

REQUEST

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

LOCATION

Approximately 0.64 acres bounded by S. Tryon Street and W. Hill Street east of John Belk Freeway.



SUMMARY OF PETITION

The petition proposes to modify an approved plan with an optional request to allow a valet drop off area for a building under construction in Uptown. The valet drop-off area is proposed on the site's frontage along W. Hill Street.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

650 South Tryon Development LLC
650 South Tryon Development LLC
Collin Brown and Brittany Lins

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.

Plan Consistency

The petition is **consistent** with the *Charlotte Center City 2020 Vision Plan (2011)*. While this plan does not make a specific land use recommendation for the site, it encourages future development contribute to the overall viability and livability of Center City.

Rationale for Recommendation

- This petition is a site plan amendment to allow for an on-street valet parking area. All aspects of previous plan approval from 2018-119 are unchanged.
- Staff supports the change to create a valet parking area as it will get vehicles out of the travel lanes when using this service, or for drop off and pick up through ride shares.

PLANNING STAFF REVIEW

- **Background**

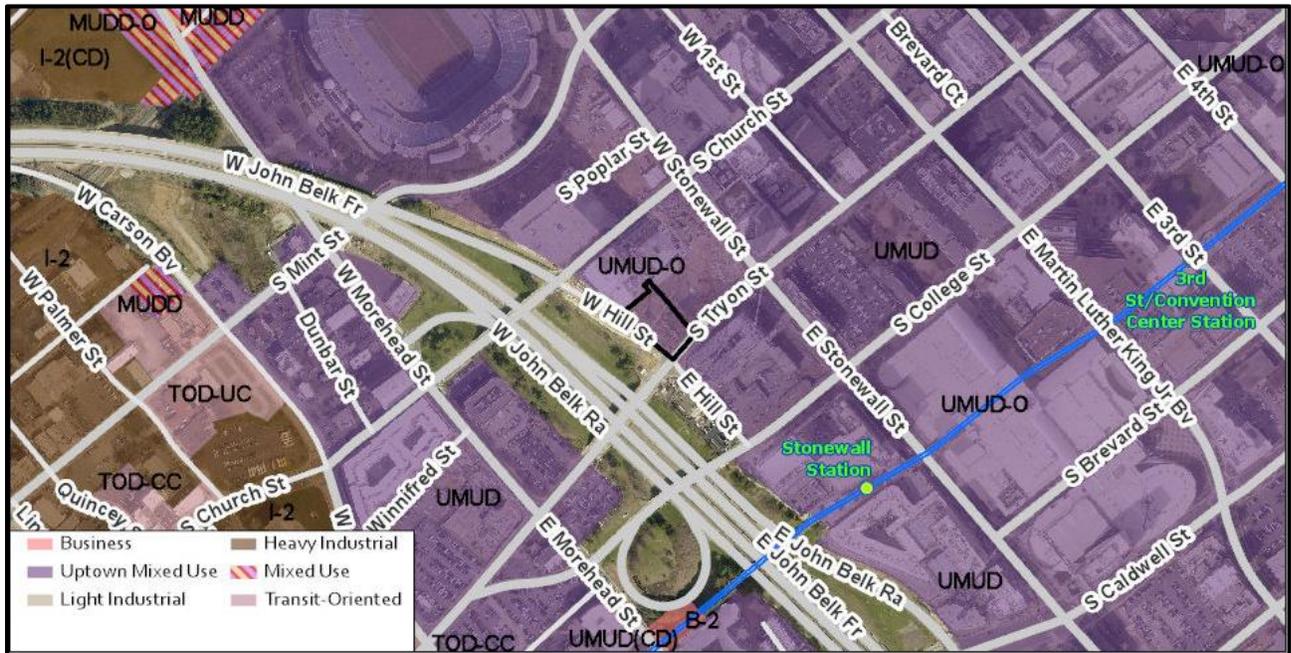
- The subject site is part of rezoning petition 2018-119 that was approved to allow the development of a 17-story building with optional request for a 10-foot cantilevered building encroachment on the site’s frontage along South Tryon Street.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Modifies approved streetscape along W. Hill Street frontage consisting of 6-foot sidewalk and 8-foot planting strip in order to accommodate an approximate 8-foot by approximate 96-foot drop off area.
- Widens sidewalk along proposed drop off area from 6 feet to approximately 8 feet (dimensions based off as built curb).
- Illustrates accessible access from drop off to sidewalk.
- Illustrates striping and associated dimensions for travel lanes and turn movements within W. Hill Street from approved design plans.
- Notes previously approved optional provision per rezoning petition 2018-119 allowing for a 10-foot overhead encroachment into the 22-foot streetscape area long S. Tryon Street to accommodate a cantilevered building design starting at a minimum of 7 stories above the sidewalk.
- Requests the following optional provision:
 - Allow deviations from the setback and streetscape standards on Hill Street, in the location as generally depicted on the site plan amendment, in order to accommodate a valet drop off area as an accessory to the already-entitled adjacent building.

- **Existing Zoning and Land Use**

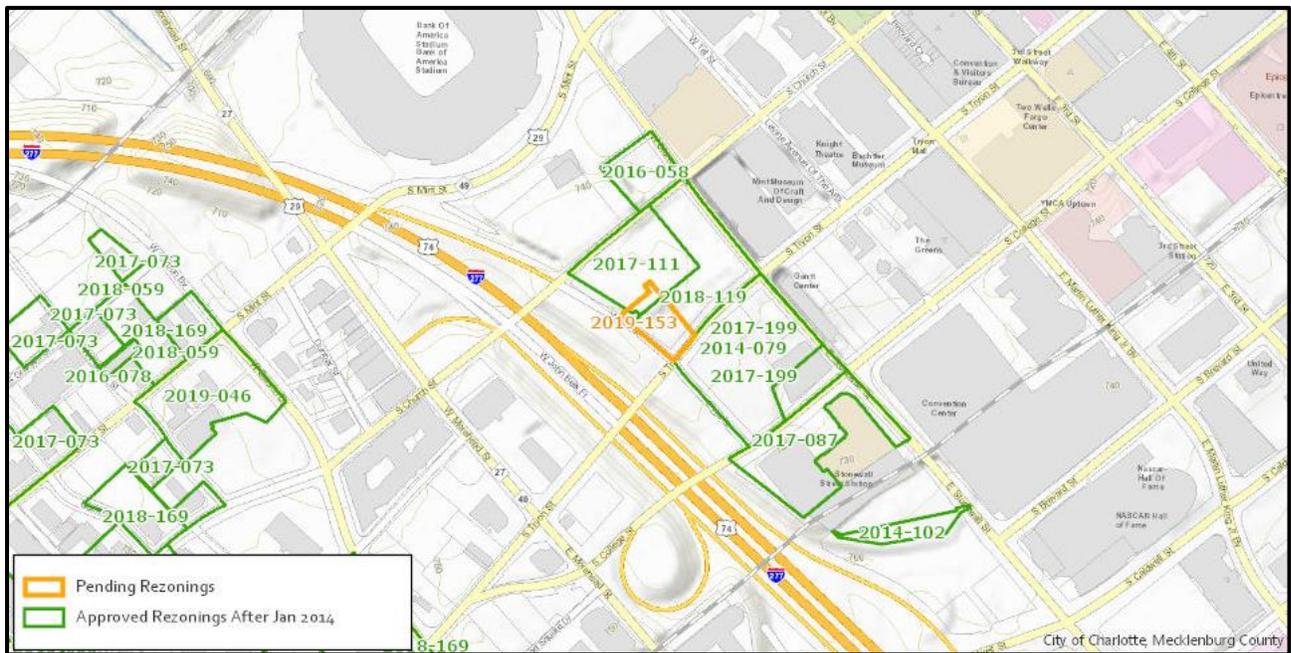


- The subject site is currently under development with a multi-story structure and is located in Uptown inside the I-277 Loop.
- The site is part of a larger acreage rezoned via petition 2018-119 to allow the development of a 17-story building with optional request for a 10-foot cantilevered building encroachment on the site’s frontage along South Tryon Street.



The subject site is currently under construction.

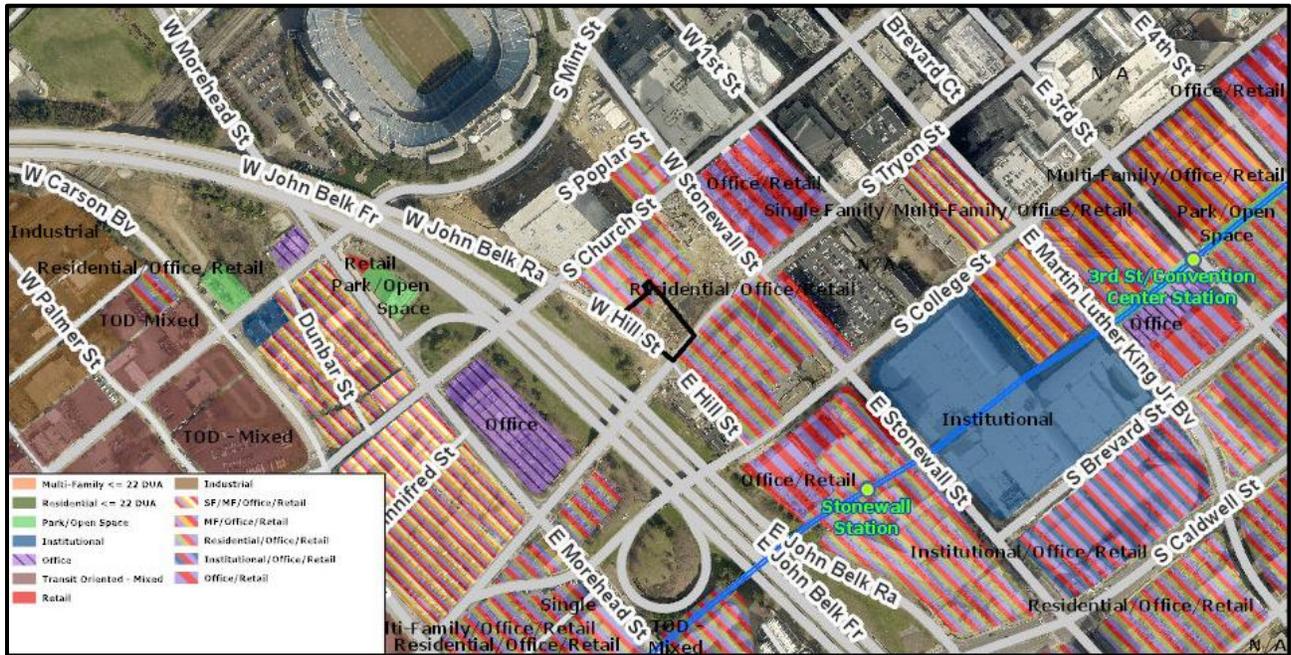
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-046	Rezoned 2.16 acres from I-2 to TOD-UC to allow all uses permitted in the TOD-UC zoning district.	Approved
2018-169	Amendment to the Zoning Ordinance to replace three existing transit oriented development districts with four new transit oriented development districts and regulations. These four new districts are the first phase of the City's Unified Development Ordinance (UDO).	Approved
2018-119	Rezoned 2.18 acres from UMUD to UMUD-) to allow the development of a non-residential building with optional request to allow a 10-foot cantilevered building encroachment on the site's frontage along South Tryon Street.	Approved
2018-059	Rezoned 1.01 acre site from I-2 to TOD-M to allow transit supportive uses per conventional TOD-M.	Approved

2017-199	Rezoned 3.50 acres from UMUD and UMUD-O to UMUD-O and UMUD-O SPA to allow all uses in the UMUD and optional requests regarding signage temporary, retail vendor zones, setback, street right-of-way and streetscape requirements.	Approved
2017-111	Rezoned 2.13 acres to UMUD-O (uptown mixed use, optional) for an optional request to allow increased signage for the subject site.	Approved
2017-087	UMUD-O SPA to allow for additional signage for a high-rise building.	Approved
2017-073	Rezoned 9.13 acres from B-2 HD, I-1 HD, and I-2 to B-2 TS HD, I-1 TS HD and I-2 TS to apply the transit supportive overlay to identified properties.	Approved
2016-058	Rezoned 0.81 acres from UMUD-O to UMUD, eliminating optional provisions and other associated conditions and allow all uses in UMUD by right.	Approved
2014-102	Rezoned 0.59 acre remnant parcel resulting from the reconfiguration of the I-277/Caldwell Street right-of-way to UMUD.	Approved
2014-079	Rezoned 3.0 acres from UMUD to UMUD-O to allow all uses in the UMD district and optional site modifications.	Approved

• **Public Plans and Policies**



- The Charlotte Center City 2020 Vision Plan (2011) does not make a specific land use recommendation for this site. However, the plan encourages future development that will contribute to the overall viability and livability of Center City.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located at the intersections of a major thoroughfare and a local road. The site is part of previous approved rezoning that is proposing a drop off area on Hill Street. The site is providing a wide sidewalk; plan has addressed CDOT comments.

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on site under construction-tax record).

Entitlement: Too many uses to determine.

Proposed Zoning: Too many uses to determine.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** See advisory comments at www.rezoning.org regarding sewer capacity.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org regarding ground water services.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. ~~Petitioner should ensure the current plan carries over the standards of the original rezoning (2018-119), including the previously approved elevations. Ensure all sheets from the approved plan are included. Addressed.~~
2. ~~Previous optional provision identified on site plan should reflect "2018-119" not "2019-119". Addressed.~~

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Claire Lyte-Graham (704) 336-3782