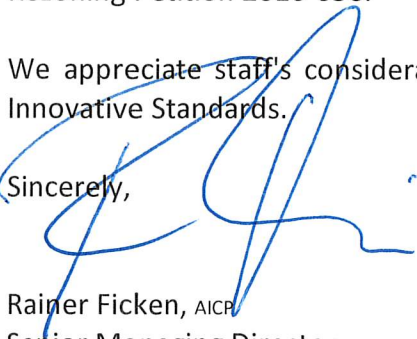
Conclusion

We respectfully request approval of these Innovative Standards. Specifically, Crescent River District, LLC requests approval of (i) a reduction in required off-street parking from seventy-four (74) spaces to forty (40) spaces and (ii) the substitution of two (2) required long-term bicycle parking spaces with two (2) additional short-term bicycle parking spaces, resulting in a total of six (6) short-term bicycle parking spaces.

Collectively, these requests reflect the unique characteristics of a private residential amenity that is integrated into the River District's extensive trail, sidewalk, and open space network. Approval will reduce unnecessary impervious surface area, preserve additional open space/tree save, encourage active transportation, and further the innovative planning objectives established for River District under Rezoning Petition 2016-056.

We appreciate staff's consideration of this request and respectfully seek approval of the proposed Innovative Standards.

Sincerely,



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