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

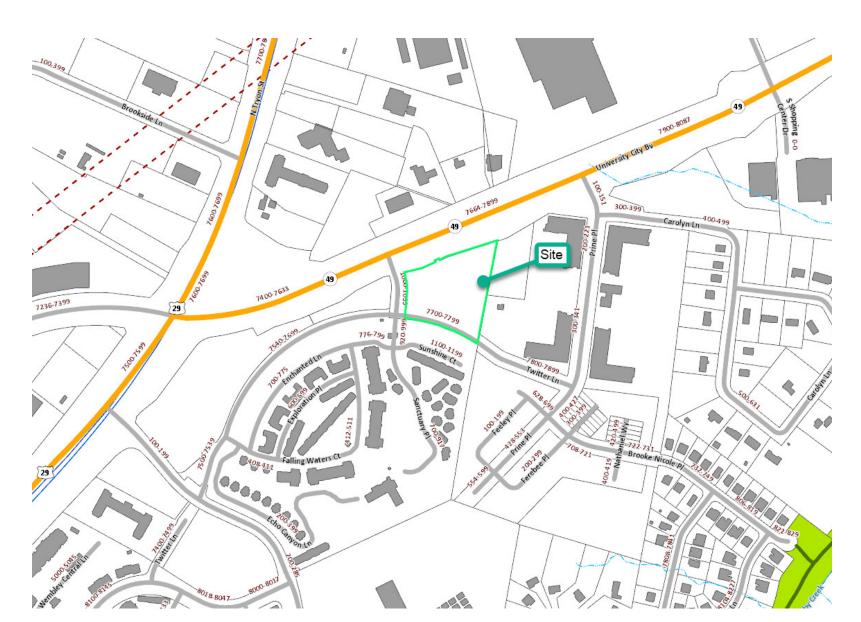
City Council Decision: Monday, December 18, 2023 at

5:00 PM at the Charlotte-Mecklenburg

Government Center



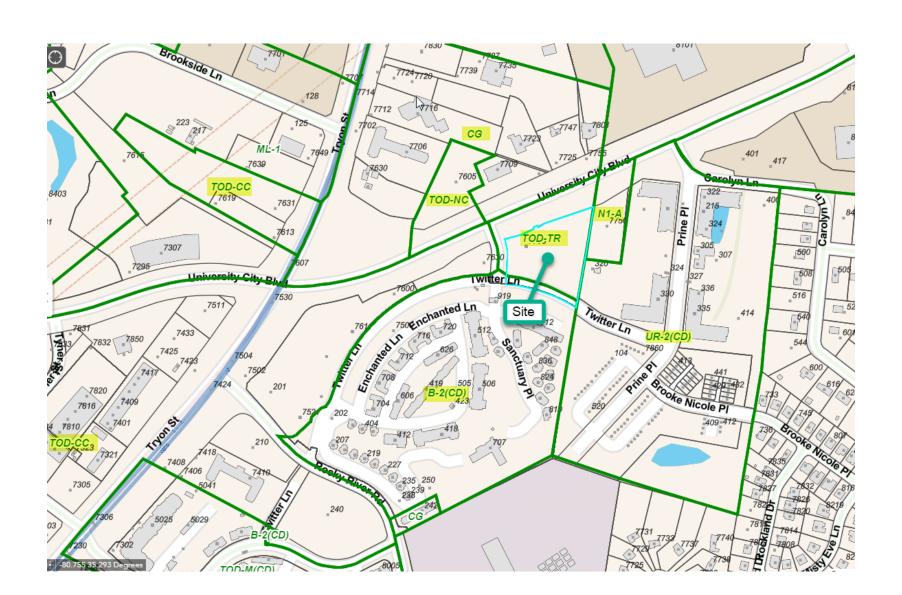
Site – 2.782 Acres



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 mixeduse 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

- 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

- Well-connected, amenity-rich transit stops
- On-street parking and screened or wrapped parking lots/structures

Use Table

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

Hara	Zoning Districts												
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Residential Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Dormitory			Х	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	Х	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			Х	Х	X	Х	Х			Х	X	Х	Х
Single Room Occupancy (SRO)			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Commercial Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
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			Х	X	Х	Х	X	Х	Х	Х	Х	Х	Х
Arts or Fitness Studio			Х	Х	X	Х	Х	Х	Х	Х	Х	Х	Х
Bed and Breakfast													
Broadcasting Facility - No Antennae			Х		Х	Х	Х	Х	Х	Х	Х	Х	Х
Broadcasting Facility - With Antennae	PC	PC											
Car Wash													
Commercial Kitchen	PC		PC										
Contractor Office with Outdoor Storage	PC	PC											
Convention Center							X	Х		Х		Х	
Drive-Through Establishment	PC	PC											
Employment/Labor Service Agency	PC	PC											
Financial Institution			Х	Х	X	Х	X	Х	Х	Х	X	Х	Х
Funeral Home													
Gas Station	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC							C/PC

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

Here							Zoning	District	8				
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Greenhouse/Nursery - Retail													
Greenhouse/Nursery - Wholesale	X												
Heavy Rental and Service Establishment	X												
Heavy Retail Establishment	X												
Hotel/Motel			X		X	Х	X	X	X	X		X	
Industrial Design	X	X	X	X	X	Х	X	X	X	Х	X	Х	X
Kennel	PC												
Live Performance Venue - Indoor			X	X	X	Х	X	X	X	Х	X	X	X
Lodge/Meeting Hall			Х	X	X	Х	X	X	Х	Х	Х	Х	X
Medical/Dental Office			Х	X	Х	Х	X	X	X	Х	Х	Х	Х
Micro-Production of Alcohol			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Neighborhood Commercial Establishment													
Nightclub			PC		PC	PC	PC	PC	PC	PC	PC	PC	PC
Office	PC	PC	X	Х	X	Х	Х	Х	X	Х	X	X	X
Outdoor Market			X	X	Х	Х	Х	Х	X	X	Х	Х	Х
Personal Service Establishment			Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	X
Raceway/Dragstrip		С											
Reception Facility			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Research and Development (R&D)	X	Х	Х		Х	Х	Х	Х	Х	Х	Х	Х	Х
Restaurant/Bar	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Retail Goods Establishment			Х	Х	X	Х	Х	Х	Х	Х	Х	Х	X
Retail Goods: Showroom	X		Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	X
Self-Storage Facility: Climate-Controlled	PC		PC		PC								PC
Self-Storage Facility: Outdoor	PC												
Shooting Range, Indoor	PC	PC	PC										
Specialty Food Service	Х		Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	X
Stadium	С						С	С	С				
Vehicle Auction Facility	X	Х											
Vehicle Dealership: Enclosed			Х		Х	Х	X	Х	Х				X
Vehicle Dealership: Outdoor	X												
Vehicle Rental: Enclosed			Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
Vehicle Rental: Outdoor	X	Х			PC	PC	PC						
Vehicle Repair Facility: Major	C/PC	C/PC											
Vehicle Repair Facility: Minor	C/PC		C/PC	C/PC	C/PC	C/PC							C/PC
Institutional and Governmental Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Adult Care Center			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Childcare Center			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Childcare Center, Large			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC

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

Zoning Districts													
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Community Center			X	X	Х	X	X	X	X	X	X	X	X
Correctional Facility	С	С						С					
Cultural Facility			X	X	Х	Х	X	X	Х	X	Х	X	Х
Educational Facility - Pre-School			Х	Х	Х	X	X	X	X	X	Х	Х	X
Educational Facility - Primary or Secondary			X	X	Х	Х	X	X	X	X	Х	X	X
Educational Facility - University or College			Х	Х	Х	Х	X	X	X	X	Х	Х	Х
Educational Facility - Vocational	X	Х	Х	Х	Х	X	X	X	X	X	Х	X	Х
Government Office/Facility	X	Х	Х	X	Х	Х	X	Х	Х	Х	Х	Х	Х
Place of Worship			Х	Х	Х	Х	X	Х	X	X	Х	X	X
Public Safety Facility	X	Х	Х	Х	Х	Х	X	X	X	X	Х	Х	X
Public Works Facility	X	Х											
Public Health and Social Service Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Addiction Treatment Facility, Residential			Х		Х	Х	X	Х	X	X	Х	Х	Х
Alternative Correction Facility			PC		PC	PC	PC	PC	PC	PC	PC	PC	PC
Children's Home			Х	Х	Х	Х	Х	X	X	X	Х	Х	X
Domestic Violence Shelter			Х	Х	Х	Х	X	Х	X	X	Х	X	X
Drug Treatment Clinic					PC	PC	PC	PC	PC	PC		PC	
Food Bank	X	Х											
Food Pantry	Х		Х	Х	Х	Х	X	Х	Х	Х	Х	Х	X
Halfway House			PC		PC	PC	PC	PC	PC	PC	PC	PC	PC
Healthcare Institution			Х		Х	Х	X	Х	X	X	Х	Х	X
Homeless Shelter	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Social Service Facility			X	X	Х	Х	X	X	X	X	Х	X	Х
Campus Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Continuum Care Retirement Community (CCRC)													
Educational Campus													
Government Campus													
Medical Campus													
Office Campus													
Religious Campus													
Social Service Campus													
Industrial Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Agriculture - Industrial Processes		PC											
Airport		Х											
Airstrip	PC	PC											
Beneficial Fill Site	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Crematorium	PC	PC											
Industrial, Craft	X	Х	PC		PC	PC	PC	PC	PC	PC	PC	PC	PC

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

Here	Zoning Districts												
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Industrial, General		PC											
Industrial, Light	PC	PC	PC										
Landfill, Land Clearing & Inert Debris (LCID)		C/PC											
Light Assembly	Х	Х	PC										
Movie Studio	PC	PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC
Outdoor Storage Yard	PC	PC											
Quarry		C/PC											
Rail Freight Terminal		X											
Recycling Collection Center	PC	PC											
Salvage and/or Junk Yard		PC											
Solar Farm	X	X											
Truck Terminal		Х											
Warehouse and Distribution Center	Х	Х											
Waste Management Facility		PC											
Wholesale Goods Establishment	Х	Х											
Wind Farm	X	X											
Transportation Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Parking Lot (Principal Use)	Х	Х	Х	Х	Х						X		X
Parking Structure (Principal Use)	X	X	Х		X	X	X	X	Х	X	X	Х	
Passenger Terminal			Х			X	X	X	X	X		Х	
Public Transit Facility	X	X	Х	X	X	X	X	X	Х	X	X	Х	X
Truck Stop	Х	Х											
Vehicle Operations Facility	Х	Х											
Open Space, Recreation, and Agricultural Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Boarding Stables, Commercial													
Campground													
Cemetery	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Conservation Area	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Community Garden			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Driving Range	Х												
Farm													
Farm, Bona Fide - Charlotte ETJ Only	Х	X	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	X
Golf Course							X						
Marina													
Private Recreation Club			Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
Public Park	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Infrastructure	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Utility (Includes Transmission & Distribution)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC

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

lless							Zoning	Districts	s				
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Wireless Telecommunications	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Temporary Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Mobile Car Wash	PC												
Mobile Food Vendor	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Mobile Retail Vendor	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Real Estate Project Sales Office	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Temporary Contractor's Office and Contractor's Yard	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Temporary Outdoor Entertainment			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Temporary Outdoor Sales			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Temporary Outdoor Storage Container	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Accessory Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Accessory Shelter	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Adult Care Home													
Childcare Center, Accessory to Employment	X	X	X	X	X	X	X	X	X	X	X	X	X
Childcare Center in Residence													
Childcare Home, Family													
Drive-Through Facility	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC
Dwelling - Accessory Unit (ADU)													
Helistop	PC	PC					PC	PC	PC	PC		PC	
Home Occupation			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Outdoor Entertainment			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Outdoor Sales and Display	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Outdoor Seating/Activity Area	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Private Stables													
Rooming House													

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.

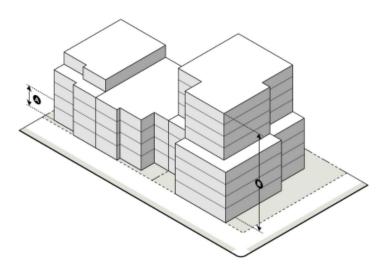


	Table 11-2: Community Activity Center Zoning Districts Building Height Standards									
		CAC-1	CAC-2							
Α	Minimum Building Height (feet) ¹		24							
В	Maximum Building Height (feet) 2,3	80	120							
С	Maximum Height with Bonus (feet) (Section 16.3) 2,3	120	200							

- 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.
- 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 filled 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
- 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.



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.

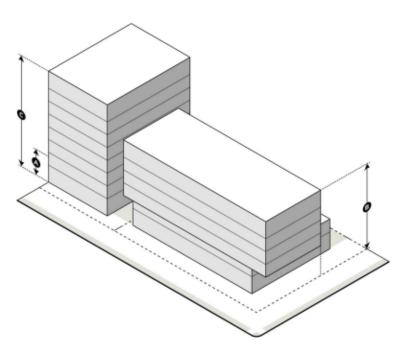


	Table 13-2: Transit Oriented Development Zoning Districts Building Height Standards										
	TOD-TR TOD-CC TOD-NC										
Α	Minimum Building Height (feet) 1		24	24	40						
В	Maximum Building Height (feet) 2,3	50	90	75	130						
С	Maximum Height with Bonus (feet) (Section 16.3) 2,3	75	130	100	300 / Unlimited 4						

- 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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- 4 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

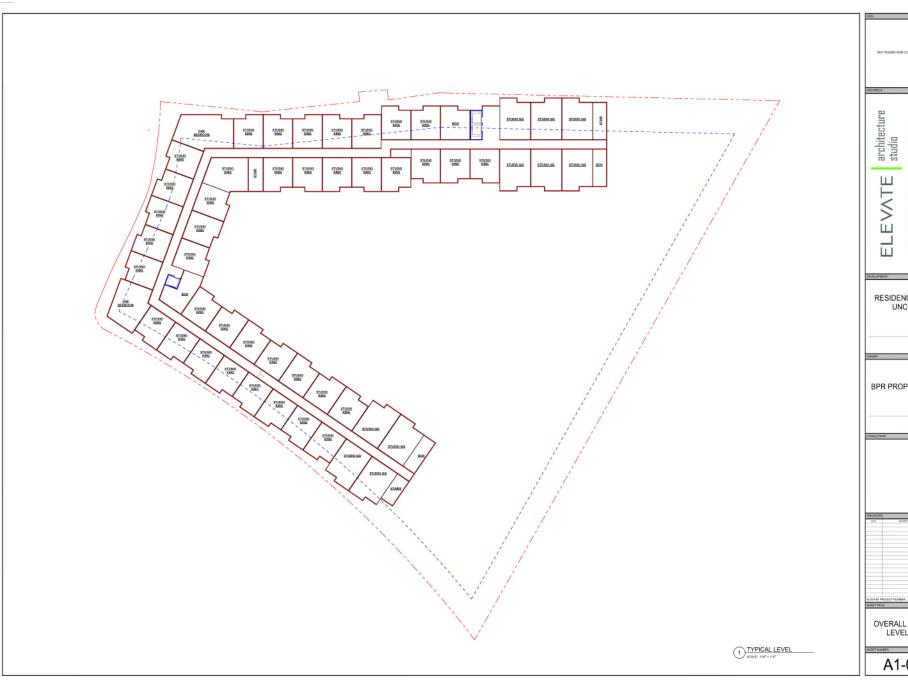


RESIDENCE INN UNCC

BPR PROPERTIES

OVERALL PLAN -LEVEL 01

A1-01



RESIDENCE INN UNCC

BPR PROPERTIES

OVERALL PLAN -LEVEL 02

A1-02

Questions