

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: SouthPark Towers PropCo, LLC
Rezoning Petition No. 2022-147

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on January 26, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Wednesday, February 8th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had twenty-seven (27) total attendees at the start of the meeting, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Brian McAlpine, as well as by Petitioner's agents Melanie June with Lincoln Harris, Nate Doolittle with LandDesign, Hal Shute with LS3P, Michael Wickline with DRG, and Collin Brown, Brittany Lins, and Lisa Larkins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials and street views of the approximately 9.94-acre site bound by the south side of Fairview Road, east side of Piedmont Row Drive South, and the north and west side of Barclay Downs Drive, known as the existing SouthPark Towers office buildings and structured parking facilities. Mr. Brown explained that the goal of rezoning the site is to reinvest in the area and upgrade areas that are outdated such as surface parking and a large motor-court.

Mr. Brown explained that there are often many competing considerations that a developer must take into account, including transportation requirements, environmental constraints, council priorities, and community feedback. He stated that this property is already owned by the Petitioner, an entity related with Crestlight. The property is currently zoned O-3 (highest intensity office) which accommodates the existing SouthPark Towers office buildings and allows a significant amount of density and tall buildings. Much of the surrounding properties are zoned to the MUDD-O (Mixed Use Development – Optional), which is the same district being requested in this rezoning. Mr. Brown further explained that the City is going through a transition to a new zoning ordinance, known as the Unified Development Ordinance (UDO) which will

automatically translate most sites to new UDO zoning districts, including this site. The property will automatically translate from the O-3 zoning district under the current zoning ordinance to the OFC office placetype under the UDO upon the effective date as a “placeholder” district. The recently-adopted 2040 Policy Map, on the other hand, recommends the Regional Activity Center (RAC) placetype, which promotes a mixture of higher density uses. He showed an excerpt of the RAC district under the UDO, which is described as “intended to accommodate major employment locations, cultural destinations, and mixed-use development that serves both local and regional markets. High-density residential uses are appropriate...to facilitate vertical mixed-se development.”

Mr. Brown explained that although the rezoning is being requested under the current ordinance prior to the effective date of the UDO, the Petitioner’s team is incorporating some of the vision of the RAC placetype, such as the proposed building height with bonus provisions. Buildings in the RAC zoning district have a base maximum height of 150 feet and are permitted to be constructed up to 275 feet in building height with the use of bonus provisions. The existing SouthPark Towers buildings are approximately 210 feet tall. The rezoning request is for up to 220 feet of building height to allow some flexibility in height calculations as well as to allow new construction with generally consistent height to existing conditions.

The proposed rezoning is for the MUDD-O (mixed use – optional) zoning district to accommodate a maximum of 112,000 square feet of medical office uses (which may be converted to hotel rooms), 300 multi-family residential units, and 25,000 square feet of retail/personal service/EDEE uses in addition to the already exiting office and retail/EDEE uses in the SouthPark Towers buildings, which would remain. The new medical office or hotel development is proposed at the corner of Fairview Road and Piedmont Row Drive, which is currently a surface parking lot, and the multi-family new development is proposed either potentially on top of or in replacement of one or both of the existing parking structures.

Mr. Hal Shute spoke to the concept plan, explaining that the site was originally designed as a suburban office park but SouthPark has since urbanized. The purpose of the redevelopment is to reinvigorate the site and make use of the less desirable areas, creating animated urban open spaces to help active the area.

Mr. Brown explained the Petitioner’s commitment to connect to and incorporate the SouthPark Loop into the project. The Petitioner views the Loop as a positive amenity for the site and supports having enhanced pedestrian crossings. This proposal would bring retail and activated open spaces with outdoor seating to create a destination on the Loop, adding energy to the Fairview frontage and improved pedestrian infrastructure to support the Loop.

Mr. Nate Doolittle emphasized the loop commitments and explained the adjacent Liberty development also included plans for the Loop. The Petitioner’s team is in the process of confirming ownership and control of the adjacent roadways and confirming that the Petitioner is making commitments they can execute as related to the Loop.

Mr. Brown concluded the presentation by explaining the rezoning timeline which started in Summer 2022, was processed in December 2022, and could result in a public hearing in March and decision in April, at the earliest, but more time may be needed to continue coordinating with neighborhood organizations and finalizing the traffic study. The virtual meeting was then opened for discussion via the “chat box” function and “raise hand” function on Zoom:

An attendee asked about increased traffic and maintenance for the privately maintained portion of Piedmont Row Drive, including concerns about cut-through traffic and wear-and-tear on the private road. The Petitioner’s team responded that the traffic study will show the anticipated traffic through that area. CDOT’s goal is to find ways to take traffic off of congested major thoroughfares like Fairview Road and

provide more alternative connectivity pathways, so it is unlikely that CDOT will allow restrictions through Piedmont Row Drive but the Petitioner's team will make sure that they are providing access to other locations and promoting a multi-access strategy to distribute traffic. The Petitioner's traffic engineer confirmed that CDOT is aware of the private street status and that the Petitioner will take a conservative approach to provide adequate mitigation measures for other intersections to account for the concerns about the private street.

In response to a clarifying question about the Loop, the Petitioner's team and other SouthPark attendees confirmed that the Loop is a pedestrian multi-modal pathway only, not vehicular. The Loop route was established 2 years ago during the CNIP planning process.

An attendee asked how parking would be handled for the existing office tenants and retail patrons during the interim construction phase if the parking garages are torn down and replaced with apartments. In response, the Petitioner's team stated that the tenants on site will require parking so the Petitioner would evaluate ways of either maintaining existing parking through constructing or securing off-site parking for the interim construction period.

In response to a question about affordable housing, the Petitioner's team stated that the proposal is currently for all market-rate residential units but they recognized the affordable housing priorities and concerns of several council members.

An attendee asked about the amount of area that would be left as non-hardscape. In response, the Petitioner's team stated that most of the area planned for redevelopment is already hardscape in the form of the existing parking lot and motor-court. The areas where greenspace is being replaced with new construction is offset by the activation of the outdoor area and making the existing greenspace more inviting and interesting. The rezoning will exceed the open space requirements of the Ordinance.

An attendee spoke of the importance of the Loop commitment and thanked the Petitioner for their efforts. In response to his question about the proposed height as compared to the existing Barclay building, the Petitioner's team estimated that the approximately 8-story building was at least 120 feet tall. In response to his follow-up question about the interaction between the proposed new multi-family construction and the adjacent apartment development, the Petitioner's team confirmed that the adjacent construction was designed based on the parking decks that are on the site currently with minimum openings for those apartments facing toward the parking deck. The area in between the two buildings would likely be treated as the back of the project with an alleyway and adjacent apartments facing out toward Liberty Row Drive rather than toward the parking deck and/or new multi-family construction. The Petitioner's team stated that the proposed multifamily building would likely be taller than the existing adjacent building so the new construction residential units would not be looking directly into the Liberty apartments.

The meeting concluded at approximately 6:20 p.m. with no further questions or comments from the community.

Respectfully submitted this 13th day of February 2023.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US

2022-147	ORGANIZATION NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-147	Asbury Hall Homeowners Association	Daniel	Morrison	1834 ASBURY HALL CT		CHARLOTTE	North Carolina	
2022-147	Asbury Hall Homeowners Association	Tom	Girkins	1828 Asbury Hall Ct.		Charlotte	North Carolina	28209
2022-147	Barclay Downs Homeowners Association	Anna	Wilder	3301 Femciff Rd.		Charlotte	NC	28211
2022-147	Barclay Downs Homeowners Association	Becky	McGrath	3200 Glen Terrace		Charlotte	NC	28211
2022-147	Barclay Downs Homeowners Association	Brian	Gesing	3301 Femciff Rd.		Charlotte	NC	28211
2022-147	Barclay Downs Homeowners Association	Derek	Ditner	3831 Barclay Downs Dr		Charlotte	NC	28209
2022-147	Barclay Downs Homeowners Association	Melissa	Hovey	3601 Merrifield Road		Charlotte	NC	28211
2022-147	Beverly Woods	Holly	Evans	3812 Lovett Circle		Charlotte	NC	28210
2022-147	Beverly Woods	John	Heffernan	6515 Carborne Chase St		Charlotte	NC	28210
2022-147	Beverly Woods East Civic Association	Teri	Roberts Marshall	3900 Kitley Pl		Charlotte	NC	28210
2022-147	Beverly Woods East Civic Association	Todd	Dunnagan	4017 Meadston Ln		Charlotte	NC	28210
2022-147	Beverly Woods East Civic Association	Dr. Willie	Keaton	721 Governor Morrison Street		Charlotte	NC	28211
2022-147	Closeburn & Glenkirk Neighborhood Association	Leslie	Mueller	5523 Closeburn Rd		Charlotte	NC	28210
2022-147	Closeburn & Glenkirk Neighborhood Association	Roger	Coates	5616 Glenkirk Rd		Charlotte	NC	28210
2022-147	Fairmeadows Neighborhood Association	David	Herran	2918 Eastburn Road		Charlotte	NC	28210
2022-147	Forest Heights Homeowners Association	Hettie	Wright	3230 Sunnybrook Dr		Charlotte	NC	28210
2022-147	Foxcroft	Ericka	Gibson	7114 Old Dairy Lane		Charlotte	NC	28211
2022-147	Foxcroft	Nancy	Bobbit	4615 Curraghmore Road		Charlotte	NC	28210
2022-147	Heatherstone Neighborhood Association	Christine	Woods	3635 Stokes Av		Charlotte	NC	28210
2022-147	Heatherstone Neighborhood Association	Christian	Cidarelli	3643 Barclay Downs Drive		Charlotte	NC	28209
2022-147	Henderson Circle	Drew	Thrasher	6400 Hazelle Drive		Charlotte	NC	28210
2022-147	Laurelwood	Josh	Francis	5725 Carnegie Boulevard		Charlotte	NC	28209
2022-147	Lave South Park	Joseph	Mertes	5128 Valley Stream Rd		Charlotte	NC	28209
2022-147	Madison Park	Olivia	Crowley	3254 Margellina Drive		Charlotte	NC	28210
2022-147	Madison Park	Elizabeth	Goodwin	4943 Park Rd #134		Charlotte	NC	28209
2022-147	Montford Neighborhood	Nancy	Mullins	5400 Wintercrest Ln		Charlotte	NC	28209
2022-147	Page's Pond	Barbara	Pomeroy	4929 Park Phillips Court		Charlotte	NC	28210
2022-147	Paik Phillips Townhomes Owners Association	Ike	Gralinger	6716 Churchill Park Ct		Charlotte	NC	28210
2022-147	Park Phillips Townhomes Owners Association	Mary	Settemlyre	5811 Fairview Rd		Charlotte	NC	28209
2022-147	Park Quail Neighborhood COAlition Neighborhood Association	Ashley	Boensch	2910 Arundel Drive		Charlotte	NC	28209
2022-147	Pleardy Homeowners Association	Phyllis	Strickland	5809 Wintercrest Ln		Charlotte	NC	28209
2022-147	Pleardy Homeowners Association	Wilna	Eury	3040 Eastham Ln		Charlotte	NC	28209
2022-147	Piedmont Row Homeowners Association	John	McCamn	4620 Piedmont Row Dr		Charlotte	NC	28210
2022-147	Selwyn Grove Homeowners Association	Gregory	Underwood	5231 Lila Wood Circle		Charlotte	NC	28209
2022-147	Sharon Woods Homeowners Association	Jeremy	Douglas	3216 Chaucer Dr		Charlotte	NC	28210
2022-147	South Park	Lindsay	Perry	721 Governor Morrison	544	Charlotte	NC	28211
2022-147	Southpark	Tammi	Gilbert	5731 Closeburn Rd		Charlotte	NC	28210
2022-147	SouthPark Association of Neighborhoods (SPAN)	Joey	Bukowski	4020 Sharon Pkwy		Charlotte	NC	28211
2022-147	SouthPark Association of Neighborhoods (SPAN)	Robert	Aulebach	3013 Mountainbrook Road		Charlotte	NC	28210
2022-147	SouthPark Association of Neighborhoods (SPAN)	Sтивен George	Bock	2719 Phillips Gate Dr		Charlotte	NC	28215
2022-147	Southpark Commons	Kim	Byrd	3256 Margellina Drive		Charlotte	NC	28210
2022-147	Spring Valley	Mejani	McLinch	6612 Old Reid Rd		Charlotte	NC	28210
2022-147	Wrencrest Homeowners Association	Maddy	Baer	5617 Fairview Rd		Charlotte	NC	28209

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS.

2022-147	TAXPID	OWNERLASTN	OWNERFIRST	OWNERFIRS	COMWRLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-147	17706106	GT REAL ESTATE USA LLC		ATTN: JIMMY YU		6201 FAIRVIEW RD STE 320		CHARLOTTE	NC	28210
2022-147	17706117	HANFORD-KING PROPERTY PARTNERS LP		C/O WALGREEN CO		PO BOX 1159		DEERFIELD	IL	60015
2022-147	17706225	PIEDMONT ROW DRIVE LLC				4725 PIEDMONT ROW DR STE 130		CHARLOTTE	NC	28210
2022-147	17706226	PIEDMONT ROW DRIVE LLC		C/O W E MCGEE VP		4725 PIEDMONT ROW DR STE 130		CHARLOTTE	NC	28210
2022-147	17706403	FIRST UNION NAT BANK OF NC				PO BOX 36246		CHARLOTTE	NC	28236
2022-147	17706404	CEENTA FAIRVIEW PROPERTIES LLC				6035 FAIRVIEW RD		CHARLOTTE	NC	28210
2022-147	17901171A	JIG REAL PROPERTY LLC		ATTN: RYAN HUTCHESON		4201 CONGRESS ST STE 170		CHARLOTTE	NC	28262
2022-147	17901171B	BANK OF AMERICA		ATTN: CORPORATE REAL ESTATE		NC1-001-03-81		101 N TRYON ST	CHARLOTTE	NC
2022-147	17901173	AT & T COMMUNICATIONS OF	THE SOUTHERN STATES INC			PO BOX 7207		BEDMINSTER	NJ	07921
2022-147	17901179	SOUTHPARK TOWERS PROPOCO LLC		C/O CRESTLIGHT CAPITAL LLC		1001 WOODWARD AVE 5TH FL		DETROIT	MI	48226
2022-147	17901183	CHARLOTTE SP SENIOR HOUSING PROPOCO LLC				ONE TOWN CENTER RD STE 300		BOCA RATON	FL	33486
2022-147	17901184	SOUTHPARK TOWERS PROPOCO LLC		C/O CRESTLIGHT CAPITAL LLC		1001 WOODWARD AVE 5TH FLR		DETROIT	MI	48226
2022-147	17901185	TCD 230 NC FAIRVIEW PROPERTY LLC		C/O TAURUS INVESTMENT HOLDINGS LLC		TWO INTERNATIONAL PLACE STE 2710		BOSTON	MA	02110
2022-147	17901187	TARA OF SOUTHPARK LLC				8832 BLAKENEY PROFESSIONAL DR STE 202		CHARLOTTE	NC	28277
2022-147	17901188	BARCLAY PROPERTIES OF SOUTHPARK LLC				2334 SOUTH 41ST ST		WILMINGTON	NC	28403
2022-147	17901189	SOUTHPARK CHARLOTTE APARTMENTS LP				101 W WORTHINGTON AVE		CHARLOTTE	NC	28203
2022-147	17901190	BARCLAY PROPERTIES OF SOUTHPARK LLC				2334 SOUTH 41ST ST		WILMINGTON	NC	28403
2022-147	17901191	TCD 230 NC FAIRVIEW PROPERTY LLC		C/O TAURUS INVESTMENT HOLDINGS LLC		TWO INTERNATIONAL PLACE STE 2710		BOSTON	MA	02110
2022-147	17902201	LPA CP SOUTHPARK LLC				4201 CONGRESS ST STE 295		CHARLOTTE	NC	28209
2022-147	17902202	BANK OF NORTH CAROLINA		ATTN: MR RICK CALLICUTT		150 THRD AV SOUTH STE 900		CHARLOTTE	TN	37201
2022-147	17902237	FAIRVIEW PLAZA BUILDINGS LLC		C/O AMERICAN ASSET CORPORATION		5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2022-147	17902238	KAGR2 SOUTHPARK 6060 LP				800 W MADISON ST	STE 400	CHICAGO	IL	60607
2022-147	17902239	FAIRVIEW PLAZA BUILDINGS LLC		C/O AMERICAN ASSET CORPORATION		5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2022-147	17902241	H@PARK SOUTH LLC		C/O PEACHTREE HOTEL GROUP		1717 MCKINNEY AVE STE 1900		DALLAS	TX	75202
2022-147	17902252	PHYVIF II CHARLOTTE LLC		C/O PEACHTREE HOTEL GROUP		5607 GLENRIDGE DR STE 430		ATLANTA	GA	30342
2022-147	17902253	FAIRVIEW PLAZA LLC LLC		C/O AMERICAN ASSET CORPORATION		5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210

Exhibit B

January 26, 2022

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Wednesday, February 8th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: SouthPark Towers PropCo, LLC
Petition No.: 2022-147

Dear Charlotte Neighbor:

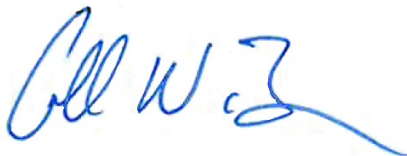
Our firm represents SouthPark Towers PropCo, LLC (the "Petitioner") in its proposal to rezone an approximately 9.94-acre site bound by the south side of Fairview Road, east side of Piedmont Row Drive South, and the north and west side of Barclay Downs Drive, known as the existing SouthPark Towers office buildings. The Petitioner is requesting a rezoning from the O-3 (Office) zoning district to the MUDD-O (Mixed Use Development – Optional) zoning district to accommodate its redevelopment and expansion plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Wednesday, February 8th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location ("SouthPark Towers") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

Exhibit C



Participants (27)



Find a participant



Brittany Lins (Host, me)



CB

collin brown



CB

Collin Brown



AP

anish patel



BG

Bob Gapp



BM

Brian McAlpine



DD

Deborah Dilman



DD

Derek Dittner



DT

Drew Thrasher



HS

Hal Shute




























Hilary Larsen



KP

Kathryn Pearson



L	LCline		
LL	Lisa Larkins		
MW	michael wickline		
NP	Nancy Poe		
ND	Nate Doolittle		
RS	Richard Shine		
RA	robert aulebach		
SS	Sherrie Smith		
	Sydney Day Fanning		
TM	Thad Moore		
TM	Tony Mecia		
W	wilna		



12489300031



17046776725



Melanie June



Exhibit D

REZONING PETITION #2022-147

@ SOUTHPARK TOWERS

SOUTHPARK TOWERS PROPCO, LLC

Official Community Meeting

February 8, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

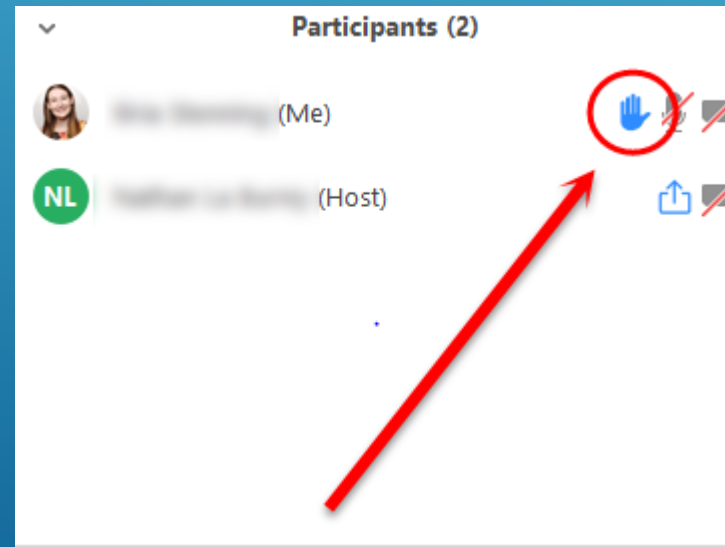
- Introductions
 - Property Location
 - Development Considerations
 - Current Zoning & Land Use Plan Recommendation
 - Proposed Rezoning
 - Conceptual Renderings
 - Potential Rezoning Timeline
 - Questions/Discussion
- 
- Three parallel white lines of varying lengths are positioned diagonally on the right side of the slide, extending from the middle towards the bottom right corner.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Petitioner/Owner: SouthPark Towers PropCo, LLC



Brian McAlpine



Melanie June, Brett Phillips,
& Scott Williams



Lauren Cline



Jim Williams &
Hal Shute

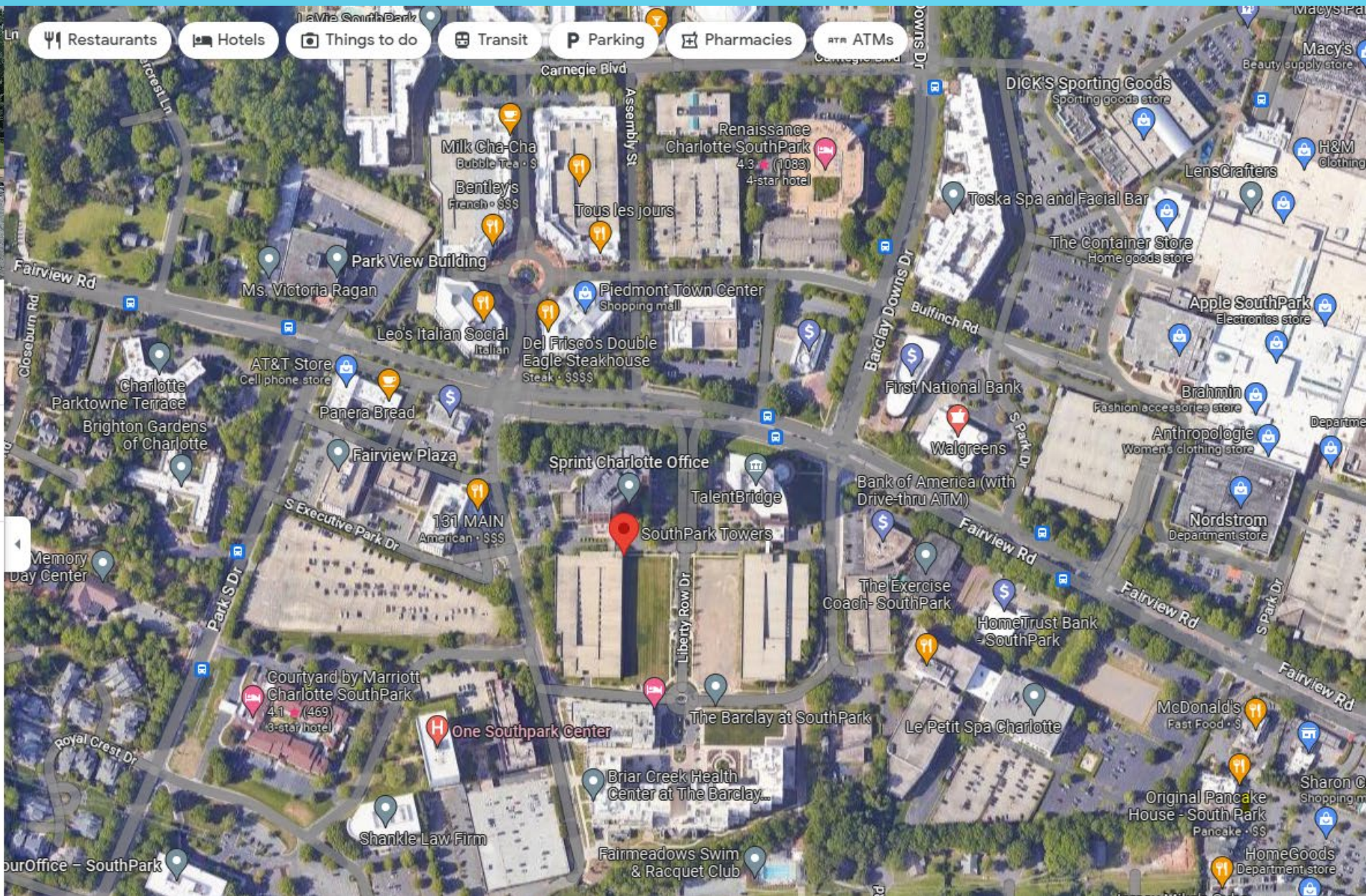


Randy Goddard



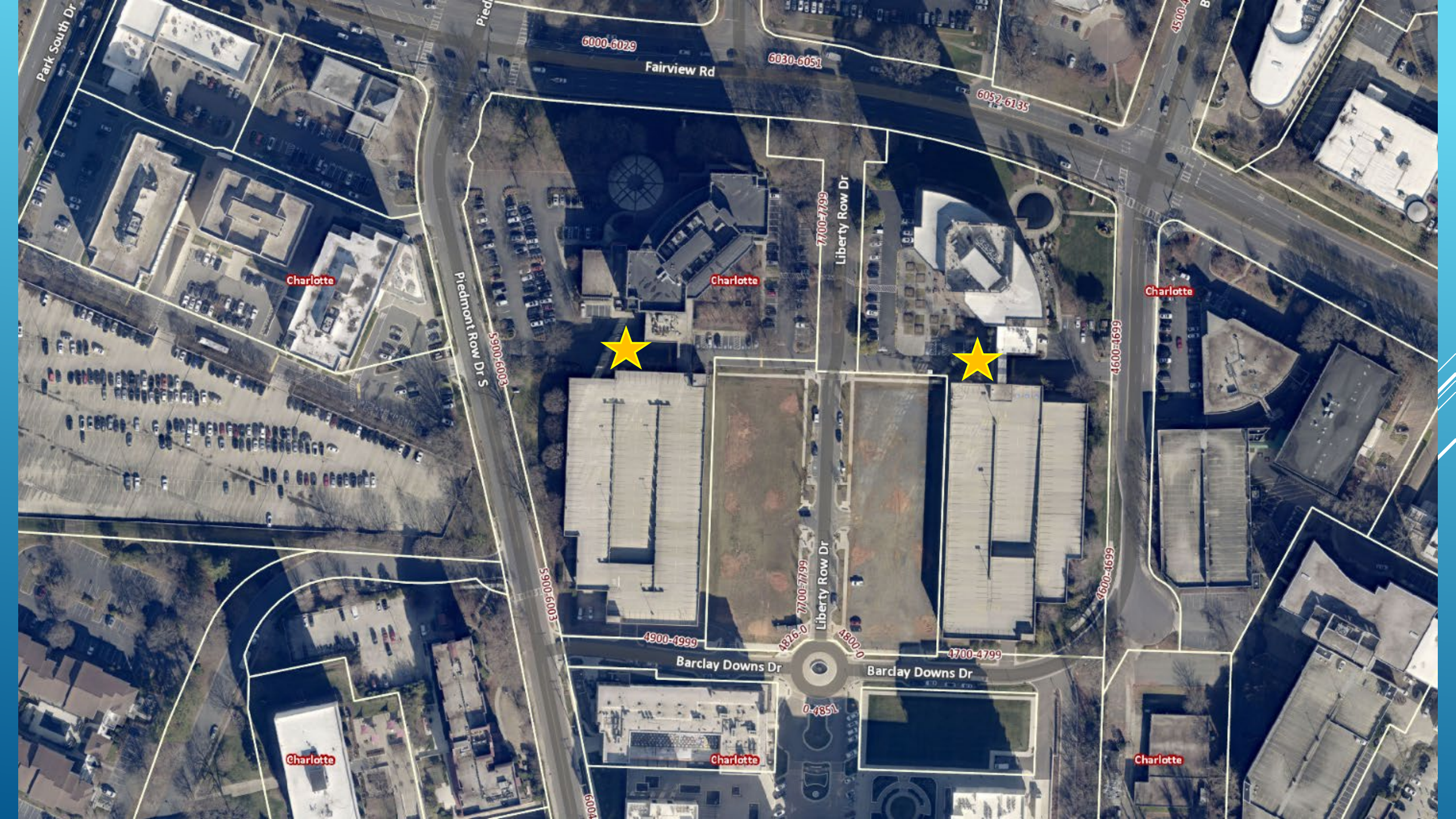
Collin Brown &
Brittany Lins

PROPERTY LOCATION



PROPERTY LOCATION









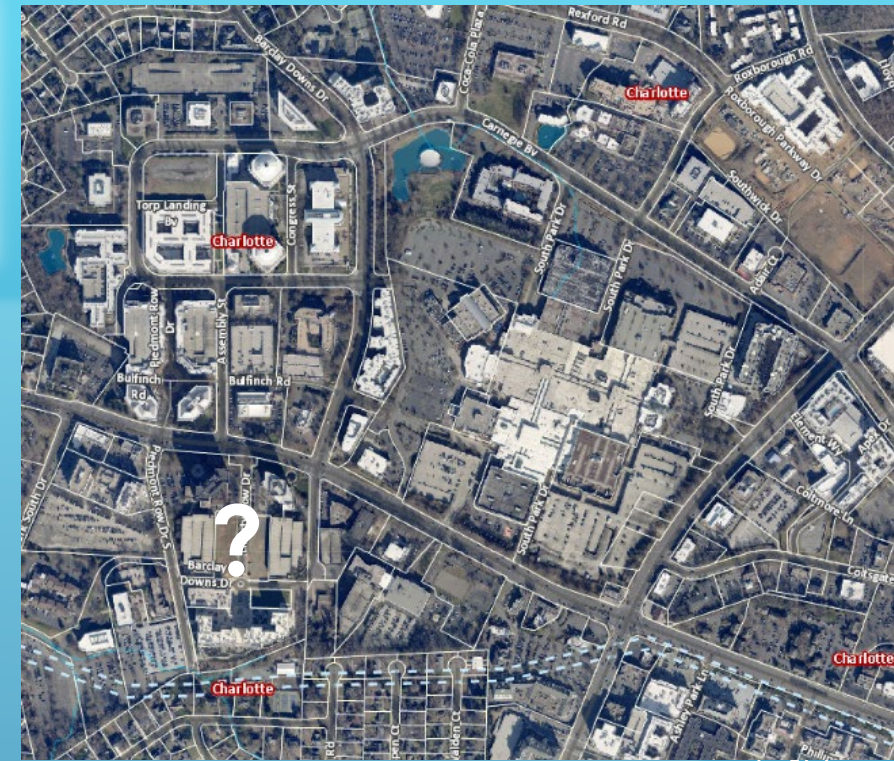


DEVELOPMENT CONSIDERATIONS



DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted Area Plans
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



REZONING PROCESS, GENERALLY



How to identify Conditional Rezoning:

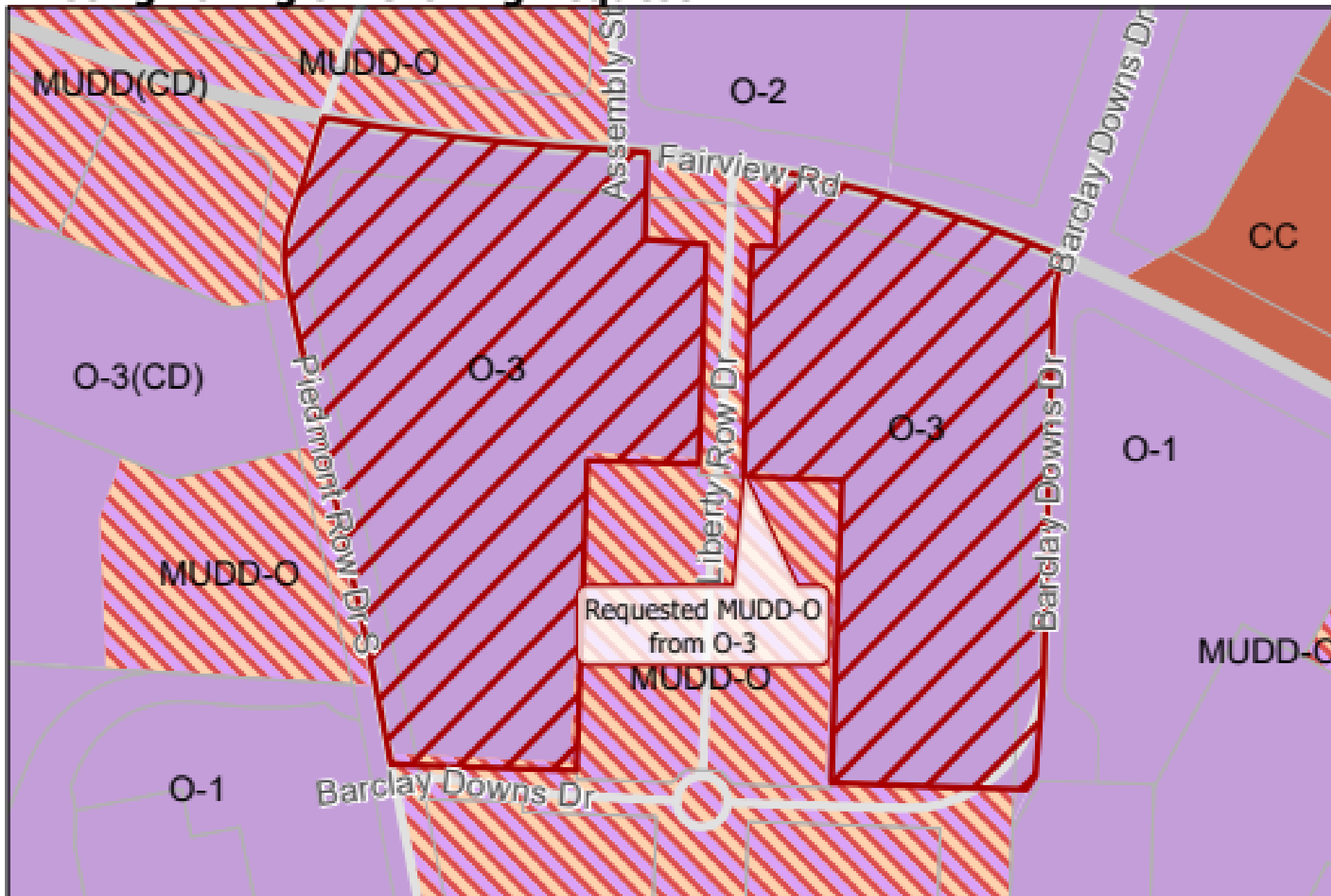
Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

** Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.*

*** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.*

EXISTING ZONING

Existing Zoning & Rezoning Request



 Requested MUDD-O from O-3

Zoning Classification

-  Office
-  Commercial Center
-  Mixed Use

UDO Zoning Translation

Zoning Translation

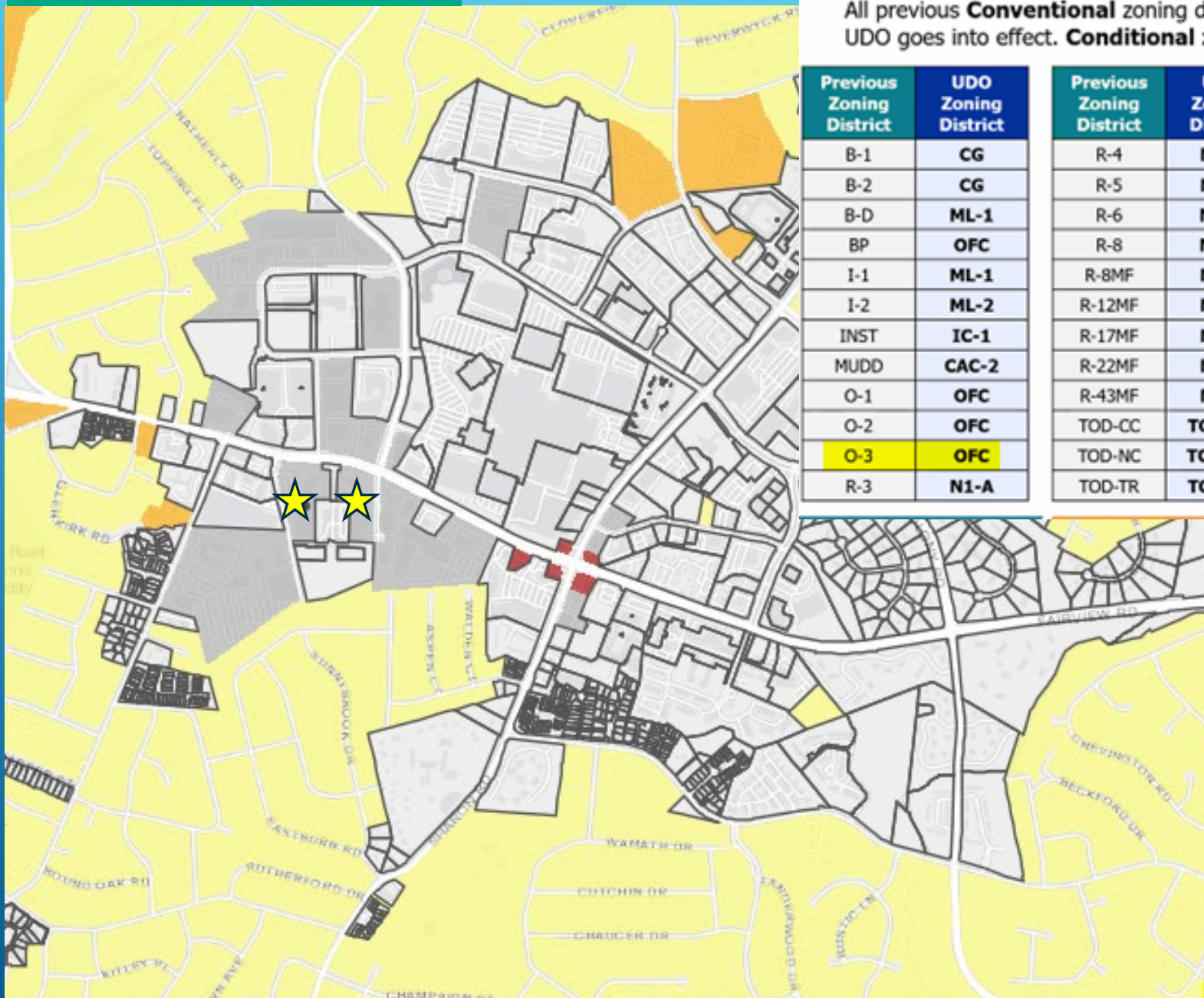
All previous **Conventional** zoning districts will translate to a new UDO zoning district when the UDO goes into effect. **Conditional zoning districts will not change at that time.**

Previous Zoning District	UDO Zoning District
B-1	CG
B-2	CG
B-D	ML-1
BP	OFC
I-1	ML-1
I-2	ML-2
INST	IC-1
MUDD	CAC-2
O-1	OFC
O-2	OFC
O-3	OFC
R-3	N1-A

Previous Zoning District	UDO Zoning District
R-4	N1-B
R-5	N1-C
R-6	N1-D
R-8	N1-D
R-8MF	N2-A
R-12MF	N2-B
R-17MF	N2-B
R-22MF	N2-B
R-43MF	N2-B
TOD-CC	TOD-CC
TOD-NC	TOD-NC
TOD-TR	TOD-TR

Previous Zoning District	UDO Zoning District
TOD-UC	TOD-UC
RE-1	OFC
RE-2	OFC
UMUD	UC
UR-1	N1-E
UR-2	N2-B
UR-3	N2-C
UR-C	N2-C
R-MH	MHP
U-I	ML-1
Conventional base district with PED	NC

Previous Overlay Zoning District	UDO Zoning District
HD	HDO
Airport Zone	District eliminated
AIR	ANDO
MHO	MHO
Mountain Island Lake Watershed Overlays	District eliminated
Catawba River/Lake Wylie Watershed Overlays	District eliminated
Lower Lake Wylie Watershed Overlays	District eliminated
PED	NC (when base district is conventional zoning)
TS	District eliminated



Parcel: 17901184	
ParcelID	17901184
Petition	1994-032
ZoneDes	O-3
SPA	no
Overlay	none
RezoneDate	5/15/1994, 8:00 PM
Classification	OFFICE
Hyperlink	
UDO Zoning	OFC
Acresage	5.658443

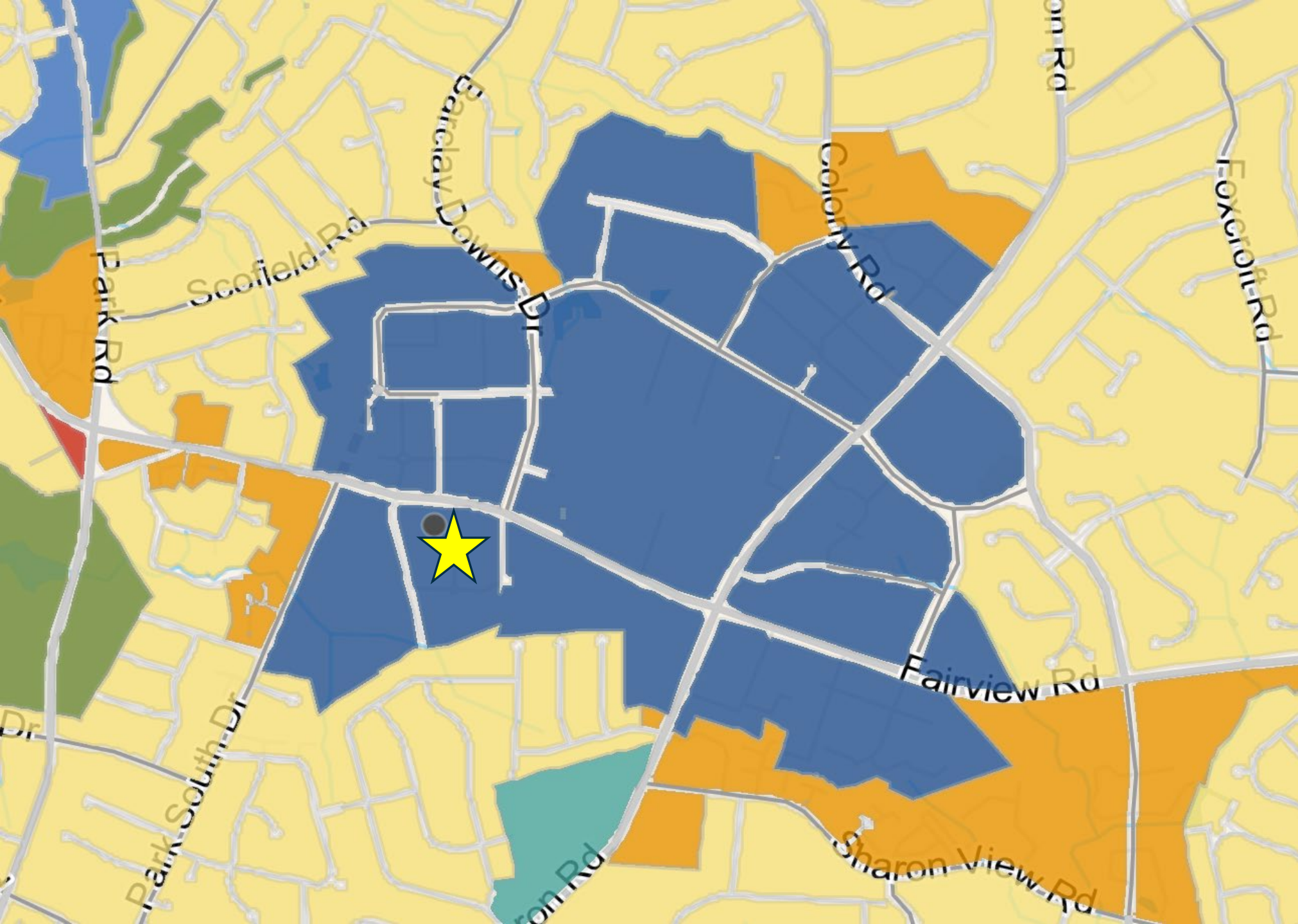
PLAN RECOMMENDATION

CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020



Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

Article 12 contains three zoning districts designed to implement the Comprehensive Plan's Regional Activity Center Place Type. These zoning districts address Uptown and its periphery, as well as other areas of the city that may draw a regional market:

- **RAC Regional Activity Center Zoning District**

The RAC Regional Activity Center Zoning District is intended to accommodate **major employment locations, cultural destinations, and mixed-use development** that serves both the local and regional markets. High-density residential uses are appropriate within the RAC Zoning District, to facilitate vertical mixed-use development. The standards of the RAC Zoning District create a vibrant, urban pedestrian-oriented environment that is characterized by high-quality design and ease of access via transit.

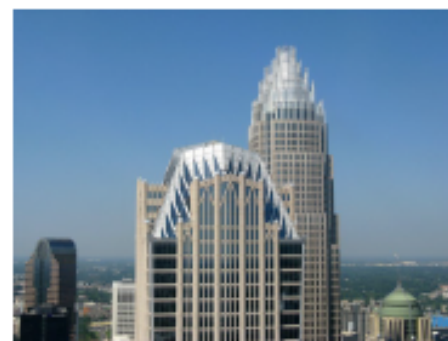
- **UE Uptown Edge Zoning District**

The UE Uptown Edge Zoning District is intended to address **areas of transition** between the high-intensity environment of the Uptown core and adjacent smaller-scale mixed-use areas and urban neighborhoods. Standards encourage high-quality design and the continuation of a walkable pedestrian-orientation, while facilitating mixed-use development that focuses on compatibility with adjacent development.



- **UC Uptown Core Zoning District**

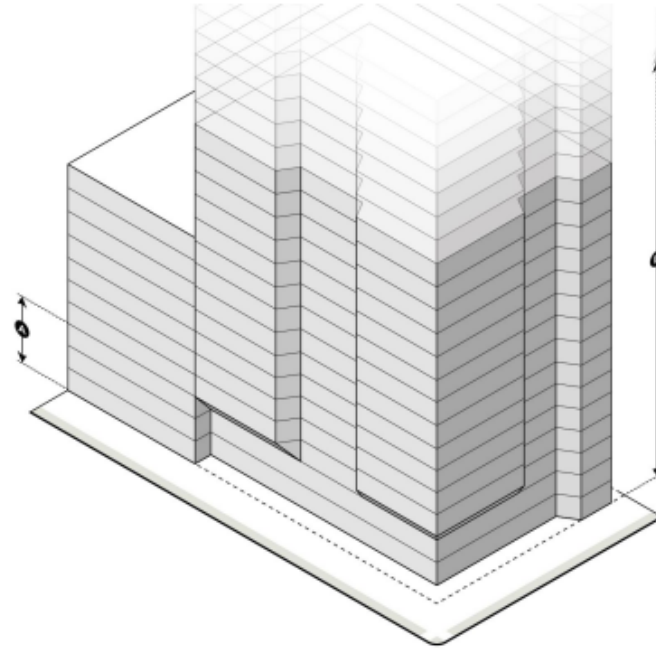
The UC Uptown Core Zoning District is intended to accommodate the **most intense mixed-use development** within the City of Charlotte. Zoning district standards encourage a predominantly vertically mixed-use environment and are focused on supporting a vibrant, pedestrian-oriented, active **city center**. The UC Zoning District requires a high quality of design and encourages building forms that complement the area's existing urban fabric while maintaining a pedestrian orientation and true **24-hour mixed-use environment**.



There are no maximum density standards for residential uses in the Centers zoning districts. Density is controlled only by the types of dwellings allowed and the development standards of the district.

B. Building Height

Building height standards govern the minimum and maximum heights of buildings as applicable and are intended to provide flexibility while maintaining appropriate transitions to adjacent areas.



Regional Activity Center Zoning Districts Building Height Standards				
		RAC	UE	UC
A	Minimum Building Height (feet) ¹	40	24	40
B	Maximum Building Height (feet) ^{2, 3}	150	150	Unlimited
C	Maximum Height with Bonus (feet) (Section 16.3) ^{2, 3}	275	300	

¹ Lots of one-half acre in area or less are exempt from any applicable minimum building height requirements. Buildings of 2,000sf or less of gross floor area are exempt from any applicable minimum building height requirements.

² The height and location of structures may be restricted by the limitations set forth in the Code of Federal Regulations (CFR) Title 14 Part 77: Safe, Efficient Use, and Preservation of the Navigable Airspace. A notice of proposed construction FAA Form 7460-1 must be filed with the FAA for construction or alteration that impacts any of the imaginary surfaces as defined in 14 CFR Part 77, or is more than 200 feet in height above the ground at its site at least 45 days prior to construction. The Aviation Department Planning Division may serve as a point of contact for information regarding building notification requirements and obstruction evaluation.

³ The maximum building height of any structure within 200 feet of residential uses or vacant land in a Neighborhood 1 Place Type is limited as follows: That portion of a structure within the first 100 feet is limited to a maximum of 50 feet in height; that portion of a structure within 100 to 200 feet is limited to a maximum of 65 feet in height. These standards apply only to that part of a structure within the 200 foot distance. This limitation does not apply to public parks of three acres or greater within a Neighborhood 1 Place Type, nor to two or fewer adjacent parcels within a Neighborhood 1 Place Type.

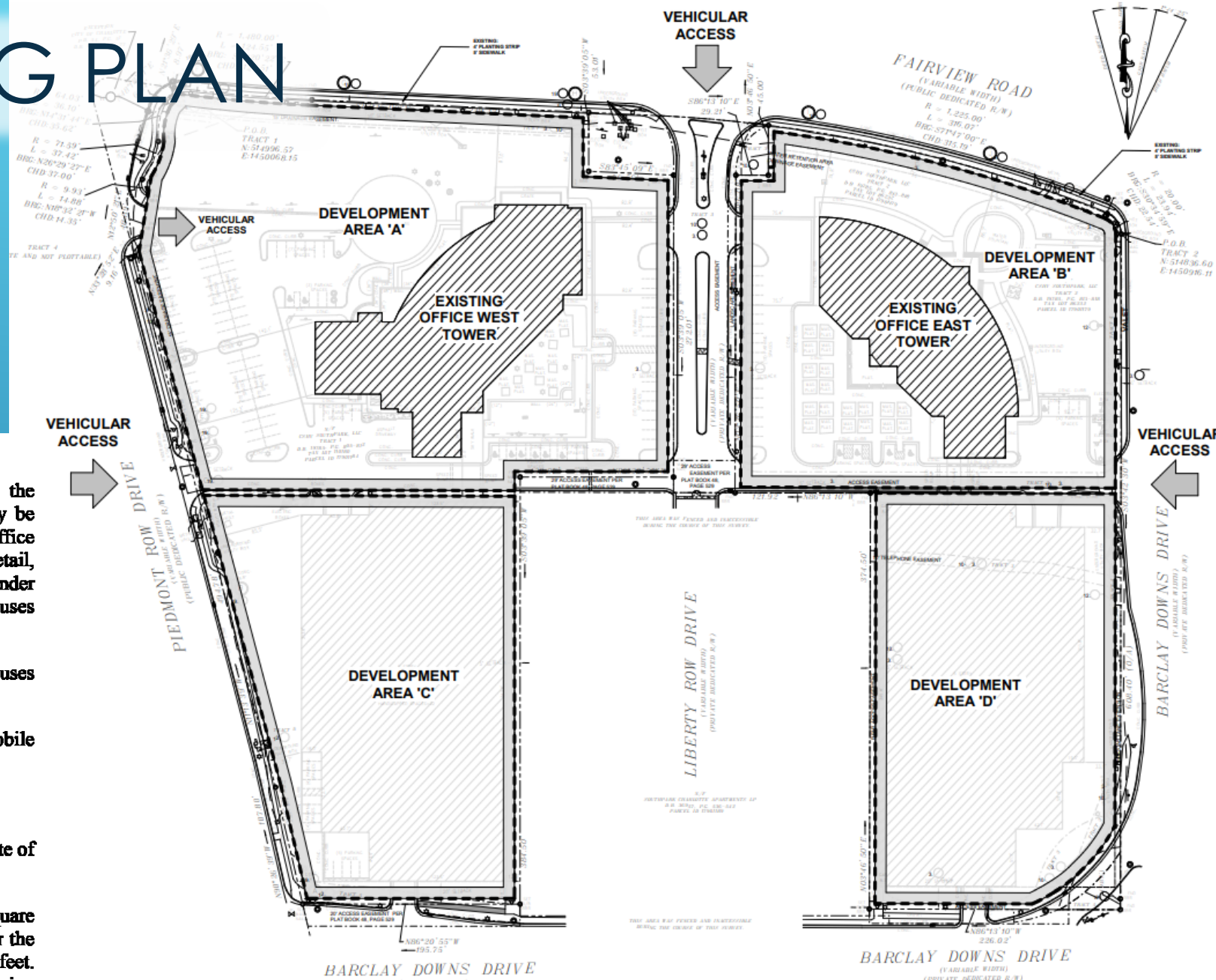
REZONING PROPOSAL

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.

INITIAL REZONING PLAN

Maximum Development and Restrictions

- a. Subject to the restrictions, limitations, and conversion rights listed below, the principal buildings constructed in Development Areas A, B, C, and D may be developed with up to: (i) 112,000 square feet of gross floor area of medical office uses, (ii) 300 multi-family dwelling units, and (iii) 25,000 square feet of retail, personal service, EDEE, and other non-residential uses permitted by right and under prescribed conditions in the MUDD zoning district, along with any accessory uses allowed in the MUDD zoning district.
- b. The site is developed with approximately 535,000 square feet of existing office uses and 13,000 square feet of EDEE uses to remain in existing buildings.
- c. Prohibited Uses: Car washes (except for residential car wash stations); Automobile Service Stations; EDEEs with accessory drive-through service windows.
- d. Conversion Rights:
 1. Unused medical office space may be converted to lodging uses at a rate of 500 square feet to 1 room so converted.
 2. Unused medical office space may be converted to retail at a rate of 1 square foot of medical office to 1 square foot of retail so converted, however the total amount of retail space converted shall not exceed 15,000 square feet. If unused medical office space is converted to lodging, then unused lodging space may be converted to retail at a rate of 1 room to 500 square feet of retail so converted, however the total amount of retail space converted shall not exceed 15,000 square feet.







STUDY 3: DEVELOPMENT DATA

WEST SIDE

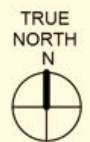
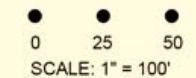
OFFICE @ 3 PER 1000	294,360 GSF
MOB @ 1 PER 600	112,000 GSF
RETAIL @ 5 PER 1000	10,000 GSF
RESIDENTIAL MF @ 1.5 PER UNIT	250 UNITS
PARKING DECK	1,350 SP
SURFACE PARKING	50 SP
TOTAL PARKING PROVIDED	1,400 SP
TOTAL PARKING NEEDED	1,495 SP

EAST SIDE

OFFICE @ 3 PER 1000	239,843 GSF
RETAIL @ 5 PER 1000	7,000 GSF
PARKING DECK	841 SP
SURFACE PARKING	40 SP
TOTAL PARKING PROVIDED	881 SP
TOTAL PARKING NEEDED	755 SP

OVERALL PARKING TOTALS

TOTAL PARKING PROVIDED	2,281 SP
TOTAL PARKING NEEDED	2,249 SP
MUDD REQUIRED	1,328 SP



SOUTHPARK LOOP

SOUTHPARK CNIP PROGRAM UPDATE - ACTIVE

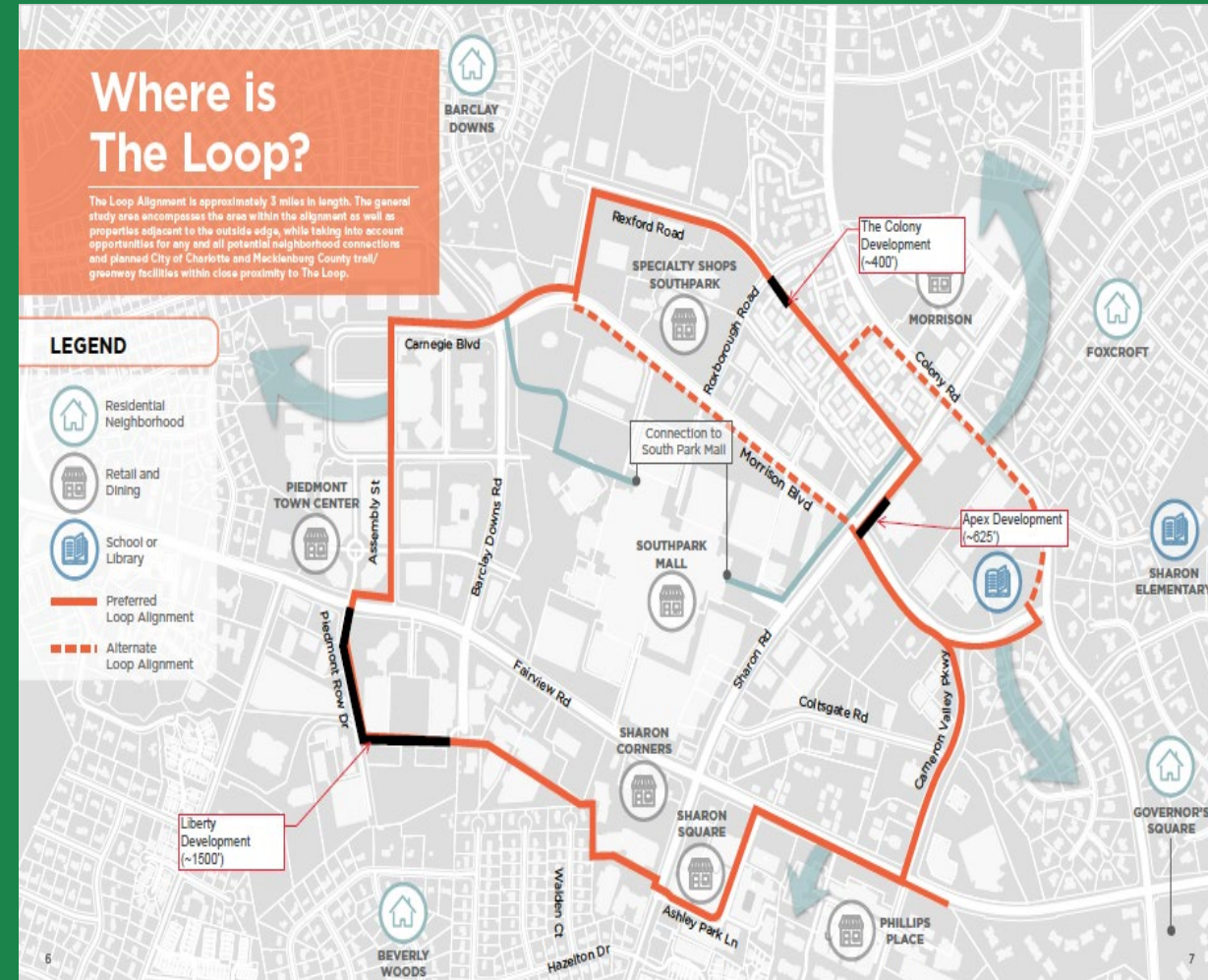
Loop – completed or underway

- Apex Segment (completion Q1 '23)*
- The Colony Segment (completed)*
- Liberty Health Care Segment (waiting for SP Tower rezoning to begin)*
- Streetscape Amenities (benches, bike racks, public art etc.)*

*** CNIP funding provided through a development agreement.**

Loop Segments – pending

- Related (Rezoning)
- SouthPark Towers (Rezoning)
- Apex 2 (Rezoning)



REZONING TIMELINE

Three parallel white lines of varying lengths are positioned in the bottom right corner of the slide, angled diagonally upwards from left to right.

“BEST CASE SCENARIO”

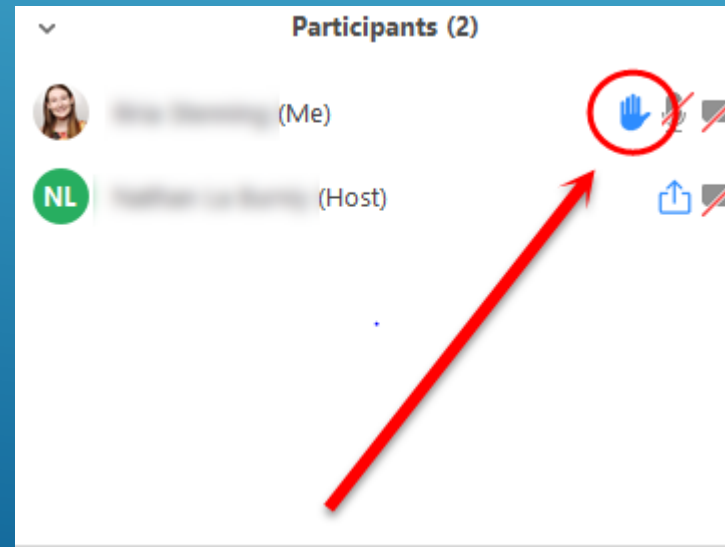
- Initial SPAN Outreach: March 2022
 - Application Submitted: July 2022
 - Application Processed: December 2022
 - **Community Meeting: Today, February 8th**
 - Revised Plan Deadline: February 13th
 - Earliest Possible Public Hearing: March 20th
 - Zoning Committee: April 4th
 - Earliest Possible Decision: April 17th
- 
- A series of three parallel white diagonal lines on the right side of the slide, pointing towards the bottom right corner.

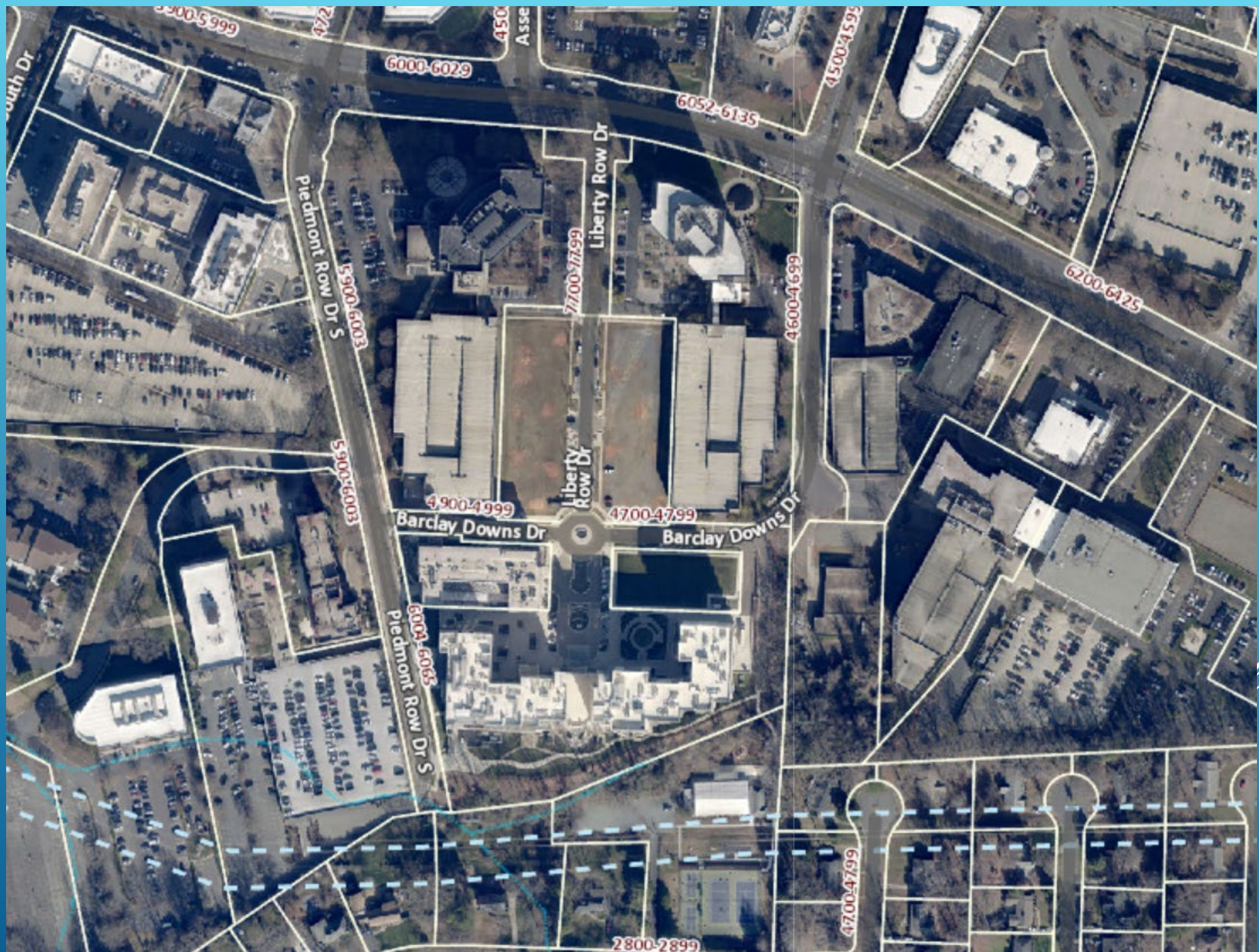
QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud





THANK YOU!