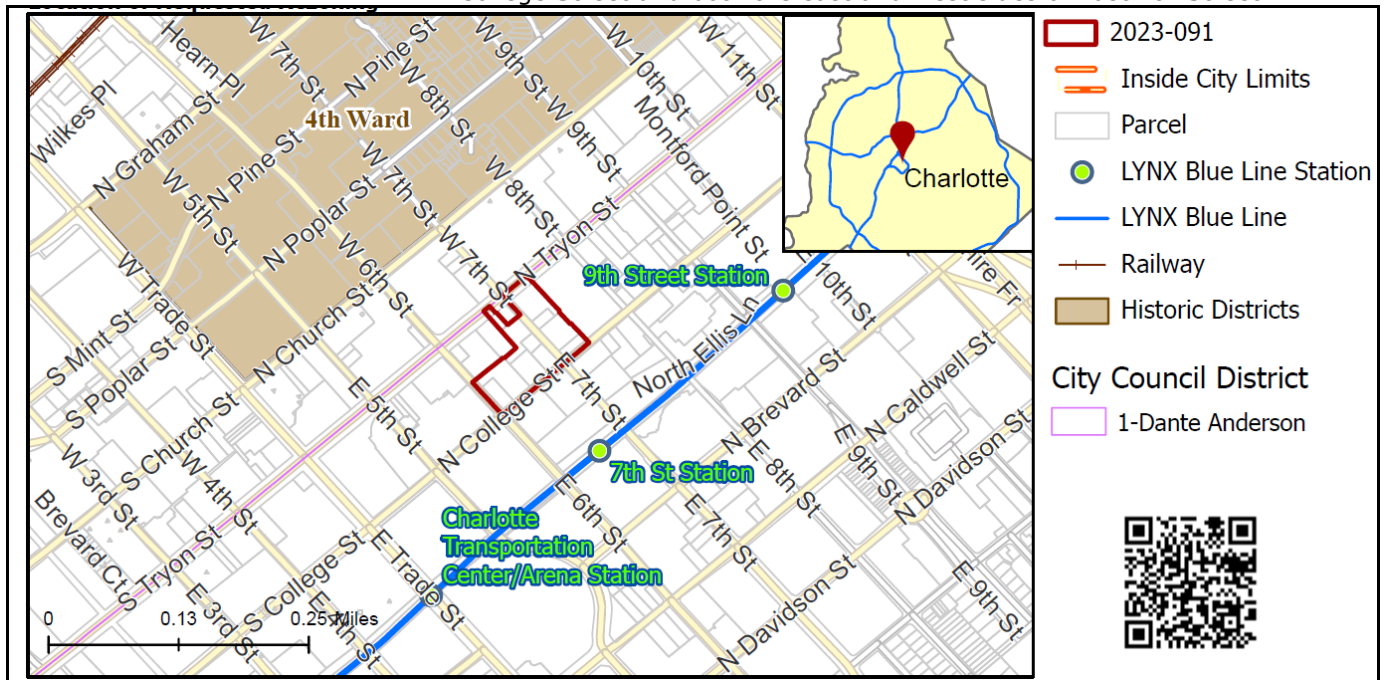


**REQUEST**

Current Zoning: UMUD-O (uptown mixed use development, optional)  
Proposed Zoning: UMUD-O SPA (uptown mixed use development, optional, site plan amendment)

**LOCATION**

Approximately 3.23 acres located along the northwest side of North College Street and both the east and west sides of East 7th Street.



**SUMMARY OF PETITION**

The petition proposes a site plan amendment to approved rezoning petition, 2021-163. This rezoning would amend the existing conditional plan to add an additional vehicular access point and pedestrian connectivity.

**PROPERTY OWNER**

Mecklenburg County

**PETITIONER**

Mecklenburg County

**AGENT/REPRESENTATIVE**

Shaun Hicks, Land Design

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 0

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and requested technical revisions.

Plan Consistency

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

Rationale for Recommendation

- The modifications presented in this petition to the previously approved conditional plan are minor and would not significantly change the nature of development that was originally approved in petition 2021-163.
- A site plan amendment is being sought for this site in order to accommodate a revised construction sequence which necessitated a vehicular access point along East 7<sup>th</sup> Street.
- Additional pedestrian connectivity is provided through this site plan amendment, furthering the mobility goals of the Regional Activity Center Place Type as well as the 2040 Comprehensive Plan.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 4: Trail & Transit Oriented Development
  - 6: Healthy, Safe & Active Communities

**PLANNING STAFF REVIEW**

• **Background**

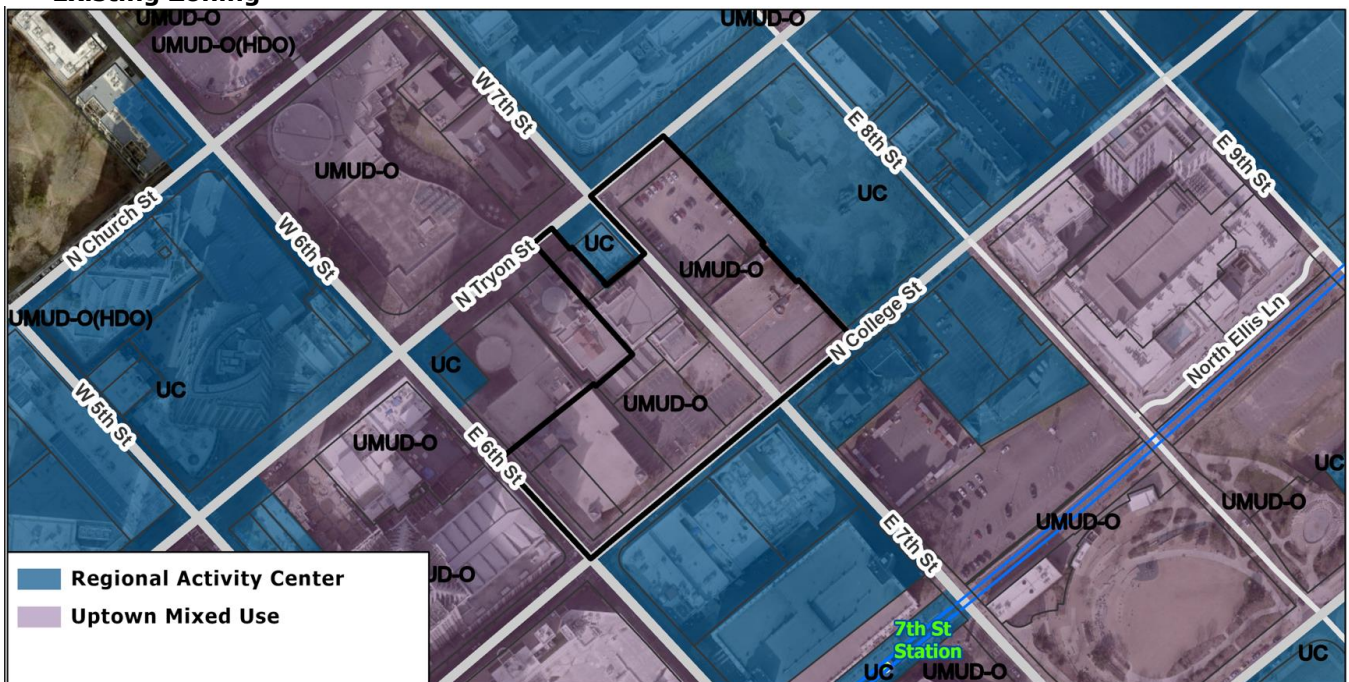
- This petition is a site plan amendment to rezoning petition 2021-163 which was approved on November 15, 2021.

• **Proposed Request Details**

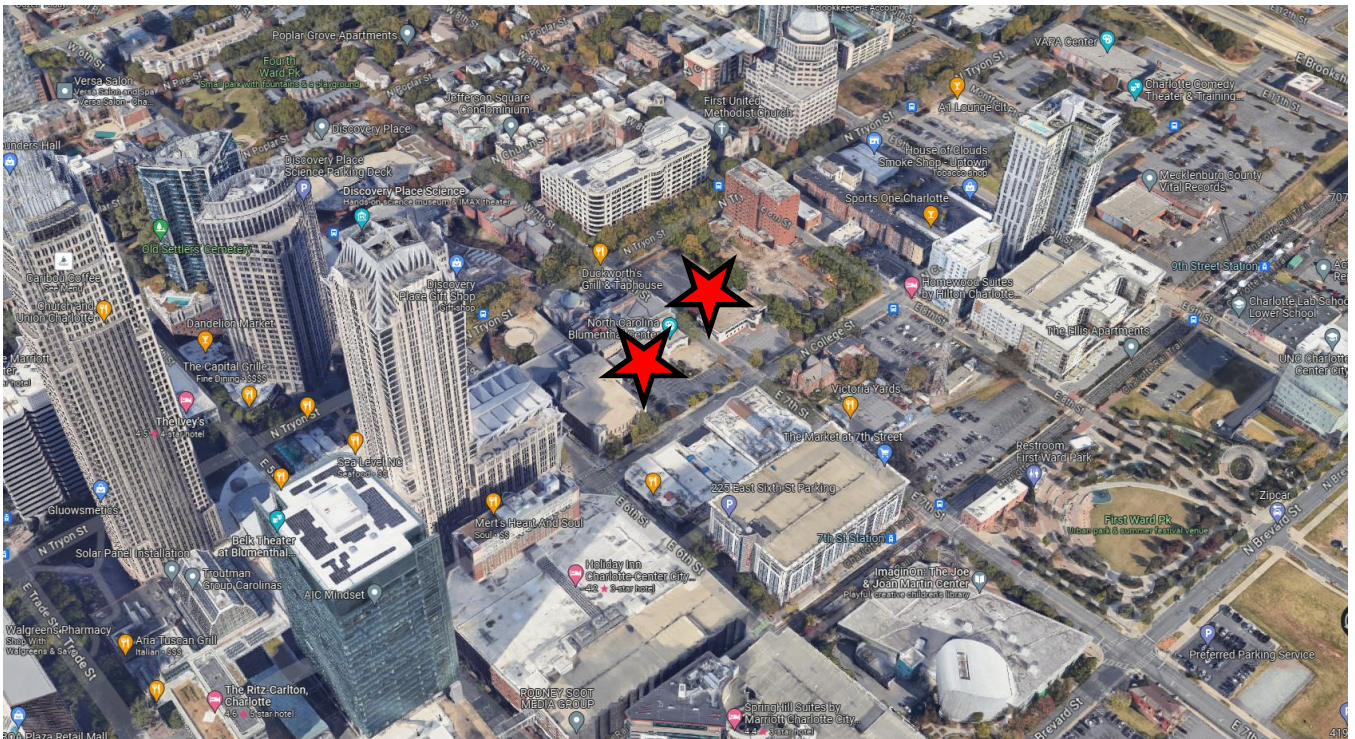
The site plan amendment contains the following changes:

- Provides an additional full movement vehicular access point to Building Envelope B off East 7<sup>th</sup> Street.
- Commits to additional pedestrian connectivity by dividing what was previously Building Envelope A into Building Envelopes A and A1, with a pedestrian connectivity path between the building envelopes that runs from North Tryon Street to North College Street while maintaining the other pedestrian connectivity to East 6<sup>th</sup> Street.
- Adds a commitment to an 8’ minimum pedestrian clear zone shall along East 7<sup>th</sup> Street.
- Maintains uses as approved in petition 2021-163 for all uses permitted by-right and under prescribed conditions in the UMUD district.
- Maintains previously approved optional provisions from petition 2021-163 as follows:
  - Allow measuring setback from the widest part of the travel lane.
  - Allow a minimum 8’ setback on 7<sup>th</sup> Street as measured from the back of granite band or curb beginning at the property line shared with PID 080-023-01. The setback shall transition to a minimum 16’ setback at the pedestrian portal.
  - Allow maneuvering in setback along the frontage of the site and PID 080-023-01.
  - Allow a 50% reduction in required number of loading docks.
  - Allow a reduction of 5% above permitted doorway reductions in the ground floor retail requirement for any building with frontage along College Street.
  - Allow the elimination of on-street parking and reduced lane widths along both sides of 7<sup>th</sup> Street.
  - Allow the elimination of on street parking along the west side of College Street.
  - Allow the site to not adhere to street wall provisions on required fire walls.

• **Existing Zoning**



- The site is currently zoned UMUD-O and is in an area with UMUD-O and UC zoning.



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



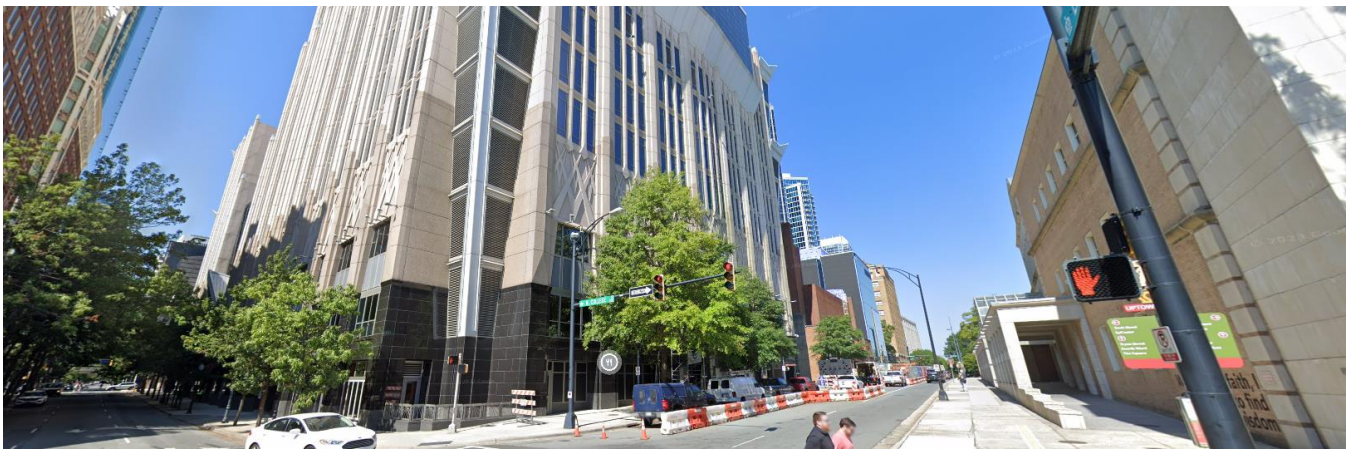
- North of the site are a church and mixed-use developments with ground floor retail among various office uses.



- The lot east of the site is currently vacant.

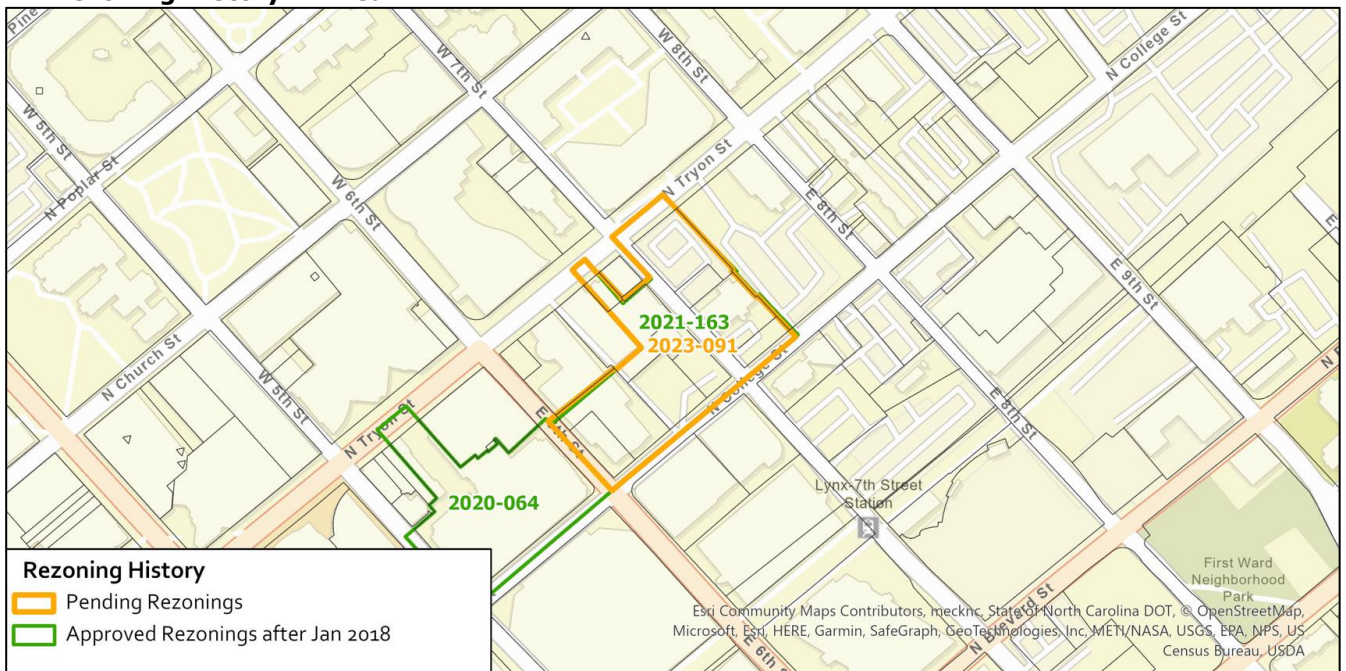


- South of the site are a church and various office, retail, and institutional uses.



- West of the site is the Truist Center among other offices and retail areas.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-064	Rezoned 2.34 acres from UMUD-O to UMUD-O SPA.	Approved
2021-163	Rezoned 3.23 acres from UMUD-O and UMUD to UMUD-O SPA and UMUD-O.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to College Street, a City-maintained major arterial, north of Sixth Street, a City-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to include conditional notes in the project plans, and provide SUE or ROW behind the sidewalk.

• **Active Projects:**

- Uptown Cycletrack (Complete)
  - Project ID: PMES181550
  - Location: Portions of 5th Street and 6th Street
  - Description: Create a two-way separated cycle track in Uptown Charlotte along portions of 5th and 6th streets to provide an east-west bicycle connection between Little Sugar Creek Greenway and Irwin Creek Greenway.
  - Project Type: Pedestrian and Bike
  - Completion Date: Late 2021
  - Project Manager: Kristie Kennedy [kkennedy@charlottenc.gov](mailto:kkennedy@charlottenc.gov)

• **Transportation Considerations**

- See Outstanding Issues, Notes 1 and 2.

• **Vehicle Trip Generation:**

Current Zoning:  
 Existing Use: 0 trips per day (site is vacant).  
 Entitlement: Too many uses to determine trip generation.  
 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 UMUD 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 along N College St. Charlotte Water has accessible sanitary

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sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along N College St. No outstanding issues.

- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

### **OUTSTANDING ISSUES**

#### Transportation

1. Revise conditional notes and site plan to either dedicate right-of-way or provide a sidewalk utility easement (SUE). The SUE should be placed 2 feet behind the back of walkway, or at the face of the building where 2 feet cannot be obtained.
2. Add a conditional note specifying, "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible."

### **REQUESTED TECHNICAL REVISIONS**

#### Land Use

3. On Sheet RZ-N1, revise the existing zoning to list UMUD-O and revise the proposed zoning to only list UMUD-O SPA.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Holly Cramer (704) 353-1902