

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: CRD Elizabeth LLC

Rezoning Petition No. 2023-033

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 July 17, 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, August 2nd 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 fifty-four (54) attendees, including the Petitioner's team, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Larry Powers, as well as by Petitioner's agents Shaun Tooley with LandDesign, Tripp Beacham with BB+M Architecture, and Collin Brown, Lisa Larkins, and Brittany Lins 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 stated at the outset that the Petitioner's team was willing to conduct additional meetings with the neighborhood, including in-person meetings if preferred. He showed aerials of the approximately 1.63-acre site located along the northeast side of East 7th Street, south of Lamar Avenue and north of Clement Avenue. He explained that the Petitioner is already the owner of the property, which shows their commitment to the area and interest in redeveloping the now-cleared site.

Mr. Brown explained that there are often many competing considerations that a developer must take into account when planning a site for development, including access and transportation requirements, environmental constraints, council priorities, and community feedback. He noted the desire for more walkable and bikeable non-vehicular options in the area. The site is currently

zoned to the CG zoning district under the new Unified Development Ordinance (UDO) which generally allows commercial uses such as medical offices but does not allow residential uses. The 2040 Land Use Policy Map recommends the neighborhood center (NC) placetype for the site which would include residential uses as a desired outcome under the land use policy.

Mr. Larry Powers spoke as the Petitioner to explain his local active development role and residence in Charlotte. He stated that he purchased the property approximately one year ago and has been engaging with the Elizabeth Community Association (ECA) ever since. The ECA challenged the Petitioner to develop a plan under a rezoning scenario that would be better for the Elizabeth neighborhood than what's otherwise allowable under the current zoning. Mr. Powers is hopeful that the current rezoning proposal sets the framework for further discussions in that direction. The current rezoning proposal is for the MUDD-O zoning district to allow for multi-family residential units and ground floor retail.

Mr. Tripp Beacham spoke on behalf of the architecture team to explain his experience in the Elizabeth area and understanding of architectural cues to be incorporated into the project based on the surrounding context. Several preliminary concepts and massing models were shown to reflect the concentration of building height and massing along 7th Street with sensitivity as the building steps back into the neighborhood with decreased height and massing. Renderings were shared that demonstrate the step down of roof line as well as two-dimensional height images reflecting the wings of the building closest to the residential neighborhood were under 40 feet tall which is consistent with heights traditionally seen in a single-family residential context. The height along 7th Street is slightly more than would be permitted by-right under the current zoning but the height along the rear of the property is less and the distance from the property line is greater than would be permitted by-right so the Petitioner's team is hopeful that the proposal is more favorable to the neighborhood. The preliminary plan shows a twenty (20) foot separation from the rear alley and enhanced landscaping versus the existing zoning requiring only ten (10) feet of separation.

Various renderings were displayed showing different street angles, reflecting activation at the ground floor of 7th Street at the corners of both Lamar and Clement Avenue. The building renderings contain a significant amount of brick which speaks to the high-quality and expense of the building materials. From the 7th Street frontage, a lobby is located in the center of the building with the entrance pulled back from the street face with intentional style and materials compatible with the neighborhood. Stoops are included to modulate the elevation for a brownstone townhome-style feel along the street frontage with rich pedestrian activity providing a place for people to sit on their patios and engage with the pedestrian experience. The top floor of the building is recessed so it is not seen from the pedestrian view. Parking for the project is proposed underground and serves as another indication of the developer's prioritization for quality without sparing expense. Balconies are currently shown on the renderings as another architectural detail to soften the building façade, but Mr. Beacham noted that the Petitioner's team is open to dialogue with the neighbors if balconies are a concern.

Mr. Powers stated that the Petitioner has not yet finalized the anticipated unit count or decided whether it would be for-sale condos or for-rent units. He believes the demand in the area is for larger household units and maybe multi-story townhome-style units. The project is not intended

to compete with the demographics of NoDa, Plaza Midwood or South End and instead he anticipates a more mature neighborhood matching the unique demographic of the Elizabeth neighborhood.

Mr. Brown explained that the rezoning was filed back in January and the Petitioner's team did not have as much detail at that time and the plan has continued to evolve through neighborhood discussions, so the Petitioner is working through ways of incorporating these commitments into the conditional rezoning plan. After submitting a revised rezoning plan, the rezoning timeline could result in a public hearing in September and City Council decision in October, at the earliest, but the Petitioner's team anticipates that it will take longer in order to continue coordinating discussions with the neighborhood.

The ECA provided their independent contact information to serve as information gathering for the neighborhood. Residents are instructed to email elizabethrezoning@gmail.com to provide information to the ECA to build a consensus of priorities from the neighborhood that could be shared with the Petitioner's team.

The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

An attendee asked for the list of proposed optional provisions in the rezoning plan. The Petitioner's team responded that the sole optional provision is a request for the ability to provide parking and maneuvering between buildings and streets, which would be enhanced with landscaping screening. However, as the plan continues to evolve, there is a possibility that this optional provision is no longer needed.

In response to a question about affordable housing in the project, the Petitioner's team stated that the current proposal is for high-end market rate residential units. One attendee commented that affordable housing is a priority for the community

In response to an attendee's question about parking on Clement Avenue and turn lane movement, the Petitioner's team noted that Clement Avenue is a wider-than-typical right-of-way, and they are proposing to inset the curb to allow for diagonal parking. The diagonal parking is in response to concerns that the potential corner retail may not otherwise have efficient access to parking for its patrons as well as other surrounding businesses such as Cajun Queen that are known to use the existing diagonal parking on the street. Given the inset design, it does not conflict with turn lanes.

In response to a request for detail on the parking deck, the Petitioner's team demonstrated that access to the parking deck would occur off Lamar Avenue and the parking would be completely subterranean and would not protrude above-grade. Although this is more expensive to build, the Petitioner believes this gives a better result for the streetscape and pedestrian experience.

One attendee thanked the Petitioner for demolishing the older buildings at the site, stating that it is already an improvement from the prior condition. He expressed an appreciation for the high-quality structure being proposed.

Another attendee commented that whether the units would be for-sale versus for-rent made a difference to them. Mr. Brown explained that a rezoning plan should not distinguish between for-sale versus for-rent due to legal reasons and potential fair housing violations. Mr. Powers reiterated that both options are still being considered.

In response to an attendee's question about the amount of proposed retail space, the Petitioner's team stated that the current plans reflect approximately 4,000 square feet at the Lamar corner and another 2,500 square feet at the Clement corner.

An attendee asked how light would be managed on the site for the 8th Street and Lamar neighbors. The Petitioner's team responded that raised walls are proposed to serve as both sound and light barriers around the amenity area and lighting would be subtle and indirect at the ground floor, not directed toward the neighborhood. They anticipate that the only light pollution would come from bedroom lights from windows, not other building light sources. Given the subterranean parking deck, no parking lighting is expected to be visible from the neighborhood. The Petitioner's team promised to be cognizant of light locations during the planning stages of design.

In response to a question regarding noise, the Petitioner's team stated that in addition to the walls that serve as a sound barrier, there would also be enforced hours of operation for the amenity deck. The Petitioner shares the same interest in preventing late-night noise for other surrounding units. Further, given the expected demographics of the building, noise is not expected to be as large of a concern as may be considered in a more urban small-footplate apartment-style building elsewhere.

An attendee asked for the developer to consider offering further setbacks on Lamar to respect the adjacent home and provide a more welcoming opening into the neighborhood. The Petitioner's team said they would continue to evaluate the design with this in mind.

In response to questions about proposed unit count and parking spaces, the Petitioner's team reiterated that plans are still in preliminary so numbers are not yet known but that they currently anticipate unit counts in the high 100s and parking spaces would be determined based on the ultimate unit count.

An attendee asked for plans to mitigate the vehicular load on 8th Street between Clement and Hawthorne. The Petitioner's team stated that they are currently evaluating a traffic study and will coordinate with CDOT and NCDOT on any concerns.

An attendee asked for encouragement to get CDOT/NCDOT to make the crosswalk at Clement a red light versus the existing flashing yellow light. The Petitioner's team stated that they are in favor of encouraging better pedestrian environments and are open to discussing what the neighborhood wants.

One attendee commented that the amenity deck would be shaded all day. The Petitioner's team acknowledged that the orientation is not ideal but that they are aware and comfortable with it.

In response to a question about trash collection, the Petitioner's team stated that it would occur interior to the building.

An attendee asked whether the units are planned along a double-loaded corridor. The Petitioner's team answered in the affirmative.

In response to a question of whether the parking garage would be available to customers of the retail shops, the Petitioner's team stated that it depends on the use and further design of the building and garage pedestrian access configuration. It may be difficult to get someone through the garage and up through an elevator to the retail corridor, but street parking is currently proposed to be included.

An attendee pointed out that the initial rezoning plan included a vehicular access point on Clement Avenue. The Petitioner's team acknowledged that the initially proposed potential access point in that location would not be feasible with the current proposed plan.

One attendee applauded the plan and stated that he appreciated the work with the ECA land use committee. Another attendee commented that the design looked very nice, and the presentation was thoughtful.

Mr. Collin Brown concluded the meeting by reminding attendees of the ECA's land use committee as a resource to serve as a voice of the neighborhood and way to provide feedback.

The meeting concluded at approximately 6:30 p.m. without any further questions or discussion from the community.

Respectfully submitted this 14th day of August 2023.

cc: Holly Cramer, 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 WITH ANY QUESTIONS.

2023-033	full_name	neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-033	Amherst Place Homeowners Assoc		June	Watts-Mistr	1730 AMHERST PL		CHARLOTTE NC	28204
2023-033	Belmont Community Association		Adrienne	Mathewz	916 ALLEN STREET		CHARLOTTE NC	28205
2023-033	Belmont Community Association		Edward	Godowski	1233 PEGRAM STREET		CHARLOTTE NC	28205
2023-033	Belmont Community Association		Kristen	Pauliel	1201 PEGRAM STREET		CHARLOTTE NC	28205
2023-033	Belmont Community Association		Kristen	Wilson	1201 PEGRAM STREET		CHARLOTTE NC	28205
2023-033	Belmont Community Association		Taylor	Jones	913 VAN EVERY ST		CHARLOTTE NC	28205
2023-033	Belmont Community Association		Teresa	Raid	1020 BELMONT AVENUE		CHARLOTTE NC	28205
2023-033	Belmont Community Association		Vicki	Jones	1237 ALLEN ST		CHARLOTTE NC	28205
2023-033	Belmont Neighborhood Associatio		Lindsay	Oison	1116 E 15TH ST		CHARLOTTE NC	28205
2023-033	Belmont Tenant Organization		Anna	Godowski	1209 PEGRAM STREET		CHARLOTTE NC	28205
2023-033	Belmont Tenant Organization		Mark	Lynch	1021 HARRILL STREET		CHARLOTTE NC	28205
2023-033	Briar Creek-Commonwealth		Larry	Nabatoff	1208 THE PLAZA		CHARLOTTE NC	28205
2023-033	Charlity Neighborhood Associat		Jonathan	Stoy	2414 BAY ST.		CHARLOTTE NC	28205
2023-033	Charlity Neighborhood Associat		Rick	Winkler	2101 SHENANDOAH AVE		CHARLOTTE NC	28205
2023-033	Charlity Neighborhood Associat		Rick	Winkler	2121 CHESTERFIELD AVE.		CHARLOTTE NC	28205
2023-033	Cherry Neighborhood Association		Kathryn	Hubicki	325 BALDWIN AVE		CHARLOTTE NC	28204
2023-033	Cherry Neighborhood Association		Kristen	Moyer	1922 LUTHER ST.		CHARLOTTE NC	28204
2023-033	Cherry Neighborhood Association		Wyron	Patton	1623 LUTHER ST.		CHARLOTTE NC	28204
2023-033	Cherry Neighborhood Association		Stephanie	Wick	1712 AMHERST PL		CHARLOTTE NC	28204
2023-033	Cherry Neighborhood Joint Leade		Sylvia	Bitler-Patton	1623 LUTHER STREET		CHARLOTTE NC	28204
2023-033	Commonwealth-Morningside Neighb		Joseph	Sweeney	2416 COMMONWEALTH AVE.		CHARLOTTE NC	28205
2023-033	Crescent Heights Neighborhood A		Cullen	McNulty	2237 CRESCENT AVE.		CHARLOTTE NC	28207
2023-033	Cresdale Community Organizatio		Harvey	Boyd	1318 SAINT JULIEN ST.		CHARLOTTE NC	28205
2023-033	Easton Park Townhome Associatio		Michael	Rankin	3320 SMITH POINT COURT		CHARLOTTE NC	28226
2023-033	Elizabeth		Ashley	Fimney	2623 VAL AVENUE		CHARLOTTE NC	28207
2023-033	Elizabeth		David	Wolfe	316 CAMERON AVENUE		CHARLOTTE NC	28204
2023-033	Elizabeth		Madison	Hall	2513 VAL AVE.		CHARLOTTE NC	28207
2023-033	Elizabeth		Sylvanos	Alatris	100 N LAUREL AVE		CHARLOTTE NC	28207
2023-033	Elizabeth Community Association		Behl	Haenni	2133 GREENWAY AVE		CHARLOTTE NC	28204
2023-033	Elizabeth Community Association		Clairie	Short	2300 GREENWAY AVE.		CHARLOTTE NC	28207
2023-033	Elizabeth Community Association		Evan	Kettler	100 NORTH LAUREL AVENUE. #104		CHARLOTTE NC	28207
2023-033	Elizabeth Community Association		Jim	Belvin	624 LAMAR AVE		CHARLOTTE NC	28204
2023-033	Elizabeth Community Association		Melanie	Sizmore	2309 VAL AVE		CHARLOTTE NC	28207
2023-033	Elizabeth Community Association		Monte	Richey	525 CLEMENT AVE		CHARLOTTE NC	28204
2023-033	Elizabeth Community Association		Sarah	Crowder	2050 GREENWAY AVENUE		CHARLOTTE NC	28204
2023-033	Elizabeth Community Fund		Bob	Szynkiewicz	702 E 9TH ST		CHARLOTTE NC	28202
2023-033	First Ward Neighbors, Inc		Laura	Peres	620 N ALEXANDER ST.		CHARLOTTE NC	28202
2023-033	First Ward Neighbors, Inc		Will	Haden	633 N ALEXANDER ST.		CHARLOTTE NC	28202
2023-033	Friends & Residents Of Historic		Karen	Jensen	311 BALDWIN AVE		CHARLOTTE NC	28204
2023-033	Grove at Cherry Home Owners Ass		Richard	Wechsler	727 MORGAN PARK DR.		CHARLOTTE NC	28204
2023-033	International House		Johnelle	Causwell	1817 CENTRAL AVENUE		CHARLOTTE NC	28205
2023-033	Kings Creek Homeowners Associat		Adalina	Veloz	450 GOLDSTAFF LN		CHARLOTTE NC	28273
2023-033	Midwood Central POA		Tom	Warshauer	1530 TIPPAAH PARK COURT		Charlotte NC	28205
2023-033	Myers Park Manor		Kris	Taylor	430 QUEENS ROAD		CHARLOTTE NC	28207
2023-033	Neighborhoods of Cherry		Aletha	Greenburgess	1423 MAIN ST.		CHARLOTTE NC	28204
2023-033	Neighborhoods of Cherry		Matthew	Hassey	609 WACO ST.		CHARLOTTE NC	28204
2023-033	Other		Rosalyn	Allison-Jacobs	634 WACO ST.		CHARLOTTE NC	28204
2023-033	Pleanty Homeowners Association		Gina	Collias	1717 KENSINGTON DR.		CHARLOTTE NC	28205
2023-033	Plaza Central Partners Neighbor		John	Nichols	1200 CENTRAL AVE.		CHARLOTTE NC	28204
2023-033	Plaza Midwood Land Use Group		Jessica	Moreno	1817 CENTRAL AVENUE		CHARLOTTE NC	28205
2023-033	Plaza Midwood Merchants Associa		Lesia	Kastanas	1512 CENTRAL AVE		CHARLOTTE NC	28205
2023-033	Plaza Midwood Neighborhood Asso		Karen	Vanslackler	1525 THOMAS AVENUE		CHARLOTTE NC	28205
2023-033	Plaza Midwood Neighborhood Asso		Karl	Celis	1817 HAMMORTON PLAGE		CHARLOTTE NC	28205
2023-033	Plaza Midwood Shows Up		Jenna	Thompson	2012 HAMMORTON PL.		CHARLOTTE NC	28205
2023-033	Queens Station HOA		Rex	Jones	308 QUEENS ROAD #22		CHARLOTTE NC	28204
2023-033	Sharon Woods		Sean	Smith	318 QUEENS RD.		CHARLOTTE NC	28204
2023-033	The Cherry Community Organizati		Barbara	Rainey	610 BALDWIN AVENUE		CHARLOTTE NC	28204

Exhibit B

July 17, 2023

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, August 2nd at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: CRD Elizabeth LLC
Petition No.: 2023-033

Dear Charlotte Neighbor:

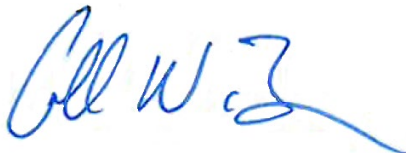
Our firm represents CRD Elizabeth LLC (the “Petitioner”) in its proposal to rezone an approximately 1.63-acre located along the northeast side of East 7th Street, south of Lamar Avenue, and north of Clement Avenue. The Petitioner is requesting a rezoning from the CC zoning district to the MUDD-O zoning district to accommodate its development 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 rezoning 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, August 2nd 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 petitioner (“CRD Elizabeth”) or property (“7th Street”) 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

Find a participant

- Brittany Lins (Host, me)
- collin brown
- Collin Brown
- larry powers
- tripp beacham
- A. Swift Livingston, Jr.
- Babak Emadi
- Beth Haenni
- Betsy Birkner
- carter meiselman
- Catherine Karns
- Chris Warren
- Craig Hunt

- DC Dan Clodfelter
- DM Dan McDonough
- eric davis
- ED Erin Dugan
- Evan Kettler
- IC Isabelle Cosgriff
- JF Janet Ficken Karner
- JR Jared Rorrer
- JB Jim Belvin
- JG Joshua Graham
- KL Ken Lambla
- KF Kris Fetter
- KV Kristin Varlas

- LR Laurie Reed
- LM Linda Minor
- LL Lisa Larkins
- LW Lynn Watson
- Mark Herrmann
- MB Mary Beth Collins
- PS Paul Shipley
- PS Peter Slaven
- RF Rachel Frazier
- RG robert gottfried
- RZ Robert Zabel
- RS ross saldarini
- RK Ryan Kinney

- SK Salim Kafiti
- SC Sarah Crowder
- SR Sarah Richardson
- SW Sarah Whitmire
- ST Shaun Tooley
- SM Sheila McGrail
- SM Sheila McGrail
- ST Steve Thomisser
- VH Vagn Hansen
- WS Windy Shane
- 17048985044
- carter meiselman

Exhibit D

7TH STREET REZONING (REZONING #2023-033)

CRD ELIZABETH LLC

Official Community Meeting

August 2, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

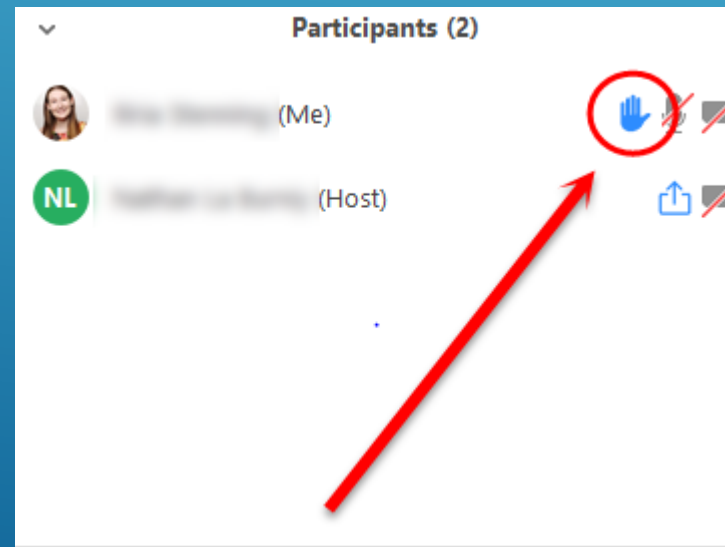
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Concepts & Renderings**
 - **Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner
& Petitioner:

CRD Elizabeth LLC



Larry Powers



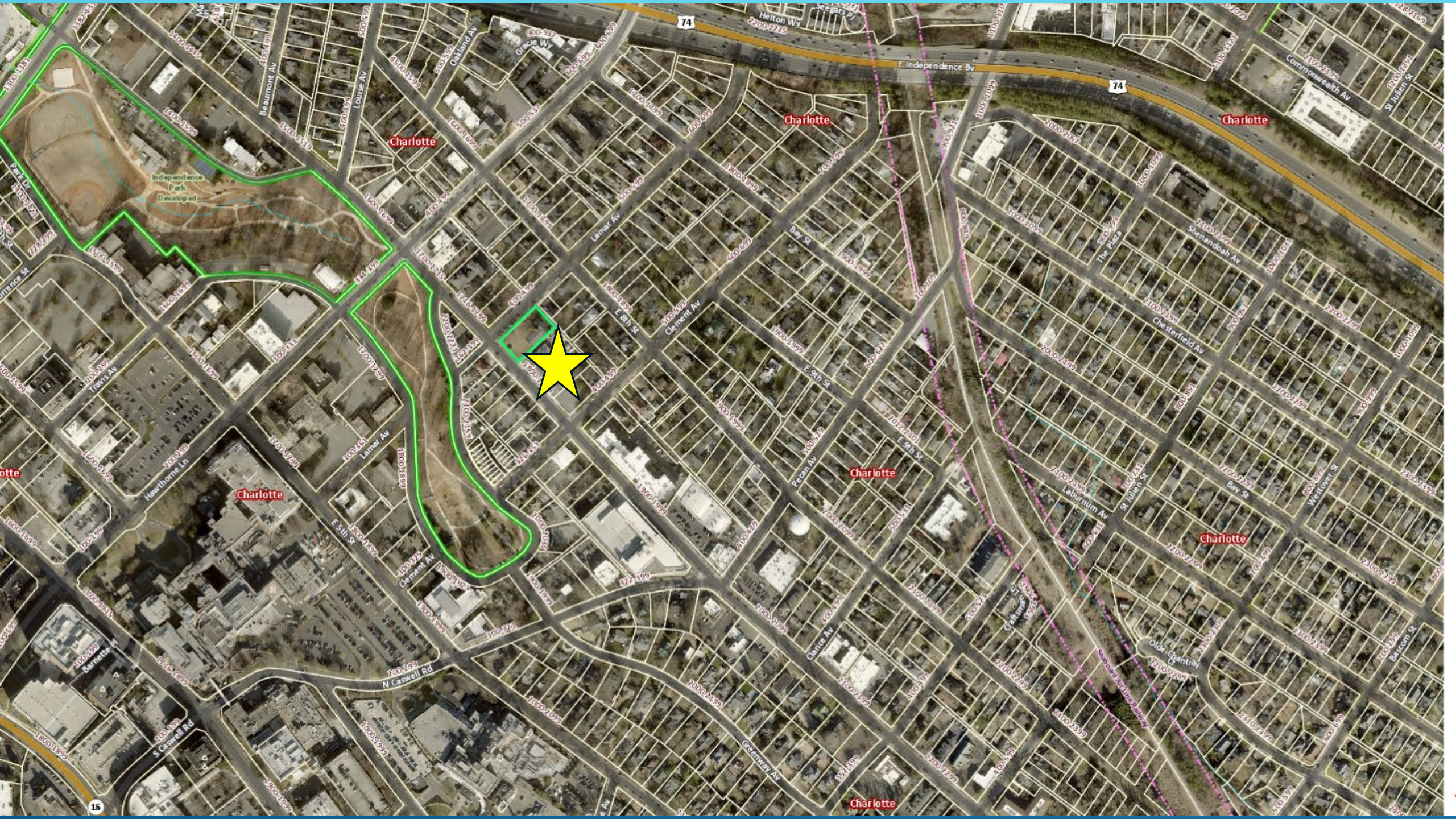
Shaun Tooley



Collin Brown &
Brittany Lins



PROPERTY LOCATION



Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

74

74

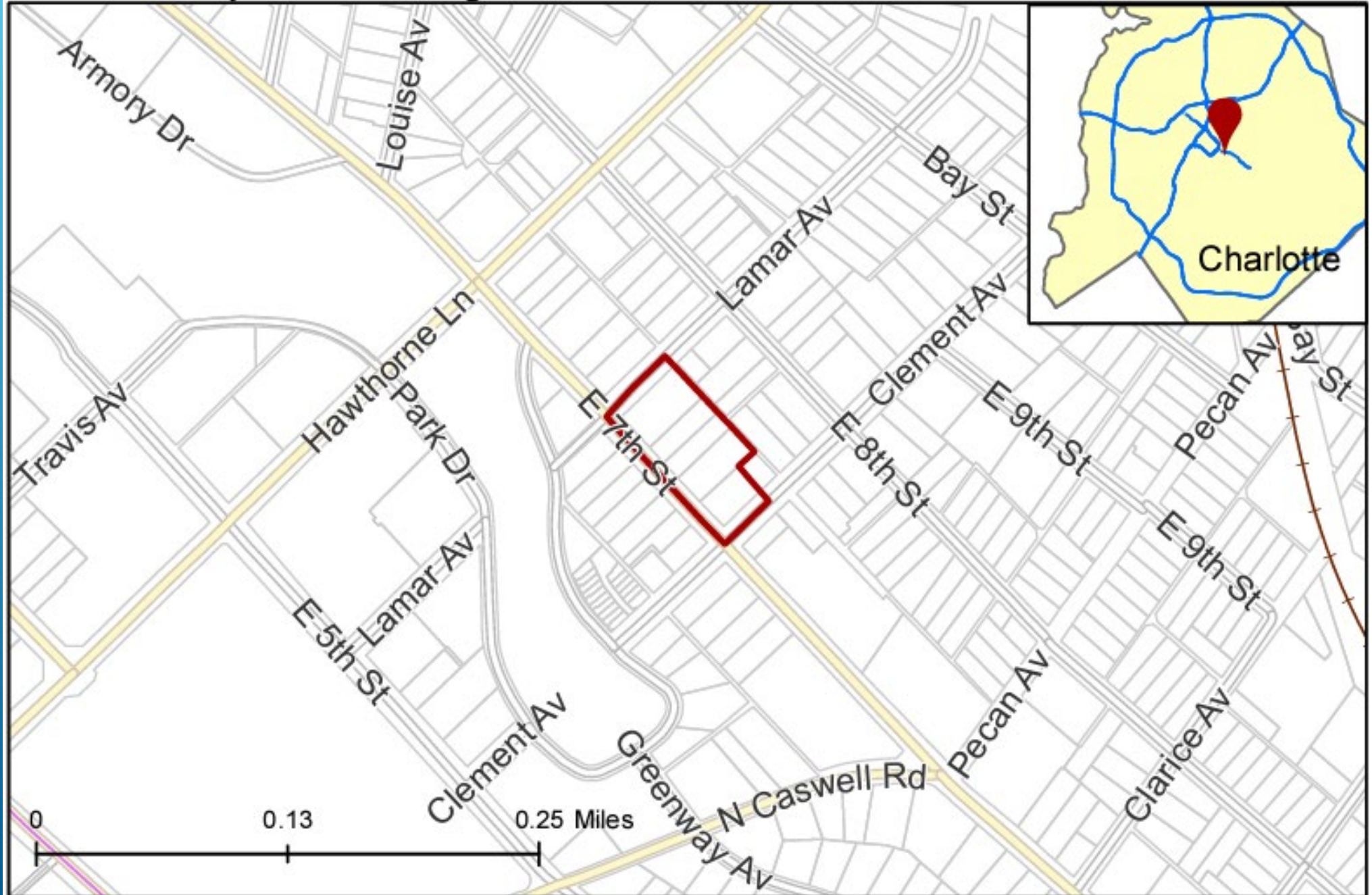
Independence Park
Developed

Olde Gentilly



Approximately 1.63 acres

Location of Requested Rezoning



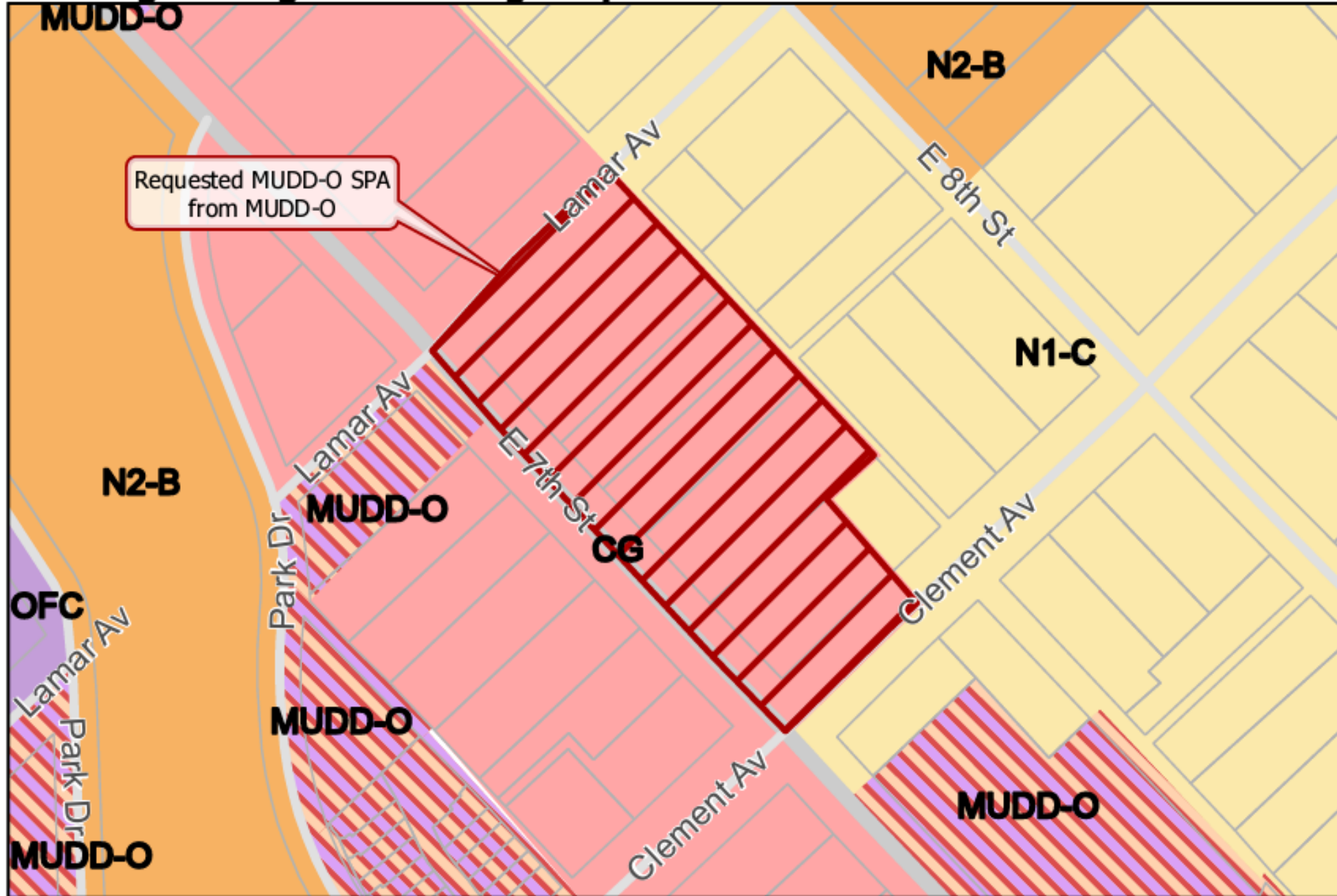
DEVELOPMENT CONSIDERATIONS


- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities








EXISTING ZONING

Existing Zoning & Rezoning Request



 Requested MUDD-O from CG

Zoning Classification

-  Neighborhood 1
-  Neighborhood 2
-  Office
-  Business
-  Mixed Use



- **CG General Commercial Zoning District**

The CG General Commercial Zoning District is intended to accommodate areas of **general commercial development** in the city, typically located at key intersections or organized along arterial streets. Commercial areas within the CG Zoning District accommodate automobile access and the standards for the zoning district acknowledge this auto-orientation while encouraging improvement of the pedestrian environment and accommodation of alternate modal choices within the zoning district.



- **CR Regional Commercial Zoning District**

The CR Regional Commercial Zoning District is intended for areas of **large-scale and/or regionally significant commercial uses**. Such uses may constitute a coordinated cluster of commercial uses or a single large-scale commercial use of regional significance. The zoning district regulations ensure that proper controls are in place to create compatibility with neighboring uses and create safe circulation patterns.



Residential uses are not permitted by-right in the Commercial Zoning Districts, which are based on the Commercial Place Type in the adopted Comprehensive Plan. Commercial Place Types are primarily auto-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates. Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.

LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020













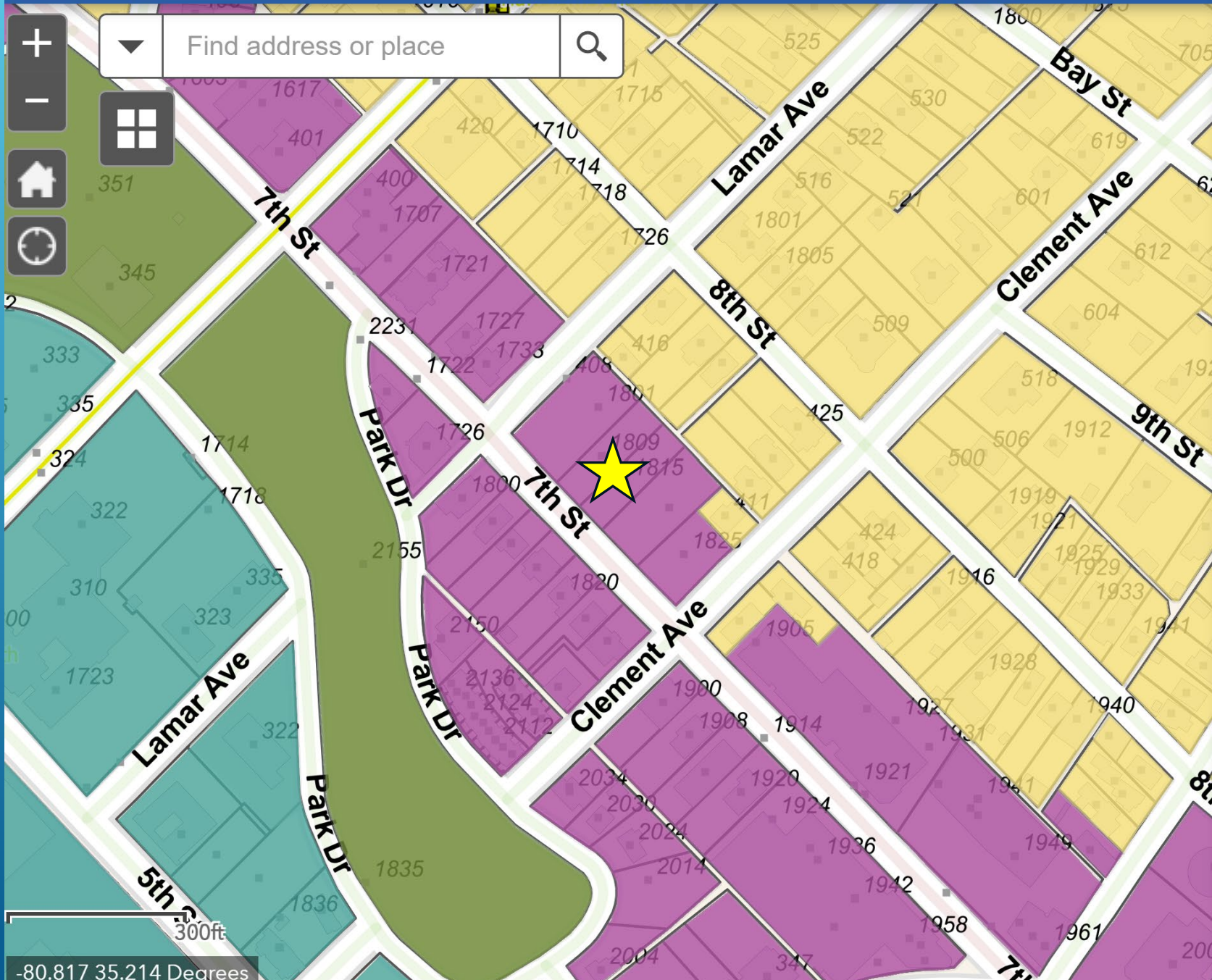


Charlotte Future 2040 Policy Map

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





NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

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.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

REZONING PROPOSAL



ACREAGE: ± 1.63 ACRES

TAX PARCEL #s: 127-032-01, 127-032-02, 127-032-03,
127-032-04, 127-032-05

EXISTING ZONING: B-1

PROPOSED ZONING: MUDD-O

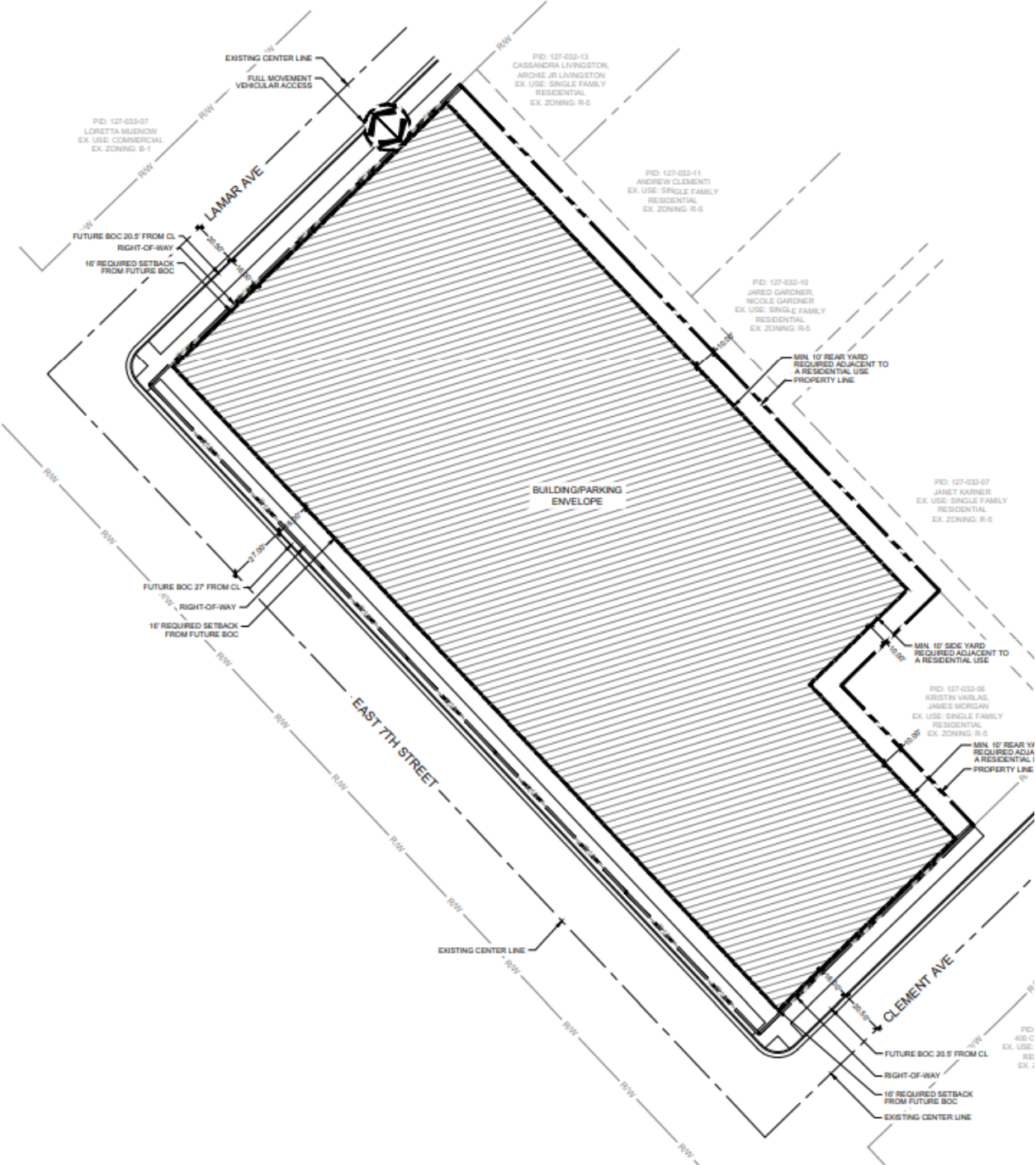
EXISTING USES: COMMERCIAL

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.

MAXIMUM DEVELOPMENT:
213 RESIDENTIAL DWELLING UNITS; AND
5,600 SF OF RETAIL, EDEE, OR PERSONAL SERVICE USES.

MAXIMUM BUILDING HEIGHT: PER ORDINANCE

PARKING: PER ORDINANCE



VI. Design Guidelines:

a. General Design Guidelines.

1. Preferred Exterior Building Materials: The principal building constructed on the Site shall be comprised of a minimum of 60% of the following materials when fronting a public street: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, E.I.F.S., or other materials approved by the Planning Director.
- a. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
2. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - a. Building elevations facing public streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls
3. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - a. The Site's frontage of East 7th Street shall, at a minimum, provide at least 60% of the length of the first floor street frontage designed for pedestrian-scale activity per the street walls provision in Section 9.8506(2)(a) of the Ordinance. Of the provided 60% street wall design, a minimum of 50% shall be met through the use of clear glass.
 4. Meter banks shall be located outside of the setback.
 5. Rooftop HVAC units will be screened from public right-of-way.
 6. All dumpster enclosure areas shall be internal to the building/parking facilities or screened from network required public or private streets with materials complimentary to the principal structure.
 7. If a rooftop terrace is provided, it shall be permitted only for hotel uses (no rooftop terraces associated with EDEE uses shall be allowed).

b. Parking Deck Standards:

1. Parking structures, if provided, shall be designed so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of 48 inches in height. Screening shall include both vertical and horizontal treatment that resembles patterns and architecture of the occupied portions of the building, including use of similar materials and a similar rhythm of window openings on frontages. The remaining opening shall be screened using decorative elements such as grillwork, louvers, green walls, or a similar treatment. Any such decorative screens shall be set back from the plane of the street façades and affixed in line with the internal face of walls to parking levels so as to be minimally intrusive when seen in perspective. For parking structures with rooftop open-air parking, a parapet wall of sufficient height to ensure vehicles are not visible from the nearest sidewalk is required. Any such parapet wall shall be a minimum of four (4) feet in height.
2. However, these parking deck standards are in no way intended to impede the natural ventilation of an open parking deck.

PRELIMINARY CONCEPTS





ALLEY

AMENITY DECK

BUILDING ENTRY

RETAIL CORNER

RETAIL CORNER

PARKING ENTRY

LAMAR AVE.

7TH STREET

CLEMENT AVE.



PARKING
ENTRY

ELEVATION ~700

LAMAR AVE

7TH STREET

TYPE III
CONSTRUCTION

LEVEL 01 AT
GRADE (~711')

TYPE I
CONSTRUCTION

RETAIL @ 7TH
& LAMAR

LEVEL 01 AT
GRADE (~705')

~716

**~71'-6" TO TOP OF L6 FROM
AVERAGE GRADE @ CLEMENT AVE**

**~73'-10" TO TOP OF L7 FROM
AVERAGE GRADE @ LAMAR AVE**

**TYPE III
CONSTRUCTION**

**TYPE I
CONSTRUCTION**

ELEVATION ~700'

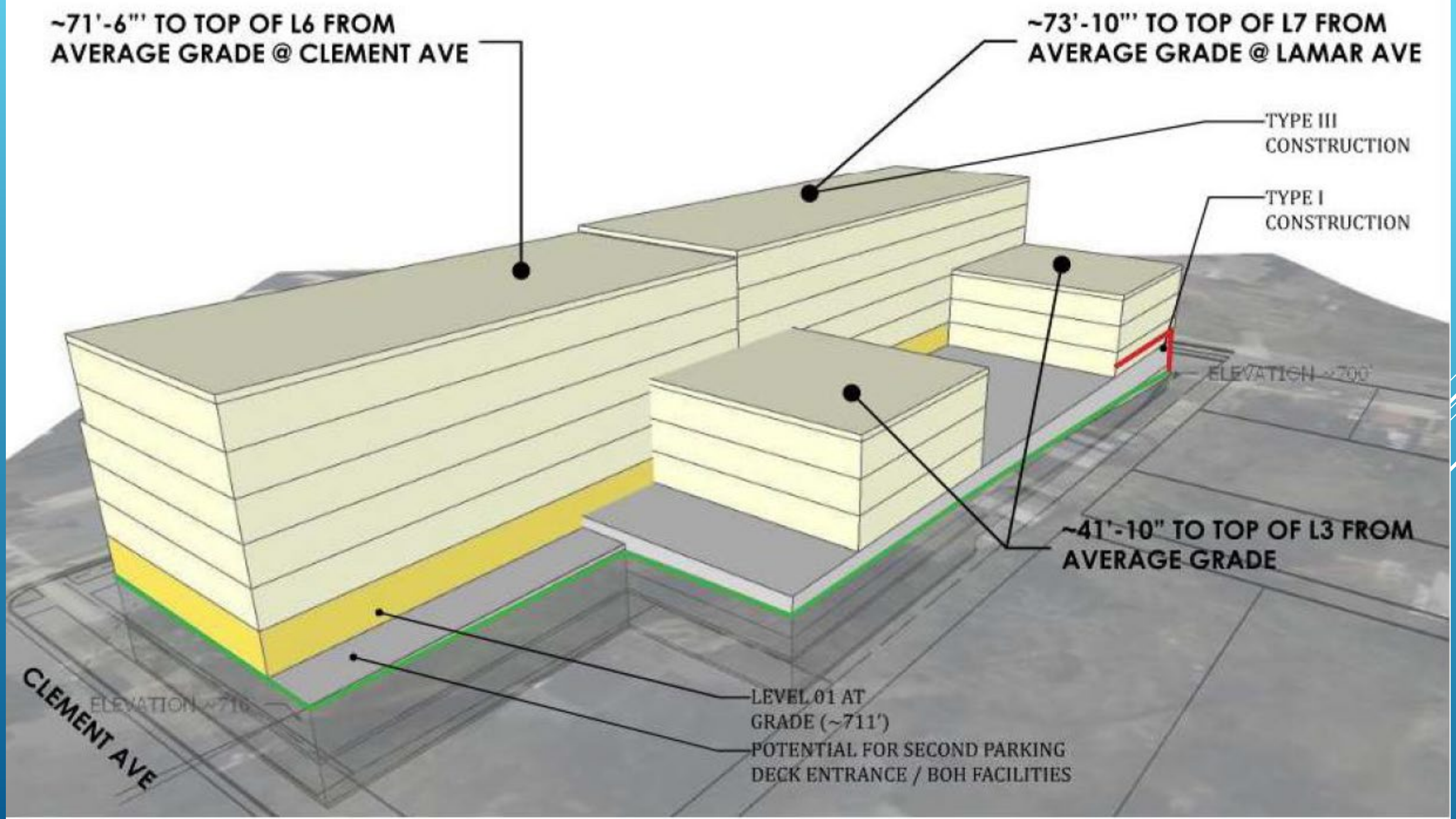
**~41'-10" TO TOP OF L3 FROM
AVERAGE GRADE**

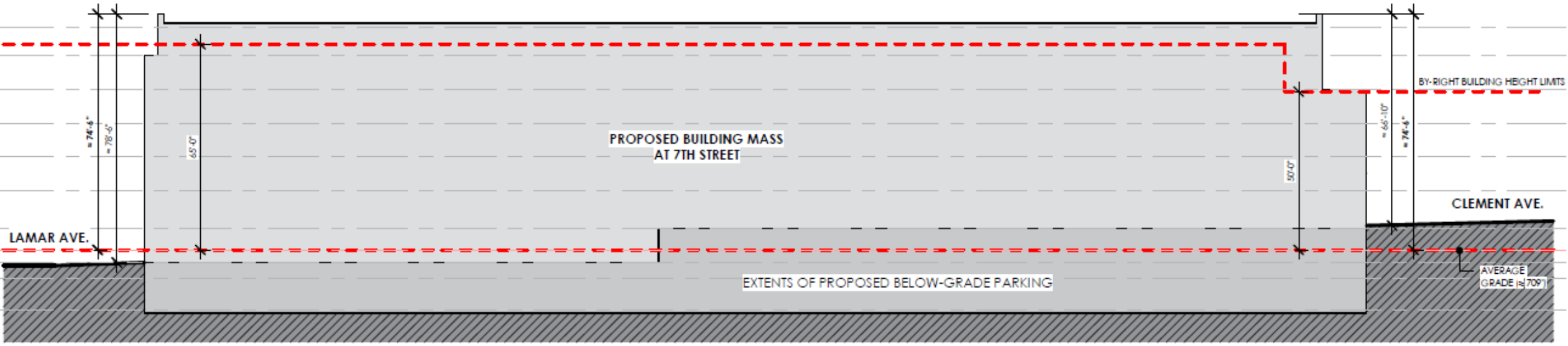
CLEMENT AVE

ELEVATION ~710'

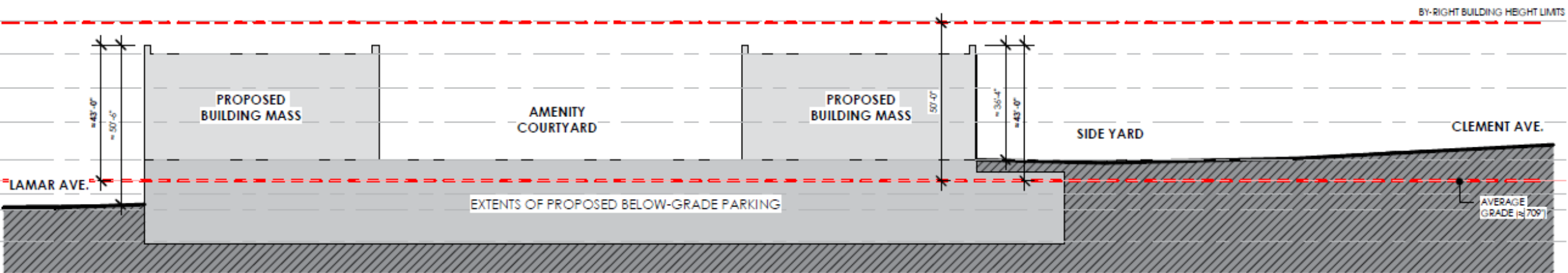
**LEVEL 01 AT
GRADE (~711')**

**POTENTIAL FOR SECOND PARKING
DECK ENTRANCE / BOH FACILITIES**

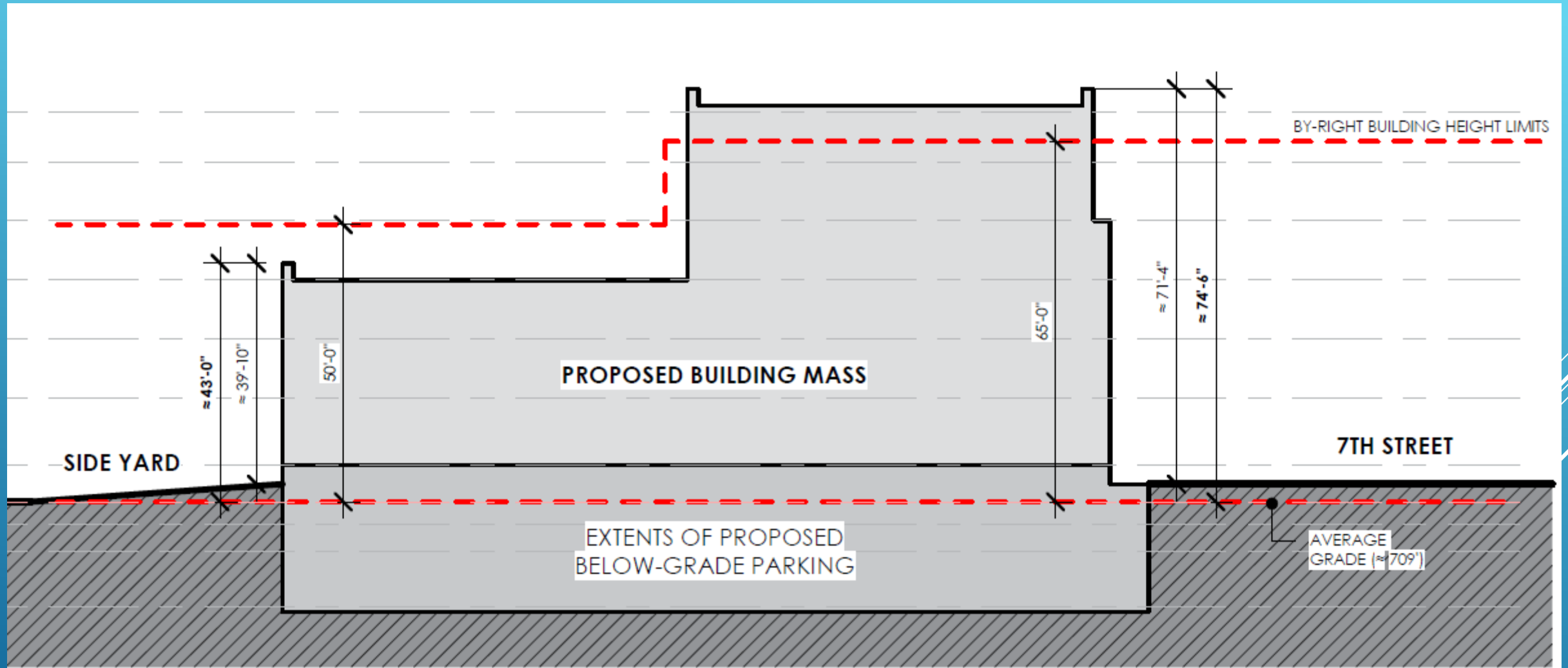




LAMAR AVE. - CLEMENT AVE. SITE SECTION



LAMAR AVE. - CLEMENT AVE. SITE SECTION



PROPOSED BUILDING MASS

BY-RIGHT BUILDING HEIGHT LIMITS

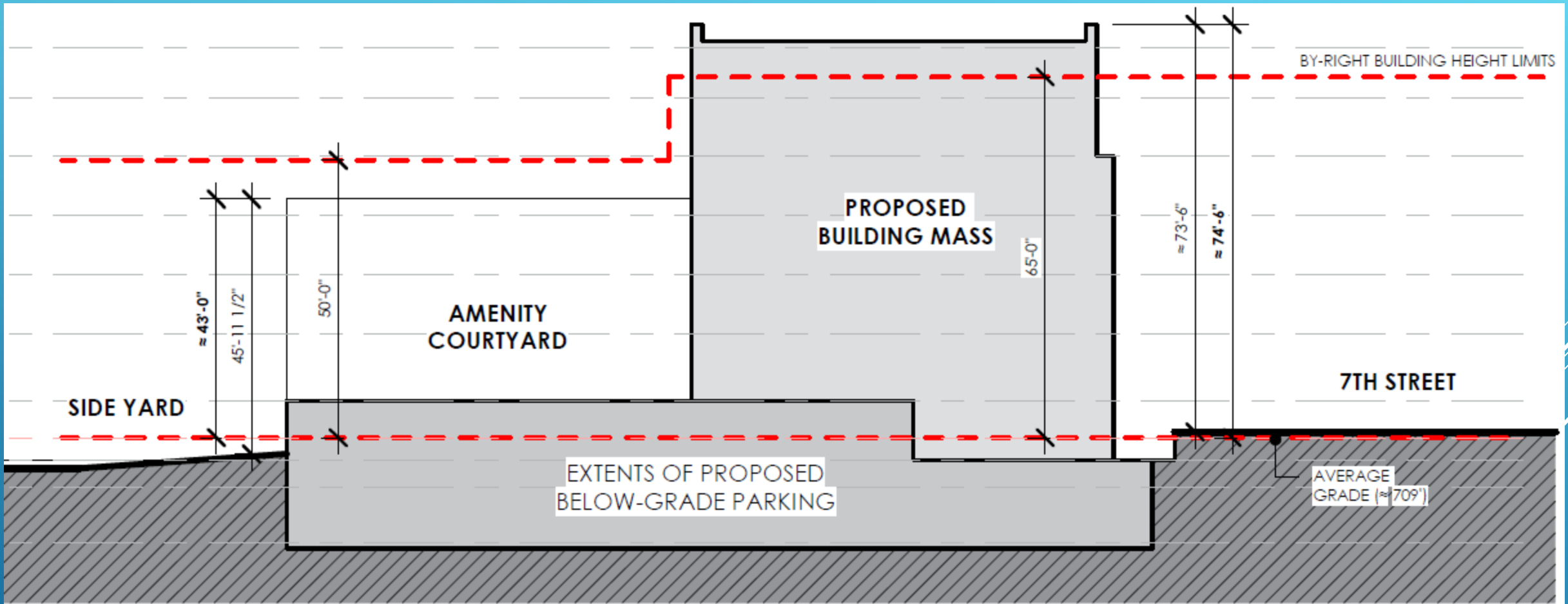
SIDE YARD

7TH STREET

EXTENTS OF PROPOSED
BELOW-GRADE PARKING

AVERAGE
GRADE (≈709')

7TH STREET - SIDE YARD SITE SECTION



7TH STREET - SIDE YARD SITE SECTION

EXAMPLE RENDERINGS





ORGANIC GROCER





ELIZABETH

104

LOBBY

















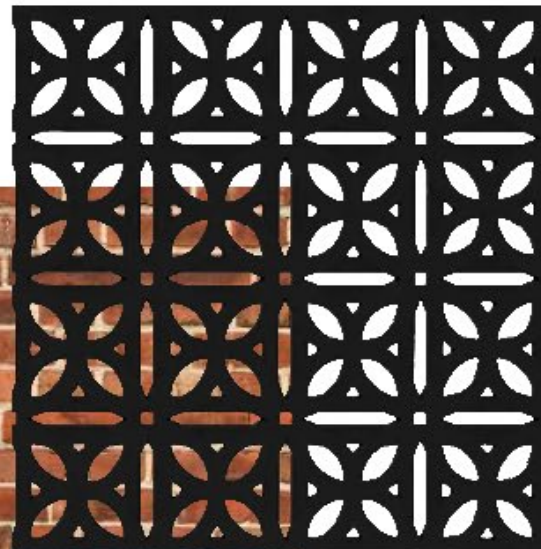
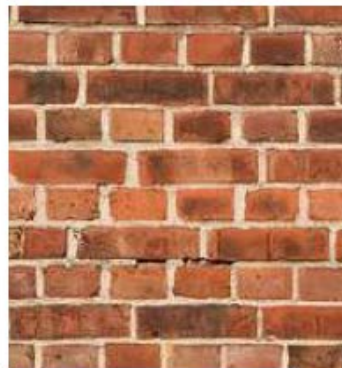


SIDE YARD WITH VIEW OF AMENITY DECK



REAR ELEVATION

19 | AUGUST 02, 2023



POTENTIAL REZONING SCHEDULE

- ▶ **Application Filed:** Jan 31, 2023
- ▶ **Application Processed:** June 2023
- ▶ **Official Community Meeting:** Today, August 2nd
- ▶ **Revised Plan Submittal:** August 14th
- ▶ **Earliest Public Hearing:** September 18th
- ▶ **Zoning Committee:** October 3rd
- ▶ **City Council Decision:** October 16th

ECA REQUESTS YOUR FEEDBACK

The Elizabeth Community Association has set up a private and separate email and welcomes your comments about this proposed development.

elizabethrezonings@gmail.com

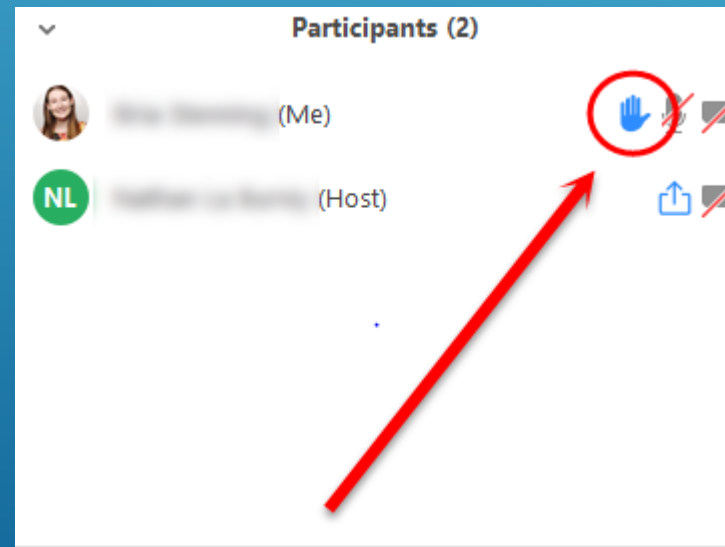
The ECA's Land Use & Development Committee monitors this email box and responds to comments personally. The ECA and associated email address are not affiliated with the developer in any way, and the developer will not see the comments.

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!

