
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the <i>Central District Plan</i> . However, staff supports this request because the site is: 1) already partially developed with a mid-rise building; 2) located in the central city just outside of the I-277 freeway loop; 3) across the street from a major mixed-use development; and 4) next to a greenway and associated park.
Property Owner	Housing Authority of the City of Charlotte
Petitioner	Housing Authority of the City of Charlotte
Agent/Representative	Rick Porter
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning and Land Use**

The subject property is zoned B-2 and occupied by a high density multi-family structure. To the north and east of the site exists MUDD-O and B-2 zoning occupied by an office building, a park and vacant lots. Properties to the west and south are zoned MUDD(CD), O-2, B-1 and B-2 and are developed with commercial structures or are vacant.

- **Rezoning History in Area**

Petition 2008-116 rezoned 0.36 acres located at the intersection of Greenwood Cliff and Harding Place from O-2 to MUDD(CD).

- **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.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**

Current Zoning: Due to the wide variety of potential uses in the existing B-2 zoning a wide range of trip generation is possible for this site.

Proposed Zoning: Due to the wide variety of potential uses in the MUDD category, a wide range of trip generation is possible for this site.

- **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.

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.

OUTSTANDING ISSUES

- Petitioner should work with Planning and CDOT to continue the extension of a new path that was approved on petition 2008-116 to provide access to the adjacent park.

Attachments Online at www.rezoning.org

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

Planner: Solomon Fortune (704) 336-8326