

# Memorandum



**To:** Mayor and Town Council  
**From:** Ryan Spitzer  
**Date:** 5/5/2023  
**Re:** LIV Downtown Development

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## Overview:

This is an extension of the conversations from both the March Work Session, April Council Meeting, April Work Session, and the Special Called Meeting in May. Guidance from the attorney is that there has to be a motion in the affirmative, but that motion can have conditions attached to it that the developer must meet in order to be able to construct buildings 2 and 3. The developer meets all of the requirements for Building 1 if Council agrees to the architectural plans. Staff has reviewed the architectural renderings submitted and they meet staff's approval.

Below are the Parking Requirements as stated in our Ordinances.

### **Multi-Family**

Efficiency Units	Two-and-a-half (2.5) spaces per dwelling unit.
One (1) or Two (2) Bedroom Units	Three (3.0) spaces per dwelling unit.
Three or more (3+) Bedrooms Per Unit	Three-and-a-quarter (3.25) spaces per dwelling unit.

1 bed  $85 \times 3.0 = 255$   
2 bed  $64 \times 3.0 = 192$   
3 bed  $23 \times 3.25 = 74.75$

Approx. 522 if I did the math correct off current ord.

	Building 2	Building 3	Total
Single	60	25	85
2 bed	24	40	64
3 bed	18	5	23
Total	102	70	172

### A) **Downtown Exemption**

1) In effort to encourage Downtown mixed-use development; Downtown Core (DC) Zoning District parking and loading requirements shall be waived for developments consisting of majority ground floor commercial office/retail with residential dwelling units above.

2) Downtown Core (DC) Zoning District shall be permitted to count directly adjacent approved on-street parking towards off street parking requirements.

3) Minimum parking requirements shall be waived for historically designated properties so long as historic designation is maintained on the property and upheld by Charlotte-Mecklenburg Historic Landmark Commission or similar.

**Attachments:**

Site Plan

Elevations for Building 1

Elevations for Building 2

Original Concept Plan