

<b>REQUEST</b>	Current Zoning: MUDD-O, mixed use development district, optional Proposed Zoning: MUDD-O SPA, mixed use development district, optional, site plan amendment
<b>LOCATION</b>	Approximately 11.69 acres located on the west side of West Tyvola Road south of South Stream Boulevard.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes a site plan amendment to allow all MUDD uses on four outparcels, with a maximum of 25,000 square feet.
<b>Property Owner Petitioner Agent/Representative</b>	City of Charlotte P&L Coliseum LP Mason Zimmerman
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Walker/Dodson Yeas: Allen, Dodson, Randolph, Rosenburgh, Simmons and Walker Nays: None Absent: Griffith Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that the remaining outstanding issues had been resolved prior to the public hear and that the petition is consistent with the <i>Westside Strategic Plan</i> .
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Westside Strategic Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Allen).
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - All MUDD uses allowed with maximum of two drive-in windows and one gas/convenience store.
  - Internal private street with a five-foot wide sidewalk and five-foot wide planting strip.
  - An administrative approval to be submitted for the larger City Park rezoning petition 2007-082 to reduce the development rights to reflect development on this site. This will result in a zero net increase in square footage for the overall development.

- A six-foot wide sidewalk with an eight-foot wide planting strip along West Tyvola Road.
- A 50-foot class "C" buffer around the perimeter of the site.
- Dedication of the 100-foot SWIM buffer or flood fringe, whichever is greater, and an access easement to the greenway.
- Articulated building facades along West Tyvola Road.
- 80 feet of right-of-way dedication for the future extension of Speer Boulevard.

This site plan contains the following optional request:

- Parking and circulation between the setback and buildings and drive-in windows.
  - **Public Plans and Policies**
    - The *Westside Strategic Plan* (2000), as amended by rezoning petition 2007-082, recommends retail, office and/or residential at this location. This site is part of the City Park redevelopment project for the former Charlotte Coliseum property and several adjacent properties along Tyvola Road and Price Lane.
    - This petition is consistent with the *Westside Strategic Plan*.
  - **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:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Schools:** CMS does not comment on nonresidential petitions.
  - **Park and Recreation:** No issues.
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#### **ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - Protects environmentally sensitive areas by preserving the area within the floodplain.
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#### **OUTSTANDING ISSUES**

- No issues.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

**Planner:** Tim Manes (704) 336-8320