



REQUEST	Current Zoning: B-2, general business Proposed Zoning: MUDD, mixed use development district
LOCATION	Approximately 5.54 acres located on the south side of Baxter Street near the intersection of South McDowell Street and Baxter Street.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to rezone the property to allow all uses permitted in the MUDD district.
Property Owner Petitioner Agent/Representative	Housing Authority of the City of Charlotte Housing Authority of the City of Charlotte Rick Porter
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Simmons/Walker Yeas: Allen, Griffith, Howard, Locher, Rosenburgh, Simmons, and Walker Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted that it is inconsistent with adopted plans. However, due to the location in the central city, proximity to a major mixed-used development, and location next to a greenway and associated park, staff recommends approval. One Commissioner asked if the height limit is 120-feet and if that was a concern. Staff responded that the existing building on the property is at least 10-stories and there are other buildings in the immediate vicinity that are more than 120-feet in height. For these reasons and the location of the property, staff was not concerned about the height.

STATEMENT OF CONSISTENCY This petition is found to be inconsistent with the *Central District Plan* but reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Locher).

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends multi-family up to 12 units per acre on the subject parcel.
- The petition is inconsistent with the *Central District Plan*. However, due to an existing mid-rise building on the site, location in the central city just outside the I-277 loop, proximity to a major mixed-used development, and location next to a greenway and associated park, staff recommends approval.

- **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** Although the requested zoning is not a conditional district, CDOT requests that the petitioner construct a 10-foot multi-use path from Baxter Street to the northwest corner of parcel 12520130, where a path was previously requested under rezoning case 2008-116.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities
 - **Site Design:** There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Park and Recreation Review
- Staff Analysis
- Storm Water Review

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