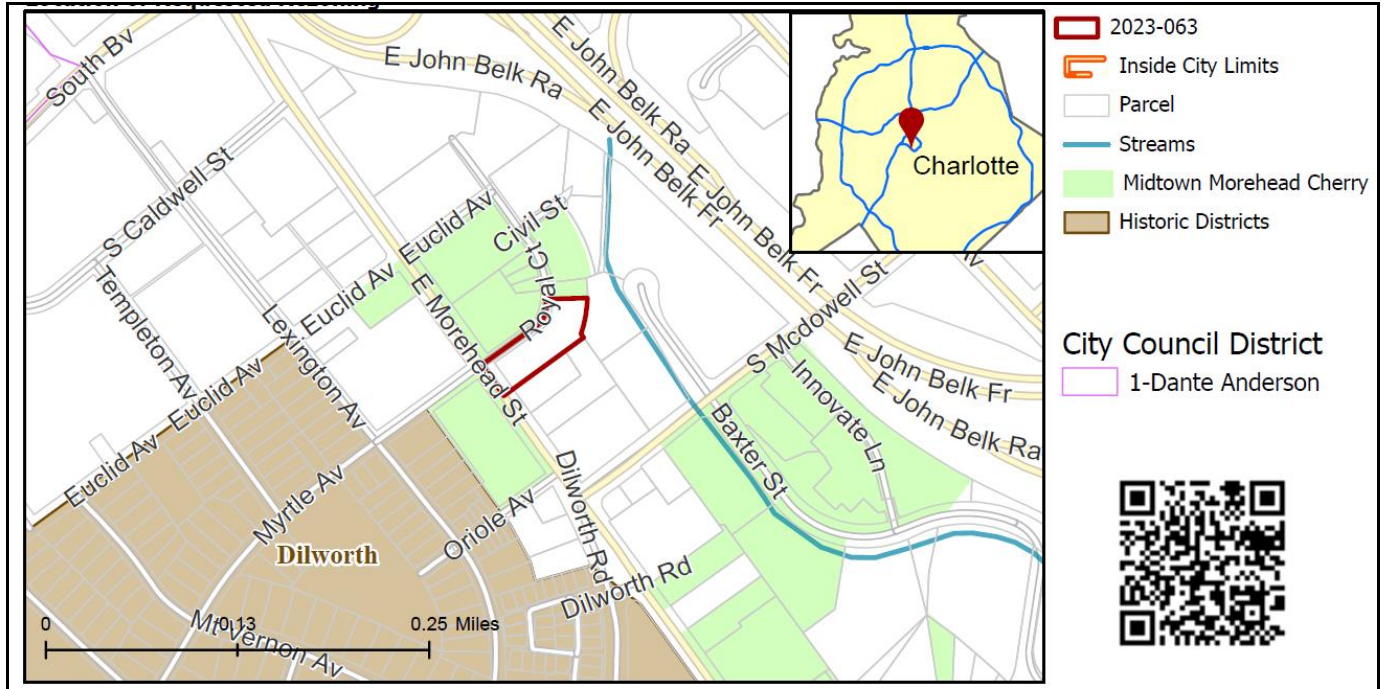


REQUEST

Current Zoning: NC (neighborhood center)
Proposed Zoning: UE (uptown edge)

LOCATION

Approximately 0.998 acres located at the southeast intersection of East Morehead Street and Royal Court, west of Interstate 277, and north of South McDowell Street.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the UE zoning district on a parcel currently developed for office uses.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

BMPI-EM801 LLC
BMPI-EM801 LLC
Collin Brown and Brittany Lins, Alexander Ricks, PLLC
Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 15

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Regional Activity Center.

Rationale for Recommendation

- The application of the Uptown Edge district is appropriate for this area which transitions from the high-intensity environment of the Uptown-core into the less dense mixed-use areas along Morehead Street and the Dilworth neighborhood just to the southwest.
- The Uptown Edge district maintains high standards for quality of design and pedestrian oriented development.
- This parcel is adjacent to projects that have been entitled for developments that are at a similar scale to what is allowed in the Uptown Edge district.

- Though not the most intense zoning district, the UE district does allow for relatively large-scale developments, which is compatible with the Regional Activity Center Place Type that is recommended for this corridor.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

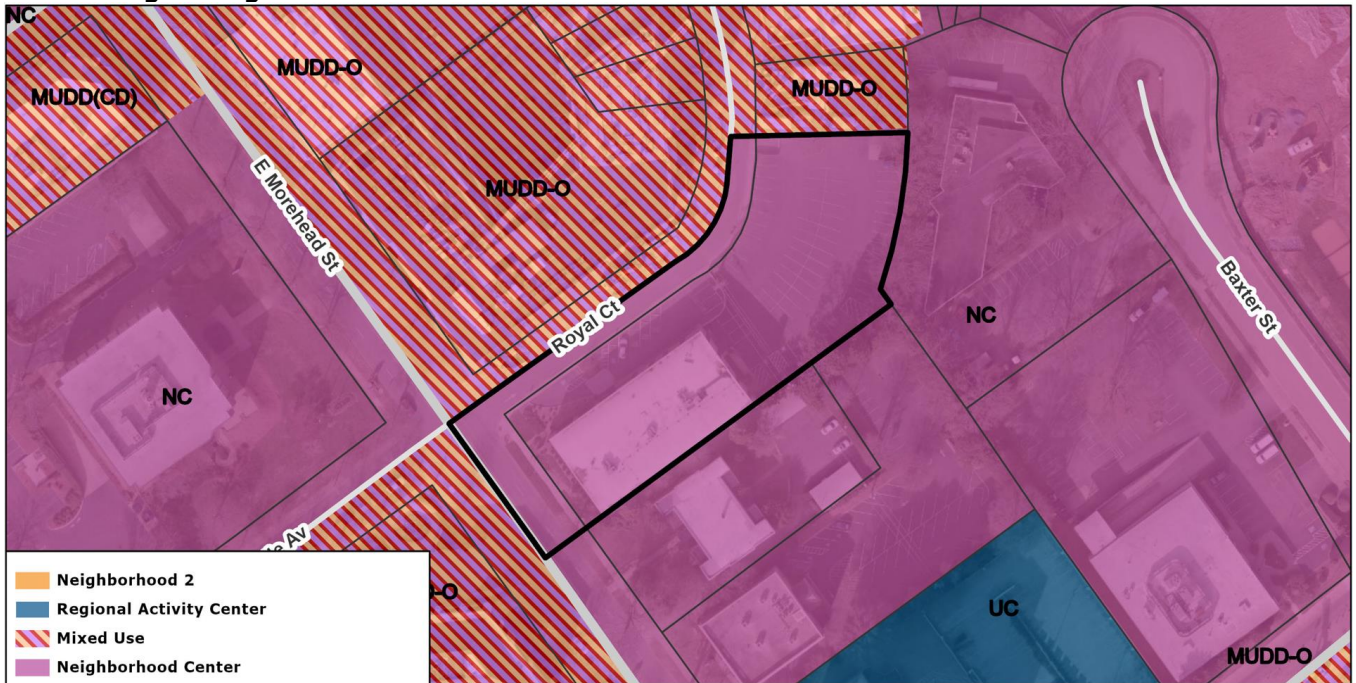
PLANNING STAFF REVIEW

• **Proposed Request Details**

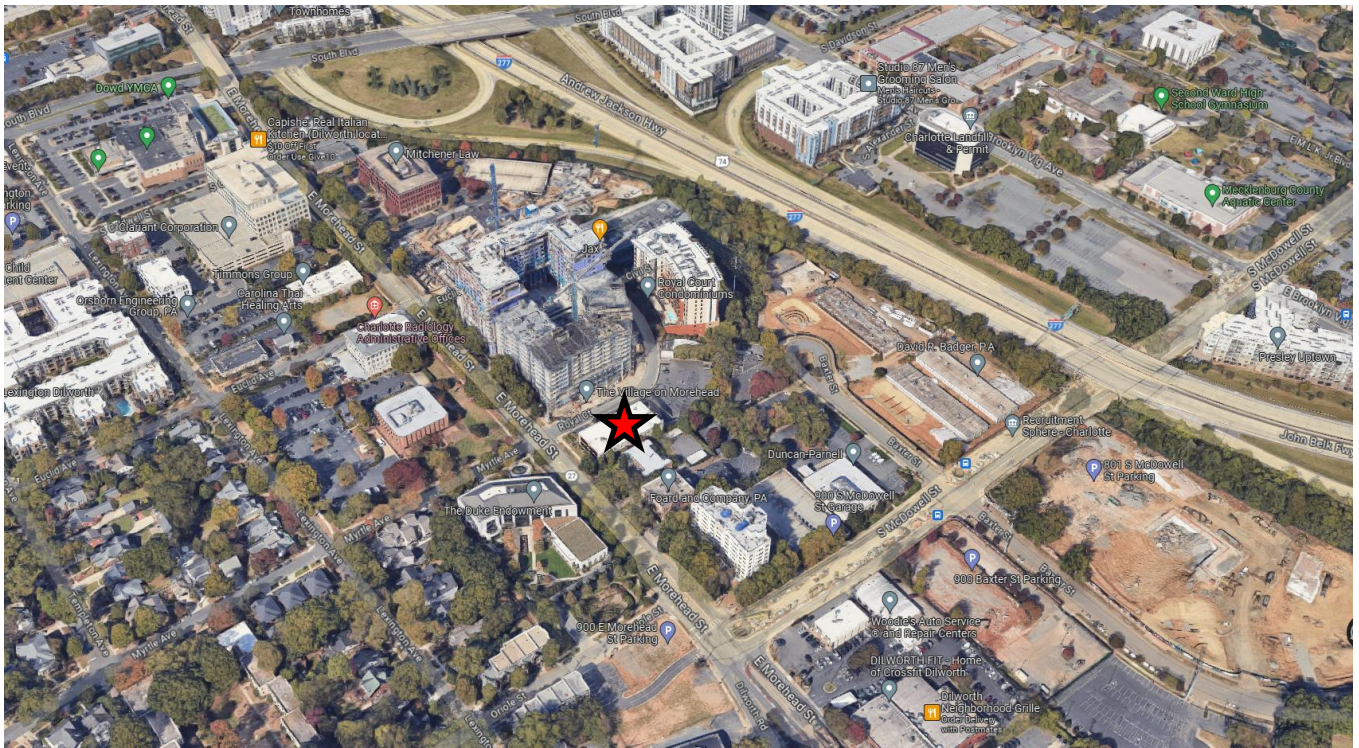
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses permitted by-right and under prescribed conditions in the UE zoning district.

• **Existing Zoning**



- The parcel is currently zoned NC as a result of the zoning translating from B-1 PED and B-2 PED on June 1, 2023. Surrounding parcels are zoned NC, MUDD-O, MUDD(CD), and UC.



- The subject site is denoted with a red star and is in an area with office, commercial, multi-family residential, single family residential, and mixed-use developments.



- North of the site is a condominium development.



- East of the site is a condominium building as well as office uses.

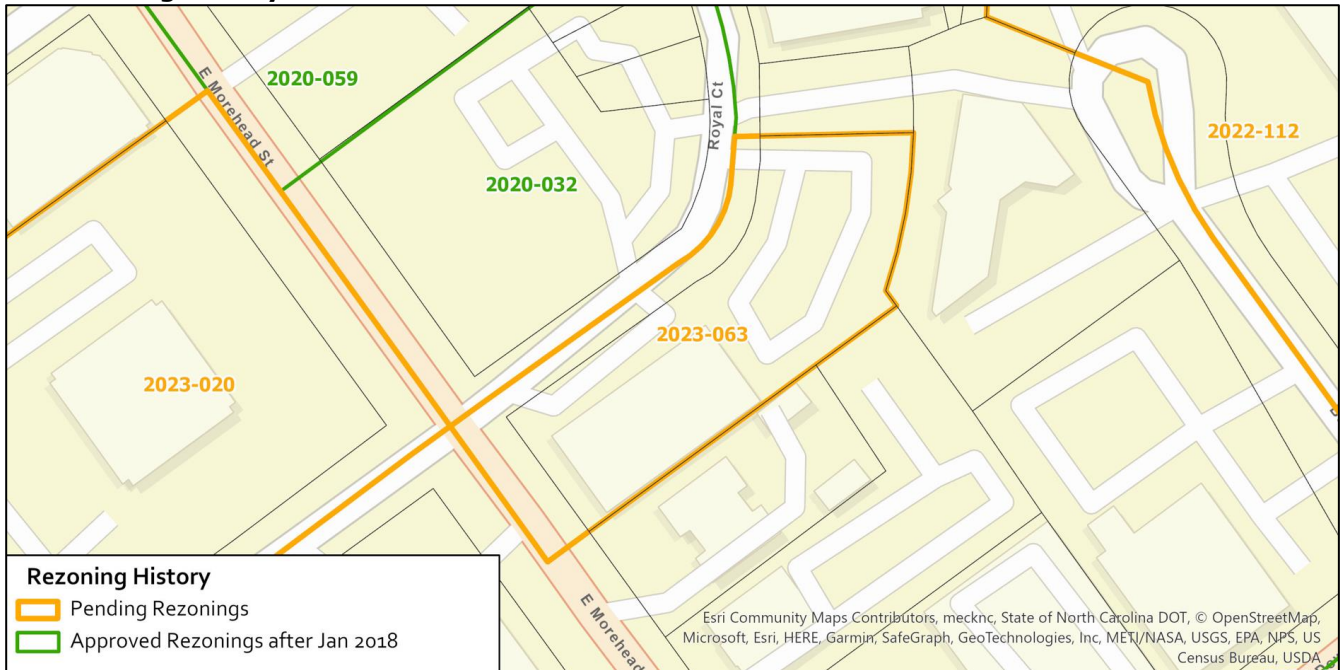


- South of the site is the Duke Endowment office building.



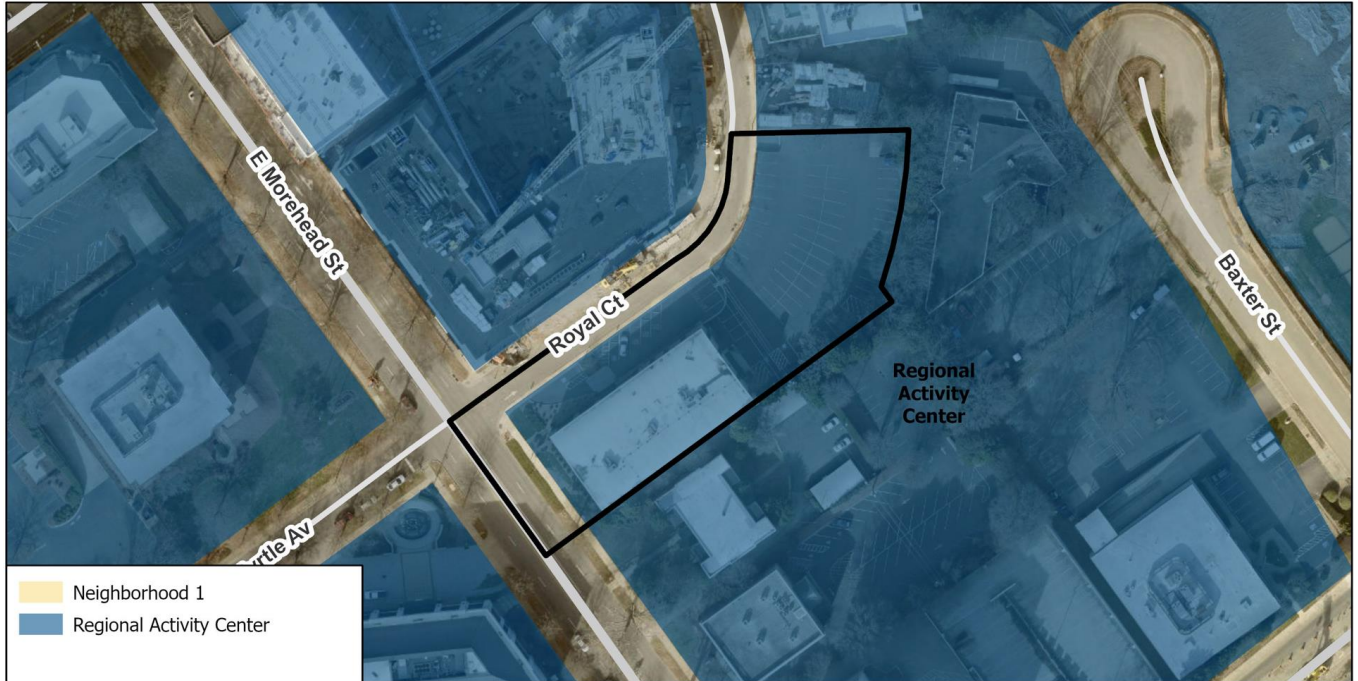
- West of the site is a mixed-use development that was rezoned as petition 2020-032.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-032	Rezoned 1.39 acres from MUDD-O to MUDD-O SPA.	Approved
2020-059	Rezoned 1.474 acres from B-1 and MUDD to MUDD-O.	Approved
2022-112	Rezoning 4.53 acres from NC to UD.	Pending
2023-020	Rezoning 3.13 acres from NC to MUDD-O.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Regional Activity Center for the site.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Morehead Street, a State-maintained major arterial, and Royal Court, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

• **Active Projects:**

- The Pearl
 - The project is to construct grading and roadway infrastructure. The project is located at 801 South McDowell Street.
 - Infrastructure Phase 1A is under construction.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 445 trips per day (based on existing office building).

Entitlement: 655 trips per day (based on 9,980 square feet of retail uses).

Proposed Zoning: Too many uses to determine trip generation.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Royal Ct and an existing 6-inch water distribution main located along E Morehead St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Royal Ct

and an existing 8-inch gravity sewer main located along E Morehead St. See advisory comments at www.rezoning.org

- **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902