COMMUNITY MEETING REPORT **Petitioner: BPR Properties, LLC** Rezoning Petition No. 2023-077

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

<u>PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION</u> <u>OF HOW CONTACTED</u>:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting, to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 16, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, August 29, 2023 at 6:30 P.M. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on <u>Exhibit B</u> attached hereto. The Petitioner's representatives at the Community Meeting were Birju Patel of the Petitioner, Justin Maxwell of DPR Design and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as $\underline{\text{Exhibit } C}$.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2023-077.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, November 20, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, December 5, 2023 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, December 18, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and an aerial photograph that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 2.782 acres and is located on the southeast corner of the intersection of University City Boulevard and Sanctuary Place.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is zoned TOD-TR (Transit Oriented Development zoning district).

John Carmichael stated that the Petitioner is 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. He stated that this is not a conditional rezoning. Therefore, if this Rezoning Petition were approved, any of the uses allowed in the CAC-1 zoning district would be permitted on the site. John Carmichael stated that there is not a rezoning plan associated with this rezoning request.

John Carmichael shared a slide of the relevant portion of the Charlotte Future 2040 Policy Map. He pointed out that the site is located in a Community Activity Center place type. This rezoning request is, therefore, consistent with the recommendations of the Charlotte Future 2040 Policy Map.

John Carmichael then shared and discussed relevant portions of the permitted uses table for the TOD-TR and CAC-1 zoning districts from the Unified Development Ordinance. Among other things, he stated that the TOD-TR zoning district does not permit a hotel, however, a hotel use is permitted in the CAC-1 zoning district. John Carmichael share the building height provisions from the Unified Development Ordinance for the TOD-TR and CAC-1 zoning districts. He stated that more building height is allowed in the CAC-1 zoning district (80 feet/120 feet with a bonus) than in the TOD-TR zoning district (50 feet/75 feet with a bonus). John Carmichael stated that the Petitioner is planning a hotel use for this site and that the planned height of the hotel would be less than the maximum building height allowed in the CAC-1 zoning district according to the Petitioner.

John Carmichael asked Birju Patel to provide information about the Petitioner. Birju Patel stated that the Petitioner is a hotel development company based in High Point, NC. The Petitioner has developed many hotel projects in the southeast.

Birju Patel stated that the hotel planned for this site would be approximately 100,000 square feet in size and have 139 hotel rooms. He shared floor plans of the proposed hotel building.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

• In response to a question, Birju Patel stated that the hotel would be a Residence Inn by Marriott and that the Petitioner would be the franchisee.

• In response to a question, Birju Patel stated that the hotel would be 3 stories in height.

• In response to a question, Birju Patel stated that the hotel rooms would be comprised of 109 studios with a king bed, 24 studios with two queen beds and 6 rooms with one bed, which total 163 beds for the 139 rooms.

• In response to a question, Birju Patel stated that the hotel building would be 3 stories and approximately 40 feet in height.

• In response to a question, John Carmichael stated that the Charlotte 2040 Policy Map is not a zoning map. It is a policy map that is intended to guide the decisions of the Planning Department, City Council and the Zoning Committee. He stated that there is not a specific place type for the TOD-TR zoning district, but the TOD-TR zoning district is consistent with the Community Activity Center place type as he understands it. John Carmichael stated that the permitted uses table is located in the Unified Development Ordinance. John Carmichael stated that he will send a copy of the power point presentation to the attendees.

• In response to a question, John Carmichael stated that he is not aware of UNC Charlotte being involved in this project.

• In response to a question, Birju Patel stated that the hotel would be named Residence Inn Charlotte University, and that he has not had a conversation with UNC Charlotte relating to this project.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

<u>CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY</u> <u>MEETING AS OF THE DATE HEREOF</u>:

No changes have been made to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 24th day of September, 2023

BPR Properties, LLC, Petitioner

cc: Ms. Emma Knauerhase, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

2023-077	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-077	04923105	SANCTUARY HOLDINGS NC LLC				3008 CHEROKEE ST	ATTN CHAD HOWIE	KENNESAW	GA	30144
023-077	04923152	PLATO II NC I PROPCO LP		C/O TPG REAL ESTATE		345 CALIFORNIA ST STE 3300	ATTN TY NEWELL, JAMIE SHOLEM & YAMAN SHUKAIRY	SAN FRANCISCO	CA	94104
023-077	04924106	A & G BROTHERS LLC				5932 MARSAILLES CT		CHARLOTTE	NC	28277
2023-077	04924107	ELMALEK & NASSAR INVESTMENT GROUP LLC				5309 MONROE RD STE F		CHARLOTTE	NC	28205
2023-077	04924112	ALDUROOBI REAL ESTATE LLC				7303 EAGLES NEST LN		HUNTERSVILLE	NC	28078
2023-077	04924113	UV PARTNERS				7716 N TRYON ST		CHARLOTTE	NC	28262
2023-077	04924115	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION		600 E 4TH ST		CHARLOTTE	NC	28202
2023-077	04924116	MDC NC1 LP				11995 EL CAMINO REAL		SAN DIEGO	CA	92130
2023-077	04924118	A&G BROTHERS LLC				5932 MARSAILLES CT		CHARLOTTE	NC	28277
2023-077	04924212	SANTUARY 4POINT CHARLOTTE LLC				415 ROCKING CHAIR LN		FORT MILL	SC	29708
2023-077	04924221	JOHNSTON	ARNOLD W			12300 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078
2023-077	04924231	EHC HOMES LP				8008 CORPORATE CENTER DR STE 300		CHARLOTTE	NC	28226
2023-077	04924232A	74 CACNC OWNER LLC				7121 FAIRWAY DR STE 410		PALM BEACH GARDENS	FL	33418
2023-077	04930128	BRE RETAIL RESIDUAL NC OWNER LP		C/O RYAN LLC TAX COMPLIANCE		500 EAST BROWARD BLVD STE 1130		FORT LAUDERDALE	FL	33394

2023-077	full_name_neighborhood	first_name	last_name	physical_address	partment_unit_or_suit	city	state	zip_code
2023-077	Autumnwood Community Association	Brenda	Ratliff	6509 DOUGHERTY DR	CHAR	LOTTE	NC	28213
2023-077	Autumnwood Community Association	Joyce	Upchurch	6501 STONEHILL CT	CHAR	LOTTE	NC	28213
2023-077	Back Creek II Homeowners Association	Felicia	Thompkins	8640 UNIVERSITY CITY BLVD	CHAR	LOTTE	NC	28213
2023-077	Back Creek II Homeowners Association	Gregory	Phipps	8640 UNIVERSITY CITY BLVD	CHAR	LOTTE	NC	28213
2023-077	Bennington Place Homeowners Association	D.	Flynt	8551 N TRYON ST	CHAR	LOTTE	NC	28262
2023-077	Brookside Lane Business Watch	Barry	Gemberling	217 BROOKSIDE LANE	CHAR	LOTTE	NC	28221
2023-077	Crab Orchard Homeowners Association	John	Watson	8214 MISTY EVE LANE	CHAR	LOTTE	NC	28213
2023-077	Crab Orchard Neighborhood Association	Challise	Cantleberry	736 BROOKE NICOLE PLACE	CHAR	LOTTE	NC	28213
2023-077	Forest Glen Neighborhood	Katherine	Olson	7515 BATAVIA LN	CHAR	LOTTE	NC	28213
2023-077	Garden Renaissance In The South	Don	Boekelheide	7117 LEAVES LANE	CHAR	LOTTE	NC	28213
2023-077	General's Point	Jill	Stephenson	6702 IRON BRIGADE LANE	CHAR	LOTTE	NC	28269
2023-077	Grenelefe Village Homeowners' Association	Ursula	Smith	7800 KNOLLWOOD CIRCLE	CHAR	LOTTE	NC	28213
2023-077	Heatherstone Condominiums	Linda	Webb	9327 MEADOW VISTA ROAD	CHAR	LOTTE	NC	28213
2023-077	Monroe Road Advocates (MORA)	Kelley	Fluharty	8211 UNIVERSITY RIDGE DR	CHAR	LOTTE	NC	28213
2023-077	NC State Senate #40 Candidate	John	Aneralla	7714 PICKERING DR	CHAR	LOTTE	NC	28213
2023-077	Newell/ Rocky River Road	Tamara	Glover	8616 KNOLLWOOD CIRCLE	CHAR	LOTTE	NC	28213
2023-077		Tiyana	Brown	8211 UNIVERSITY RIDGE	CHAR	LOTTE	NC	28213
2023-077	Rocky River Village	Michelle	Pighet	518 ELSBERRY LANE	CHAR	LOTTE	NC	28214
2023-077	Shady Hills Community Association	Elliott	Glover	808 CAROLYN LN	CHAR	LOTTE	NC	28213
2023-077	Thomasboro Neighborhood Association	Bill	Jones	7117 LEAVES LN	CHAR	LOTTE	NC	28213
2023-077	Thomasboro Neighborhood Association	Vanessa	Johnson	7117 LEAVES LN	CHAR	LOTTE	NC	28213
2023-077	University Center	Robert	McElhaney	6107 LEWIS ST	CHAR	LOTTE	NC	28262

EXHIBIT A-2

NOTICE TO INTERESTED PARTIES OF VIRTUAL COMMUNITY MEETING

Subject:	Virtual Community Meeting - Rezoning Petition No. 2023-077 filed by BPR Properties, LLC to request the rezoning of an approximately 2.782 acre site located on the southeast corner of the intersection of University City Boulevard and Sanctuary Place (see enclosed map)
Date and Time	
of Meeting:	Tuesday, August 29, 2023 at 6:30 p.m.
Place of Meeting:	See Below for Information on How to Access the Virtual Community Meeting

We are assisting BPR Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 2.782 acre site located on the southeast corner of the intersection of University City Boulevard and Sanctuary Place (see enclosed map) from the TOD-TR zoning district to the CAC-1 zoning district. The purpose of this rezoning request is to accommodate uses allowed in the CAC-1 zoning district on the site, including a hotel.

The Petitioner will hold a virtual 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 Planning, Design & Development Department'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 site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, August 29, 2023 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to <u>communityMeeting@robinsonbradshaw.com</u> to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions. You can also continue to contact us with questions and comments after the virtual Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email) Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: August 16, 2023



EXHIBIT B

Attendee Report										
Report Generated:	8/31/2023 1	4:26								
Topic	Webinar ID	Actual Start Time	Actual Duration (mir	# Registered	# Cancelled	Unique View	er Total Users	Max Concurrent Vie	Enable Registration	
Virtual Community I	Vie 933 5450 8404	8/29/2023 18	:11 41	2		0	2 8	2	Yes	
Host Details										
Attended	User Name (Original N	Name Email	Join Time	Leave Time	Time in Session	(m ls Guest	Country/Region Name			
Yes	Nina Speed	NSpeed@robinsonbradshaw.com	8/29/2023 18:13	8/29/2023 18:51	3	9 No	United States			
Panelist Details										
Attended	User Name (Original N	Name Email	Join Time	Leave Time	Time in Session	(rr Is Guest	Country/Region Name			
Yes	John Carmichael	jcarmichael@robinsonbradshaw.com	8/29/2023 18:11	8/29/2023 18:51	4	1 No	United States			
Yes	Birju Patel	birju.patel@bpr-properties.com	8/29/2023 18:12	8/29/2023 18:51	4	O Yes	United States			
Yes	Birju Patel	birju.patel@bpr-properties.com	8/29/2023 18:27	8/29/2023 18:51	2	25 Yes	United States			
Yes	Justin Maxwell	JMaxwell@dpr.design	8/29/2023 18:19	8/29/2023 18:51	3	33 Yes	United States			
Attendee Details										
Attended	User Name (Original N	Name First Name	Last Name	Email	Registration Tim	e Approval Sta	tu Join Time	Leave Time	Time in Ses Is Guest	Country/Region Name
Yes	Keith Stanley	Keith	Stanley	kstanley@universitycit	8/22/2023 11:0	0 approved	8/29/2023 18:30	8/29/2023 18:50	21 Yes	United States
Yes	Jim Cantleberry	Jim	Cantleberry	JCantleberry@gmail.co	8/29/2023 18:2	6 approved	8/29/2023 18:30	8/29/2023 18:34	4 Yes	United States
Yes	Jim Cantleberry	Jim	Cantleberry	JCantleberry@gmail.co	m		8/29/2023 18:37	8/29/2023 18:51	14 Yes	United States

EXHIBIT C

Rezoning Petition No. 2023-077

BPR Properties, LLC, Petitioner

Community Meeting

August 29, 202

ROBINSON BRADSHAW

Charlotte : Raleigh : Research Triangle : Rock Hill robinsonbradshaw.com

Team

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



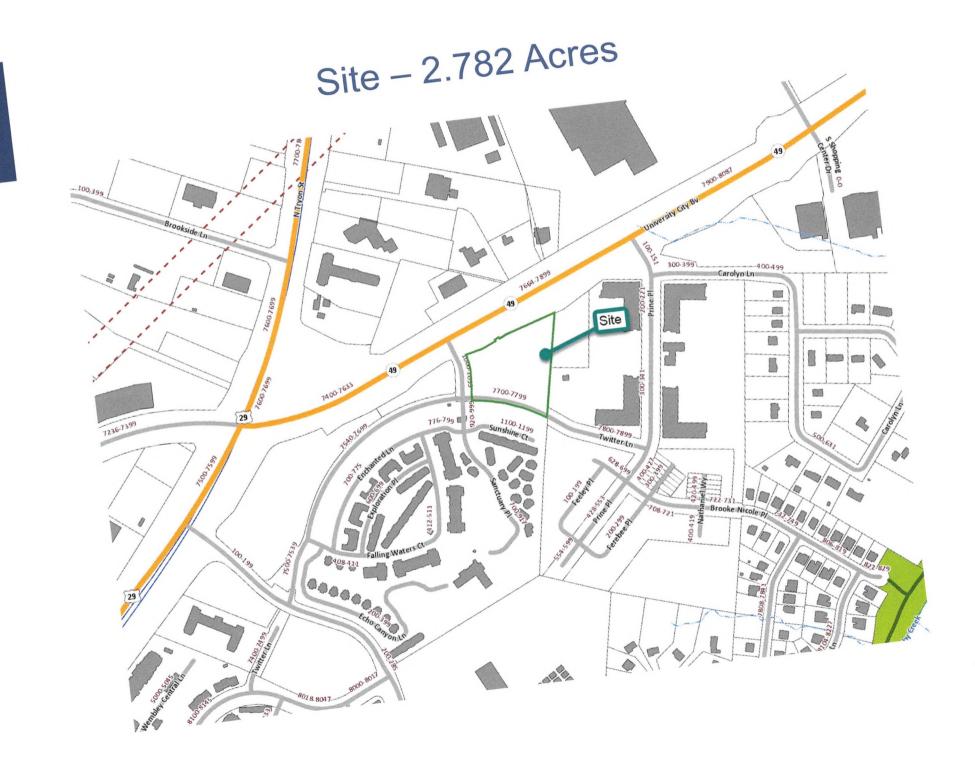
Charlotte : Raleigh : Research Triangle : Rock Hill robinsonbradshaw.com

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



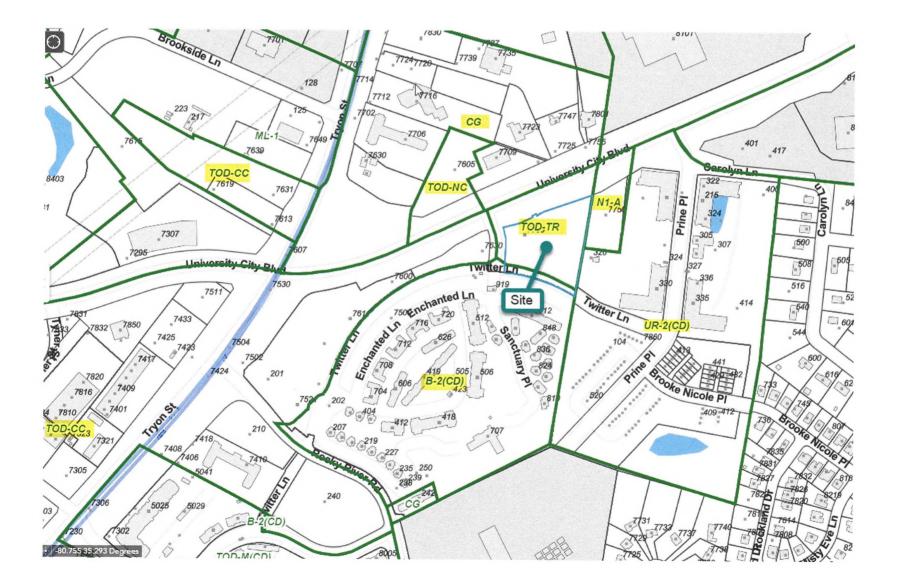
Charlotte : Raleigh : Research Triangle : Rock Hill robinsonbradshaw.com



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

- O 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
- On-street parking and screened or wrapped parking lots/structures

Use Table

Manufacturing and Logi	istics Zoning Dis gional Activity C	tricts, N	eighborf	hood Ce	: Use Mat nter Zonii ransit Ori	ng District	s, Comn	nunity A	ctivity (a Distrie	Center Zonin	g Districts,		
	gional Activity o	enter 20	ning Dis	urcis, r	ransit On	enteu Dev		District		<i>.</i> 15			
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			X	X	X	X	Х	Х	X	Х	Х	X	X
Dwelling - Live Work			X	X	X	Х	Х	Х	Х	X	X	Х	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	Х	X	X	Х	Х	X	X	Х	X	X
Dwelling - Quadraplex			1.0.0							a secondaria			Service and the
Dwelling - Single-Family		The second				English and			Facility of the				
Dwelling - Triplex		-											
Group Home			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Manufactured Home Park											ale casa da		
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
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		a contractor					1.11				
Amusement Facility - Indoor			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Amusement Facility - Outdoor	PC												
Animal Care Facility	Contraction of		PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Animal Shelter	PC		PC	1									
Art Gallery			X	X	X	Х	Х	Х	X	X	X	Х	X
Arts or Fitness Studio			X	X	X	Х	Х	Х	X	X	X	X	X
Bed and Breakfast			Contraction of			-		1					1
Broadcasting Facility - No Antennae			X		X	X	Х	Х	X	X	X	Х	X
Broadcasting Facility - With Antennae	PC	PC			-	- A						~	-
Car Wash							1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.						
Commercial Kitchen	PC		PC										
Contractor Office with Outdoor Storage	PC	PC											
Convention Center							X	X		X		X	
Drive-Through Establishment	PC	PC					-	n				A	
Employment/Labor Service Agency	PC	PC	State States		and the second								
Financial Institution			X	X	X	X	X	X	X	X	X	Х	X
Funeral Home		1999 8 1993				-	-	n		~	-	A	
Gas Station	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC							C/PC

Rey	ional Activity C	enter 20	uning bits	uncia, n	ranait orn	cinted Dev	eropiner	n Zomm	Juisuro				
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	Zoning	District: UC	s UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Greenhouse/Nursery - Retail	mic-1	MIL-2	Imo	NO	GAGT	UNUZ	NAG	00	UE	100-00	TOD-NC	100-00	IUD-IK
Greenhouse/Nursery - Wholesale	X												
Heavy Rental and Service Establishment	X												
Heavy Retail Establishment	X												
Hotel/Motel	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	1.1.1.1.1.1.1.1.1	X		X	X	X	Х	Х	X		X	
Industrial Design	X	X	X	X	X	X	X	X	X	X	X	X	X
Kennel	PC					-				~	~	A	~
Live Performance Venue - Indoor			X	X	X	X	X	Х	X	X	X	Х	X
Lodge/Meeting Hall			X	X	X	X	X	X	X	X	X	X	X
Medical/Dental Office			X	X	X	X	X	X	X	X	X	X	X
Micro-Production of Alcohol			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Neighborhood Commercial Establishment												10	10
Nightclub		100000000	PC		PC	PC	PC	PC	PC	PC	PC	PC	PC
Office	PC	PC	X	X	X	X	X	X	X	X	X	X	X
Outdoor Market			X	X	X	Х	X	Х	X	X	X	X	X
Personal Service Establishment			X	X	X	Х	X	Х	Х	X	X	X	X
Raceway/Dragstrip		C			Research States		Sec. 1			and the second		and the second	
Reception Facility			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Research and Development (R&D)	X	X	X		X	Х	X	X	X	X	X	X	X
Restaurant/Bar	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Retail Goods Establishment	and the second second		X	Х	X	Х	X	X	X	X	X	X	X
Retail Goods: Showroom	X		X	Х	X	Х	X	Х	Х	X	X	X	X
Self-Storage Facility: Climate-Controlled	PC		PC		PC								PC
Self-Storage Facility: Outdoor	PC												
Shooting Range, Indoor	PC	PC	PC										
Specialty Food Service	X		X	Х	X	Х	X	Х	Х	X	Х	Х	Х
Stadium	C						C	С	С				
Vehicle Auction Facility	X	X											
Vehicle Dealership: Enclosed			Х		Х	Х	Х	Х	Х				Х
Vehicle Dealership: Outdoor	X												
Vehicle Rental: Enclosed			X	Х	X	Х	X	Х	Х	X	X	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			Strength and				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

Zoning Dis	tricts, N	eighbori	hood Ce	: Use Mat Inter Zonii	ng District	s, Comn	nunity A	ctivity (Center Zonin	g Distric <u>ts,</u>			
Activity C	enter Zo	ning Dis	tricts, 1	ransit Ori	ented Dev	elopmer	t Zonin	g Distric	ts				
							District	S			1	Spectal N	
ML-1	ML-2		NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
		X	X	Х	Х	Х	Х	Х	Х	X	X	X	
С	C						С						
		X	Х	X	X	Х	Х	Х	X	Х	X	Х	
		Х	X	X	Х	Х	Х	Х	X	X	X	Х	
		Х	X	Х	Х	Х	Х	Х	X	Х	Х	X	
		Х	Х	Х	Х	Х	Х	Х	X	Х		X	
X	Х	Х	X	X	X				X			Х	
X	X	X	Х	Х	Х	Х	Х	Х	X	X	X	X	
		Х	Х	Х	Х	Х	Х	Х	Х	X	Х	Х	
X	X	Х	X	X	X	X	X	X	X	X		X	
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	Activity C ML-1 C C X X X X X ML-1	Activity Center Zo ML-1 ML-2 C C C C X X X X X X X X X X X X X X X X ML-1 ML-2 PC PC PC PC ML-1 ML-2 ML-1 ML-2 PC PC X X X X X X X X Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Zoning Districts, Neighbord I Activity Center Zoning Dis ML-1 ML-2 IMU C C C C X X C C X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X PC PC	Zoning Districts, Neighborhood Cell ML-1 ML-2 IMU NC C C - C C - X X X X C C - - X X X X C C - - X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X ML-1 ML-2 IMU NC X X X X X X X X X X X X X X X X <td>Zoning Districts, Neighborhood Center Zoning Districts, Transit Ori ML-1 ML-2 IMU NC CAC-1 ML-1 ML-2 IMU NC CAC-1 C C - - - C C - - - N X X X X C C - - - N X X X X C C - - - X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X ML-1 ML-2 IMU<td>Zoning Districts, Neighborhood Center Zoning Districts, Transit Oriented Development ML-1 ML-2 IMU NC CAC-1 CAC-2 ML-1 ML-2 IMU NC CAC-1 CAC-2 C C C C C C Imu NC X X X X C C X X X X Imu X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X ML-1 ML-2 IMU NC CAC-1</td><td>Zoning Districts, Neighborhood Center Zoning Districts, Transit Oriented Development Zoning ML-1 ML-2 IMU NC CAC-1 CAC-2 RAC C C C X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X</td><td>Zoning Districts, Neighborhood Center Zoning Districts, Community A Activity Center Zoning Districts, Transit Oriented Development Zoning MIL-1 ML-2 Zoning Districts, Transit Oriented Development Zoning MIL-1 ML-2 Zoning Districts C C Coning Districts C C C C C C C C C C C C C C C X X X X X X X X X X X X X X X X X X X X X X X X <</td><td>Zoning Districts, Neighborhood Center Zoning Districts, Transit Oriented Development Zoning Districts Loning Districts, Transit Oriented Development Zoning Districts ML-1 ML-2 IMU NC CAC-1 CAC-2 RAC UC UE ML-1 ML-2 IMU NC CAC-1 CAC-2 RAC UC UE ML-1 ML-2 IMU NC CAC-1 CAC-2 RAC UC UE ML-1 ML-2 IMU NC CAC-1 CAC-2 RAC UC UE ML-1 ML-2 IMU NC CAC-1 X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X</td><td>Zoning Districts, Neighborhood Center Zoning Districts, Transit Oriented Development Zoning Districts Variable Stricts, Transit Oriented Development Zoning Districts ML-1 ML-2 MU NC CAC-4 CAC-2 RC UC UE TOD-UC NL ML-1 ML-2 MU NC CAC-4 CAC-2 RC UC UE TOD-UC C C C X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X<</td><td>Zoning Districts, Neighborhood Center Zoning Districts, Transit Oriented Development Zoning Districts Interview Coning Districts MIL-1 MIL-2 INU NC Coning Districts MIL-1 MIL-2 INU NC Coning Districts MIL-1 MIL-2 INU NC Coning Districts Coning Districts X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X <th colspan<="" td=""><td>Zoning Districts, Transit Orionted Development Zoning Districts, Variable of the analysis o</td></th></td></td>	Zoning Districts, Neighborhood Center Zoning Districts, Transit Ori ML-1 ML-2 IMU NC CAC-1 ML-1 ML-2 IMU NC CAC-1 C C - 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Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	Zoning RAC	District: UC	s UE	TOD-UC	TOD-NC	TOD-CC	TOD TO
Industrial, General	mr-1	PC	IMU	nu	GAG-1	CAC-Z	RAC	00	VE	100-00	TOD-NC	100-00	TOD-TR
Industrial, Light	PC	PC	PC										
Landfill, Land Clearing & Inert Debris (LCID)		C/PC	10										
Light Assembly	X	X	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	OIL O	ON O		0110	UN U	on o	ono	Wro	Unro	UIFU	UFU
Quarry	10	C/PC											
Rail Freight Terminal		X											
Recycling Collection Center	PC	PC											
Salvage and/or Junk Yard		PC											
Solar Farm	X	X											
Truck Terminal		X											
Warehouse and Distribution Center	X	X											
Waste Management Facility		PC					1						
Wholesale Goods Establishment	X	X											
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)	X	X	X	X	X			100000000	100 H 200	100.00	X		X
Parking Structure (Principal Use)	X	X	X		X	X	X	X	Х	X	X	Х	A CONTRACTOR
Passenger Terminal			X			X	X	X	X	X		X	
Public Transit Facility	X	X	Х	Х	Х	X	X	X	X	X	X	X	X
Truck Stop	X	X											
Vehicle Operations Facility	X	X									And the second		
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	X							and the second					
Farm													
Farm, Bona Fide - Charlotte ETJ Only	X	X	Х	Х	X	Х	X	Х	Х	X	X	Х	X
Golf Course							X						
Marina													
Private Recreation Club			X	Х	Х	Х	X	Х	Х	X	X	Х	X
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

regional	iounity o	ontor 20	ning Dia	uroto _j r	ransit Ori	SILCO DOV	and the second se	the second s		13			
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	Districts	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-T
Mobile Car Wash	PC				UNU-1	UNU-L	1010		VL	100-00	100-110	100-00	100-11
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-T
Accessory Shelter	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Adult Care Home										12			
Childcare Center, Accessory to Employment	X	X	X	X	X	Х	Х	Х	Х	Х	Х	Х	Х
Childcare Center in Residence										N. A. STREET			
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													

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.

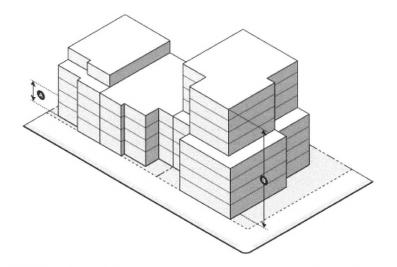
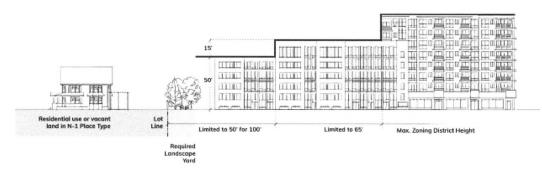


	Table 11-2: Community Activity Center Zoning Districts Building Height Standards										
		CAC-1	CAC-2								
A	Minimum Building Height (feet) 1		24								
B	Maximum Building Height (feet) 2.3	80	120								
С	Maximum Height with Bonus (feet) (Section 16.3) 2.3	120	200								

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, 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.



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.

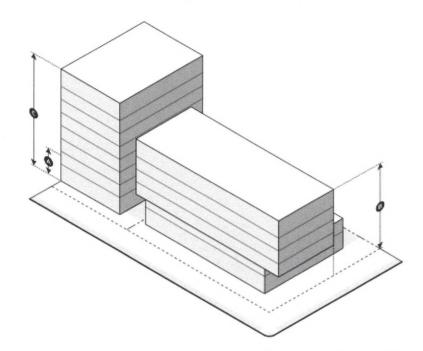
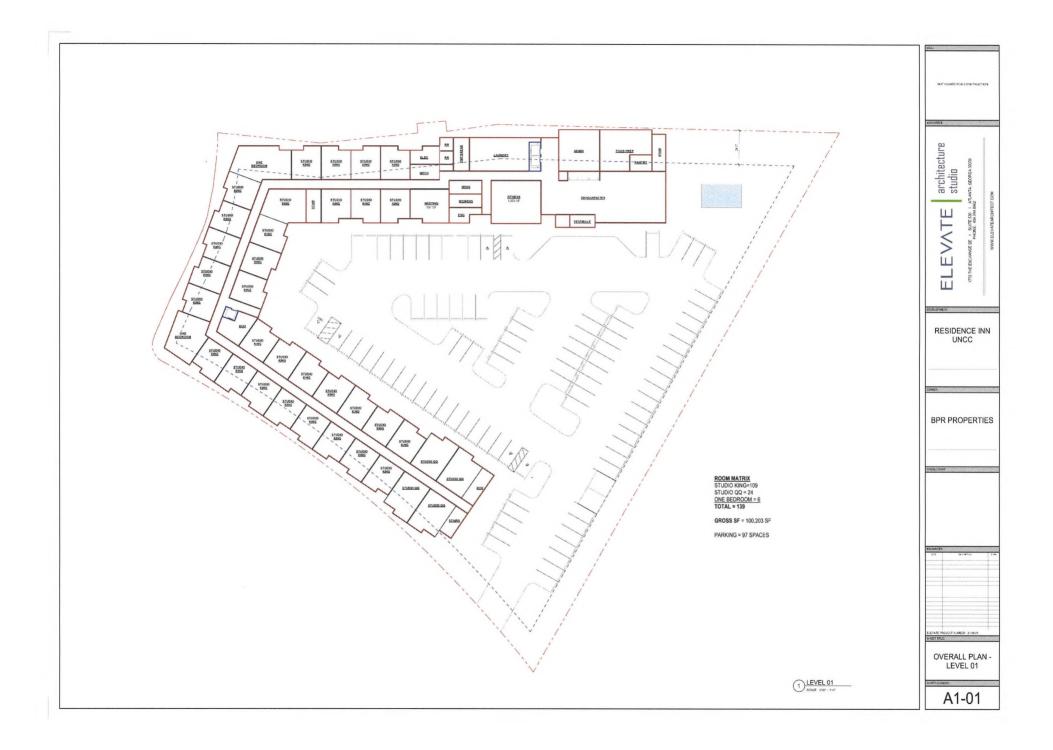


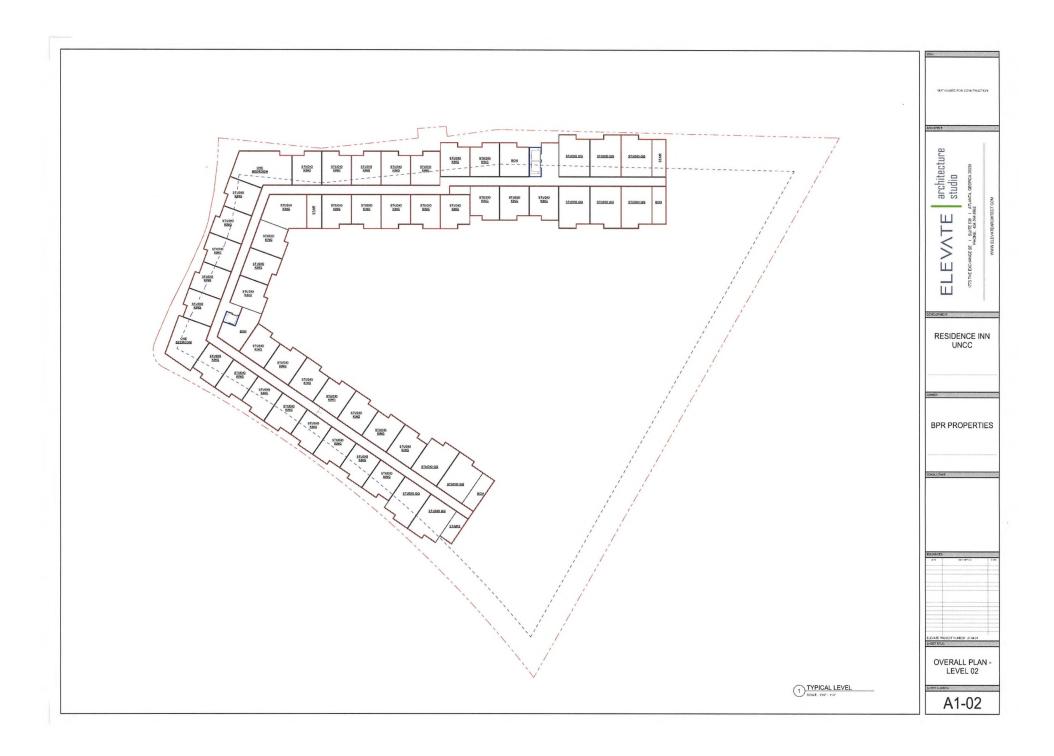
	Table 13-2: Transit Oriented Development Zoning D	istricts Buildir	ng Height Stan	dards	
		TOD-TR	TOD-CC	TOD-NC	TOD-UC
A	Minimum Building Height (feet) 1		24	24	40
B	Maximum Building Height (feet) 2,3	50	90	75	130
C	Maximum Height with Bonus (feet) (Section 16.3) 2.3	75	130	100	300 / Unlimited 4

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





Questions