

# Rezoning Petition No. 2023-077

BPR Properties, LLC, Petitioner

Community Meeting

August 29, 2023

# Team

- Birju Patel, BPR Properties, LLC
- Hy Nguyen, DPR Design
- Justin Maxwell, DPR Design
- John Carmichael, Robinson, Bradshaw & Hinson

# Current Rezoning Schedule

- Public Hearing: Monday, November 20, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 5, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 18, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center



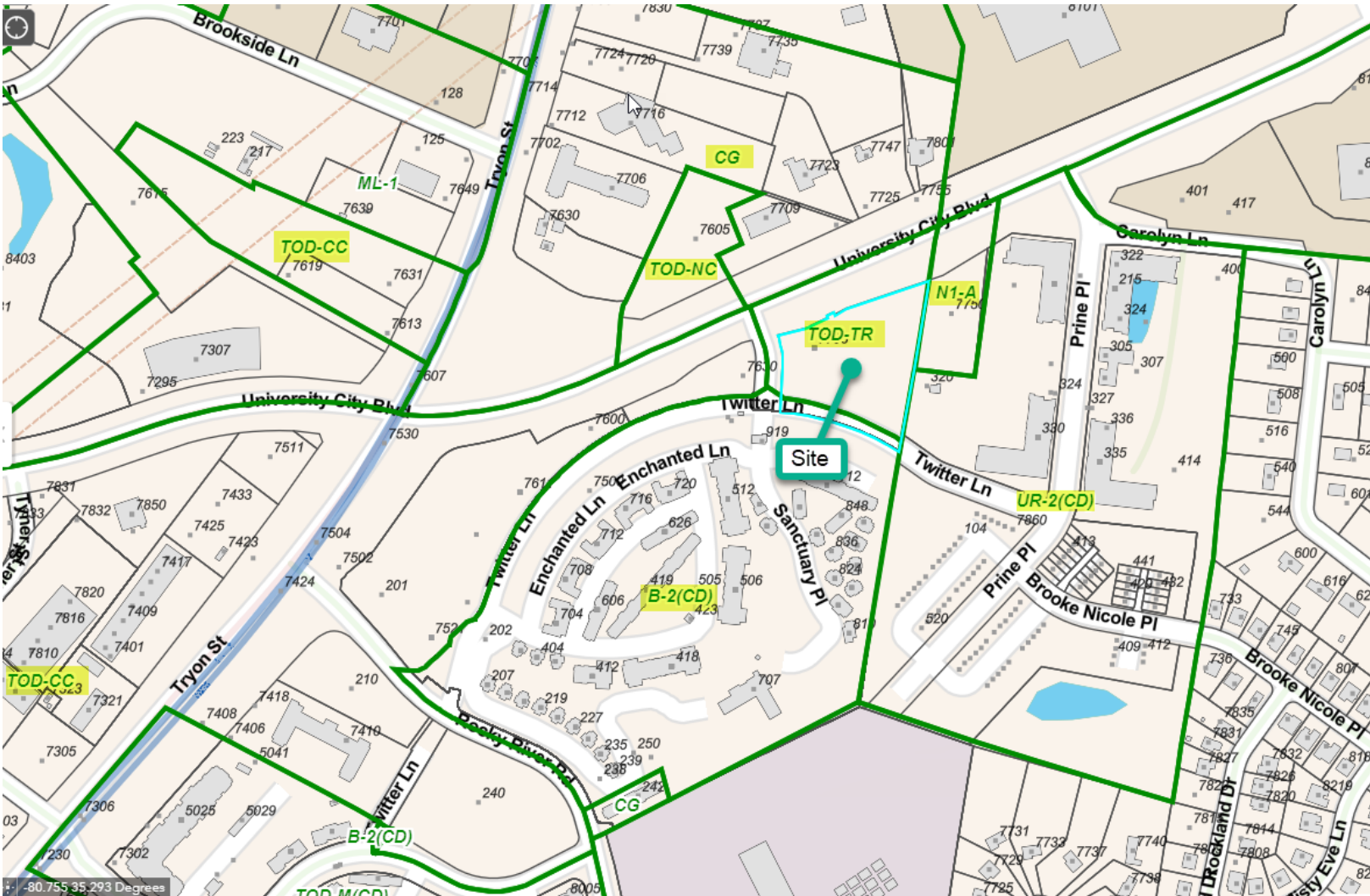


# Site





# Zoning of the Site and Surrounding Parcels



# Request

Requesting that the site be rezoned from the TOD-TR zoning district to the CAC-1 (Community Activity Center - 1) zoning district to accommodate uses allowed in the CAC-1 zoning district on the site, including a hotel

# Charlotte Future 2040 Policy Map





# PLACE TYPES: COMMUNITY ACTIVITY CENTER

**Goal:** Provide places that have a concentration of primarily commercial and residential activity in a well-connected, walkable place located within a 10-minute walk, bike, or transit trip of surrounding neighborhoods.

Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

## LAND USE

- Typical uses are retail, restaurant and entertainment, and personal services.
- Some multi-family and office may also be located in this Place Type. In Transit Station Areas, multi-family and/or office may be primary uses.
- Some types of auto-oriented uses, well-designed to support walkability, may be located outside of the core of this Place Type.

## CHARACTER

- This Place Type is characterized by low to mid-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.

## MOBILITY

- These Place Types include a transportation network that supports highly accessible “10-minute neighborhoods” and a “park once” environment.
- Community Activity Centers are typically located at or near key intersections or on major Arterials with transit service. Easy access and direct connections to nearby residential neighborhoods help reduce trip lengths, keeps some cars off the Arterials, and encourages transit use, walking, or bicycling.
- The Local street network is well-connected, with small blocks and highly walkable connections along streets and between destinations. There are frequent opportunities to cross adjacent Arterials, and the pedestrian network accommodates large groups of people.



- Mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate the high-level non-vehicular traffic.

## BUILDING FORM

- The typical building is a commercial, institutional, multi-family or mixed-use building of five to seven stories. Some buildings in Transit Station Areas are taller. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors.

## OPEN SPACE

- Improved open space is a key feature of this Place Type. Community Activity Centers include numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in centers.





## HIGHLIGHTS

- (A) Wide sidewalks with hardscape amenity zone or landscape zone
- (B) Regular street trees on core streets
- (C) Highly amenitized public realm with frequent open spaces
- (D) Ground floors with retail, patios, or other active uses
- (E) Upper story balconies and rooftop patios
- (F) Improved multi-modal connectivity and mobility hub amenities
- (G) Well-connected, amenity-rich transit stops
- (H) On-street parking and screened or wrapped parking lots/structures



Use Table



Table 15-1: Use Matrix

Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Uses	Zoning Districts												
	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
<b>Residential Uses</b>													
Dormitory			X	X	X	X	X	X	X	X	X	X	X
Dwelling - Live Work			X	X	X	X	X	X	X	X	X	X	X
Dwelling - Manufactured Home													
Dwelling - Duplex													
Multi-Family Dwelling Attached Unit			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Multi-Family Dwelling Stacked Unit			X	X	X	X	X	X	X	X	X	X	X
Dwelling - Quadraplex													
Dwelling - Single-Family													
Dwelling - Triplex													
Group Home			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Manufactured Home Park													
Multi-Dwelling Development			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Residential Care Facility			X	X	X	X	X			X	X	X	X
Single Room Occupancy (SRO)			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
<b>Commercial Uses</b>													
Adult Electronic Gaming Establishment	PC	PC											
Adult Use	PC	PC											
Amusement Facility - Indoor			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Amusement Facility - Outdoor	PC												
Animal Care Facility			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Animal Shelter	PC		PC										
Art Gallery			X	X	X	X	X	X	X	X	X	X	X
Arts or Fitness Studio			X	X	X	X	X	X	X	X	X	X	X
Bed and Breakfast													
Broadcasting Facility - No Antennae			X		X	X	X	X	X	X	X	X	X
Broadcasting Facility - With Antennae	PC	PC											
Car Wash													
Commercial Kitchen	PC		PC										
Contractor Office with Outdoor Storage	PC	PC											
Convention Center							X	X		X		X	
Drive-Through Establishment	PC	PC											
Employment/Labor Service Agency	PC	PC											
Financial Institution			X	X	X	X	X	X	X	X	X	X	X
Funeral Home													
Gas Station	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC							C/PC





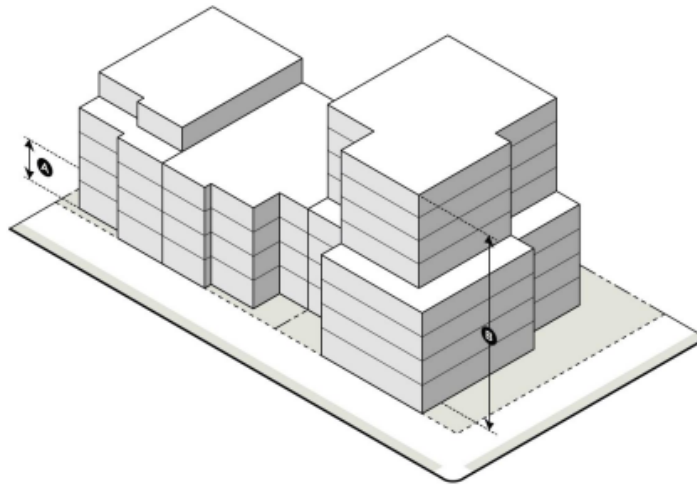






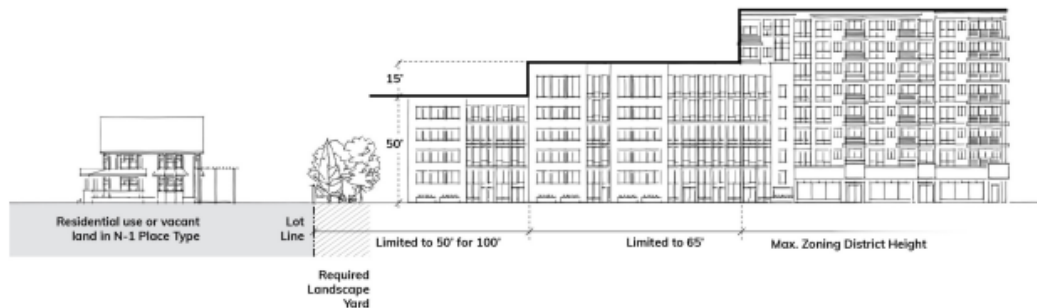
## B. Building Height

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.



		CAC-1	CAC-2
<b>A</b>	<b>Minimum Building Height (feet)</b> <sup>1</sup>		24
<b>B</b>	<b>Maximum Building Height (feet)</b> <sup>2,3</sup>	80	120
<b>C</b>	<b>Maximum Height with Bonus (feet)</b> (Section 16.3) <sup>2,3</sup>	120	200

- <sup>1</sup> 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.
- <sup>2</sup> 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.
- <sup>3</sup> 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, and each portion of the building may be measured independently, from the average grade of the portion being measured to the highest point of the same portion. This limitation does not apply to public parks of three acres or greater within a Neighborhood 1 Place Type, nor to an area of two or fewer parcels totaling no more than three acres within a Neighborhood 1 Place Type.





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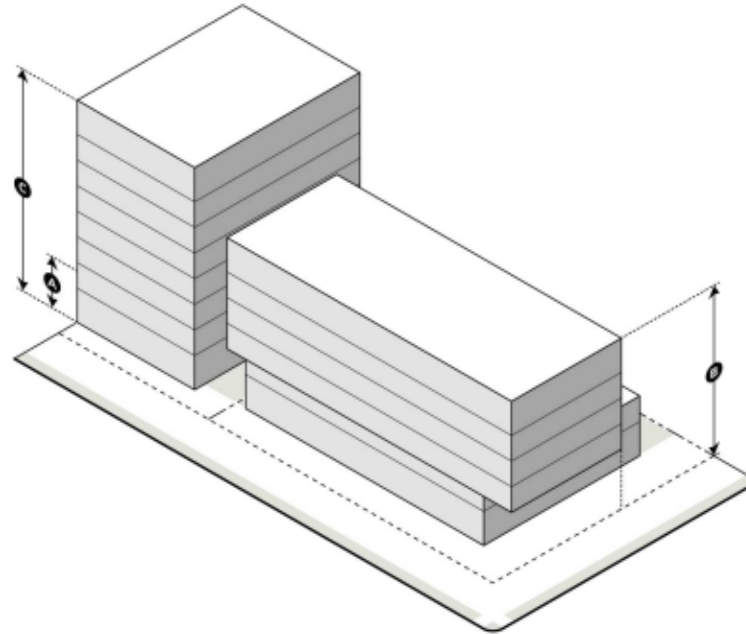


Table 13-2: Transit Oriented Development Zoning Districts Building Height Standards

		TOD-TR	TOD-CC	TOD-NC	TOD-UC
<b>A</b>	<b>Minimum Building Height (feet) <sup>1</sup></b>		24	24	40
<b>B</b>	<b>Maximum Building Height (feet) <sup>2,3</sup></b>	50	90	75	130
<b>C</b>	<b>Maximum Height with Bonus (feet) (Section 16.3) <sup>2,3</sup></b>	75	130	100	300 / Unlimited <sup>4</sup>

<sup>1</sup> 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.

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<sup>4</sup> The height limit is 300 feet. If located within ¼ mile walking distance of a rapid transit station, the maximum height with bonus is unlimited.



# Potential Hotel Floor Plans







# Questions