

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.

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

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 Exhibit B 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 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.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

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 |
| 2023-077 | 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 |
| 2023-077 | 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 | | CHARLOTTE | NC | 28213 |
| 2023-077 | Autumnwood Community Association | Joyce | Upchurch | 6501 STONEHILL CT | | CHARLOTTE | NC | 28213 |
| 2023-077 | Back Creek II Homeowners Association | Felicia | Thompkins | 8640 UNIVERSITY CITY BLVD | | CHARLOTTE | NC | 28213 |
| 2023-077 | Back Creek II Homeowners Association | Gregory | Phipps | 8640 UNIVERSITY CITY BLVD | | CHARLOTTE | NC | 28213 |
| 2023-077 | Bennington Place Homeowners Association | D. | Flynt | 8551 N TRYON ST | | CHARLOTTE | NC | 28262 |
| 2023-077 | Brookside Lane Business Watch | Barry | Gemberling | 217 BROOKSIDE LANE | | CHARLOTTE | NC | 28221 |
| 2023-077 | Crab Orchard Homeowners Association | John | Watson | 8214 MISTY EVE LANE | | CHARLOTTE | NC | 28213 |
| 2023-077 | Crab Orchard Neighborhood Association | Challise | Cantleberry | 736 BROOKE NICOLE PLACE | | CHARLOTTE | NC | 28213 |
| 2023-077 | Forest Glen Neighborhood | Katherine | Olson | 7515 BATAVIA LN | | CHARLOTTE | NC | 28213 |
| 2023-077 | Garden Renaissance In The South | Don | Boekelheide | 7117 LEAVES LANE | | CHARLOTTE | NC | 28213 |
| 2023-077 | General's Point | Jill | Stephenson | 6702 IRON BRIGADE LANE | | CHARLOTTE | NC | 28269 |
| 2023-077 | Grenelefe Village Homeowners' Association | Ursula | Smith | 7800 KNOLLWOOD CIRCLE | | CHARLOTTE | NC | 28213 |
| 2023-077 | Heatherstone Condominiums | Linda | Webb | 9327 MEADOW VISTA ROAD | | CHARLOTTE | NC | 28213 |
| 2023-077 | Monroe Road Advocates (MORA) | Kelley | Fluharty | 8211 UNIVERSITY RIDGE DR | | CHARLOTTE | NC | 28213 |
| 2023-077 | NC State Senate #40 Candidate | John | Aneralla | 7714 PICKERING DR | | CHARLOTTE | NC | 28213 |
| 2023-077 | Newell/ Rocky River Road | Tamara | Glover | 8616 KNOLLWOOD CIRCLE | | CHARLOTTE | NC | 28213 |
| 2023-077 | | Tiyana | Brown | 8211 UNIVERSITY RIDGE | | CHARLOTTE | NC | 28213 |
| 2023-077 | Rocky River Village | Michelle | Pighet | 518 ELSBERRY LANE | | CHARLOTTE | NC | 28214 |
| 2023-077 | Shady Hills Community Association | Elliott | Glover | 808 CAROLYN LN | | CHARLOTTE | NC | 28213 |
| 2023-077 | Thomasboro Neighborhood Association | Bill | Jones | 7117 LEAVES LN | | CHARLOTTE | NC | 28213 |
| 2023-077 | Thomasboro Neighborhood Association | Vanessa | Johnson | 7117 LEAVES LN | | CHARLOTTE | NC | 28213 |
| 2023-077 | University Center | Robert | McElhane | 6107 LEWIS ST | | CHARLOTTE | 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 communitymeeting@robinsonbradshaw.com 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 14:26

| | | | | | | | | | |
|---------------------------|---------------|-------------------|-----------------------|--------------|-------------|---------------|-------------|------------------------|---------------------|
| Topic | Webinar ID | Actual Start Time | Actual Duration (min) | # Registered | # Cancelled | Unique Viewer | Total Users | Max Concurrent Viewers | Enable Registration |
| Virtual Community Meeting | 933 5450 8404 | 8/29/2023 18:11 | 41 | 2 | 0 | 2 | 8 | 2 | Yes |

Host Details

| | | | | | | |
|----------|--|-----------------|-----------------|-----------------------|----------|---------------------|
| Attended | User Name (Original Name Email) | Join Time | Leave Time | Time in Session (min) | Is Guest | Country/Region Name |
| Yes | Nina Speed NSpeed@robinsonbradshaw.com | 8/29/2023 18:13 | 8/29/2023 18:51 | 39 | No | United States |

Panelist Details

| | | | | | | |
|----------|--|-----------------|-----------------|-----------------------|----------|---------------------|
| Attended | User Name (Original Name Email) | Join Time | Leave Time | Time in Session (min) | Is Guest | Country/Region Name |
| Yes | John Carmichael jcarmichael@robinsonbradshaw.com | 8/29/2023 18:11 | 8/29/2023 18:51 | 41 | No | United States |
| Yes | Birju Patel birju.patel@bpr-properties.com | 8/29/2023 18:12 | 8/29/2023 18:51 | 40 | Yes | United States |
| Yes | Birju Patel birju.patel@bpr-properties.com | 8/29/2023 18:27 | 8/29/2023 18:51 | 25 | Yes | United States |
| Yes | Justin Maxwell JMaxwell@dpr.design | 8/29/2023 18:19 | 8/29/2023 18:51 | 33 | Yes | United States |

Attendee Details

| | | | | | | | | | | |
|----------|--------------------------------------|-------------|-----------------------------|-------------------|-----------------|-----------------|-----------------|-----------------------|----------|---------------------|
| Attended | User Name (Original Name First Name) | Last Name | Email | Registration Time | Approval Status | Join Time | Leave Time | Time in Session (min) | Is Guest | Country/Region Name |
| Yes | Keith Stanley Keith | Stanley | kstanley@universitycity.com | 8/22/2023 11:00 | approved | 8/29/2023 18:30 | 8/29/2023 18:50 | 21 | Yes | United States |
| Yes | Jim Cantleberry Jim | Cantleberry | JCantleberry@gmail.com | 8/29/2023 18:26 | approved | 8/29/2023 18:30 | 8/29/2023 18:34 | 4 | Yes | United States |
| Yes | Jim Cantleberry Jim | Cantleberry | JCantleberry@gmail.com | 8/29/2023 18:37 | | 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, 2023

ROBINSON
BRADSHAW

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

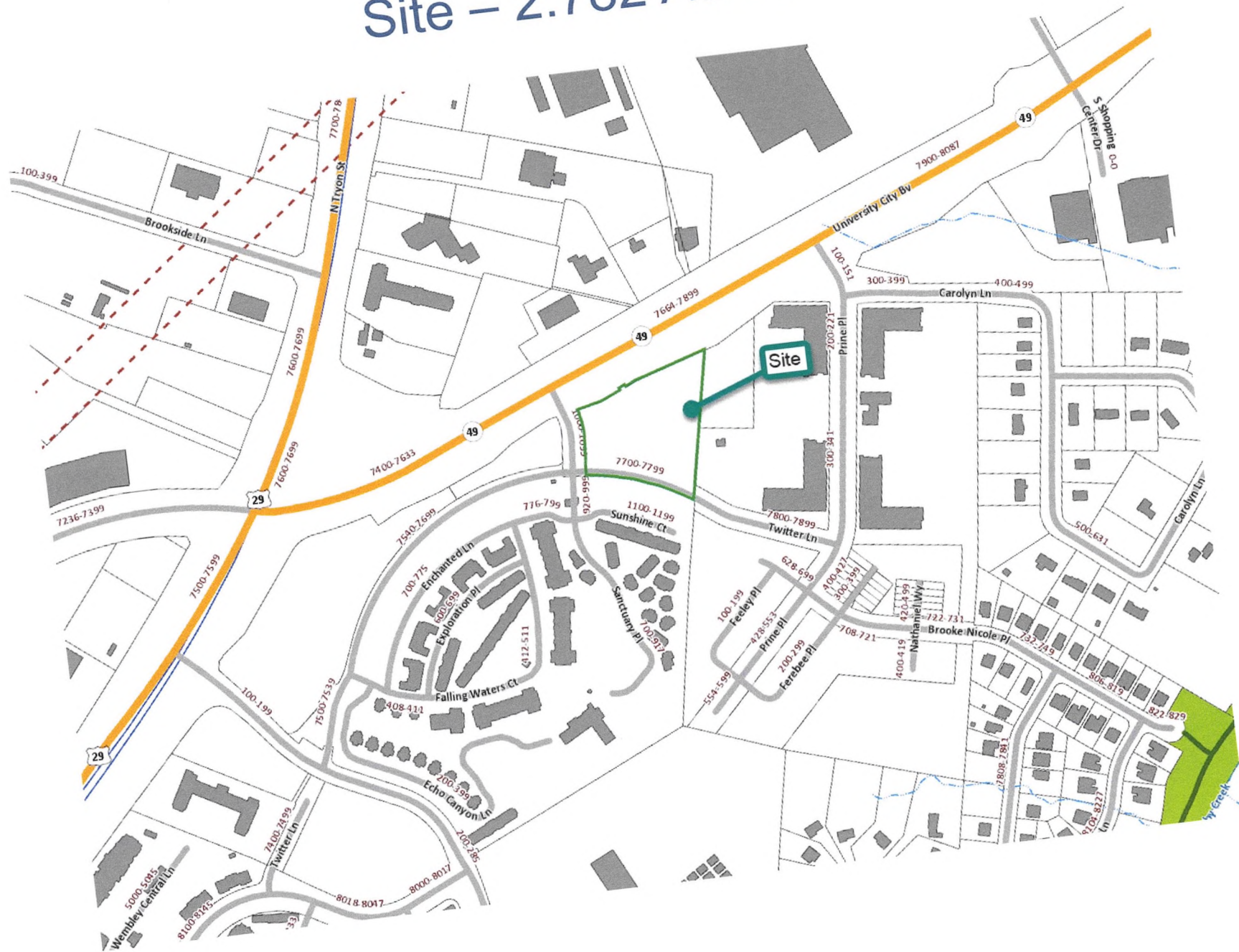
Team

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

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

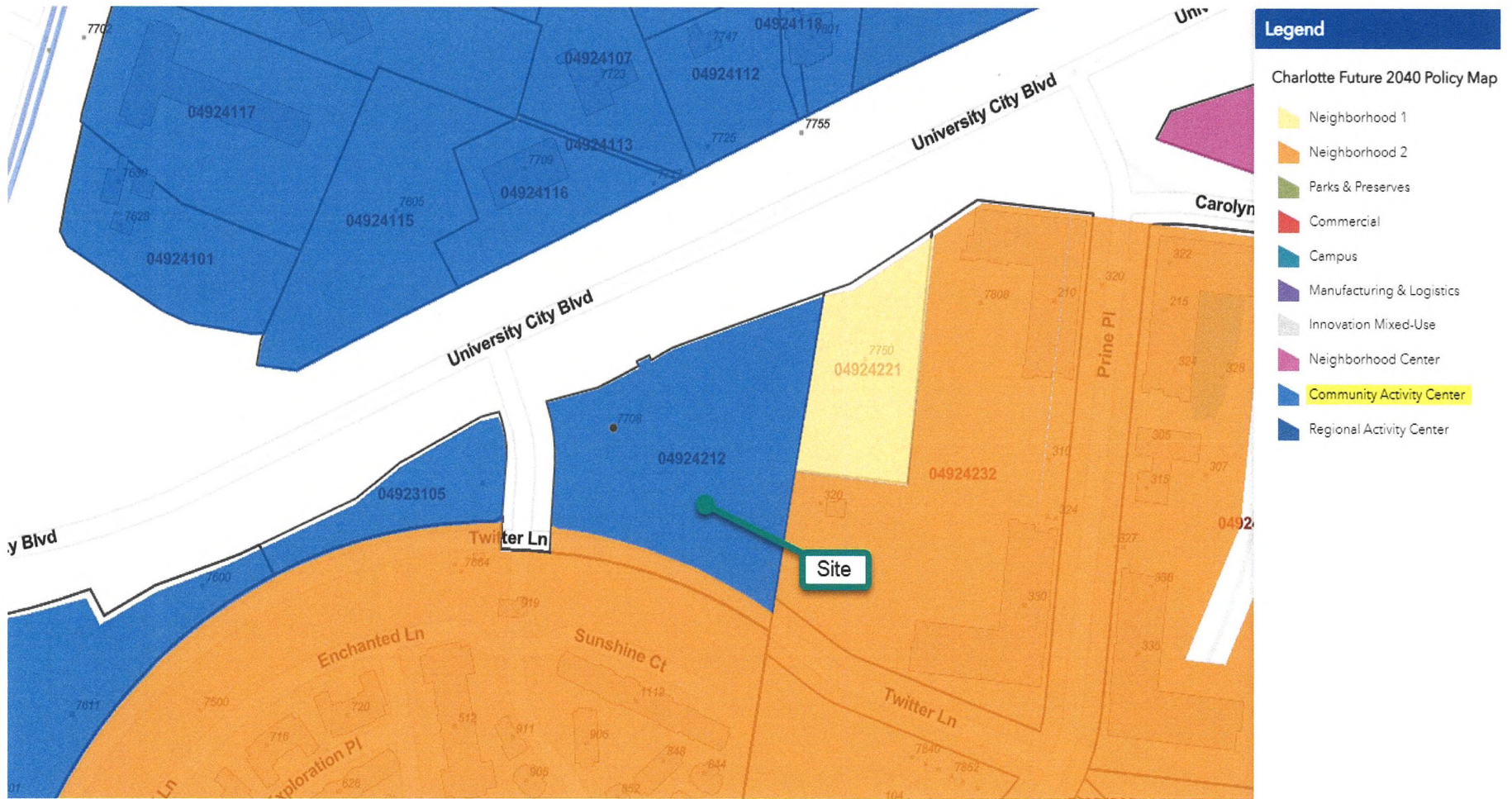




Request

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

OPEN SPACE

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



HIGHLIGHTS

- (A) Wide sidewalks with hardscape amenity zone or landscape zone
- (B) Regular street trees on core streets
- (C) Highly amenitized public realm with frequent open spaces

- (D) Ground floors with retail, patios, or other active uses
- (E) Upper story balconies and rooftop patios
- (F) Improved multi-modal connectivity and mobility hub amenities

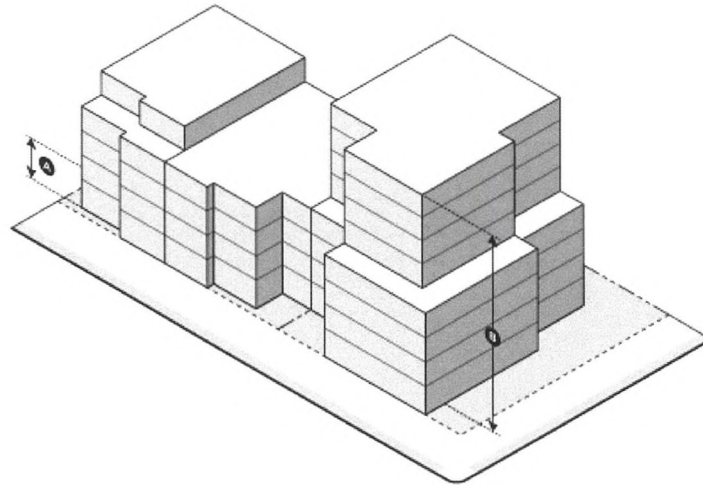
- (G) Well-connected, amenity-rich transit stops
- (H) On-street parking and screened or wrapped parking lots/structures



Use Table

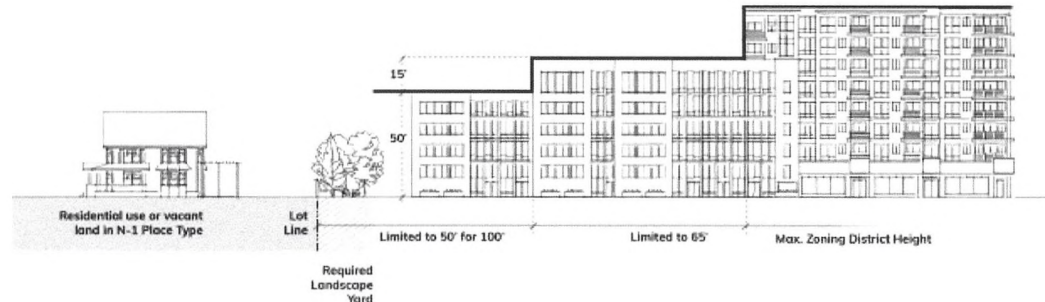
B. Building Height

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.



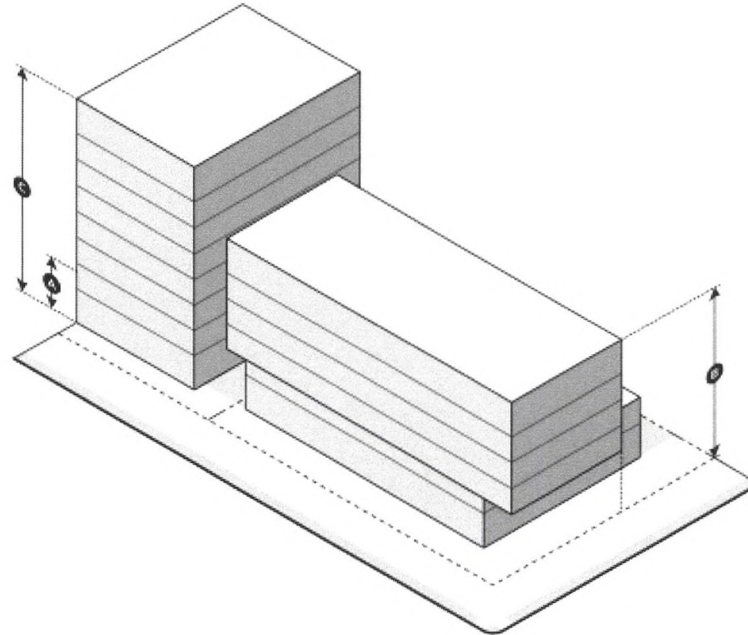
| Table 11-2: Community Activity Center Zoning Districts Building Height Standards | | | |
|--|---|-------|-------|
| | | CAC-1 | CAC-2 |
| A | Minimum Building Height (feet) ¹ | | 24 |
| B | Maximum Building Height (feet) ^{2,3} | 80 | 120 |
| C | Maximum Height with Bonus (feet) (Section 16.3) ^{2,3} | 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, 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.



| | | 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 |

- 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, nor to an area of two or fewer parcels totaling no more than three acres within a Neighborhood 1 Place Type.
- 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