

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

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.

- **Rezoning History of Subject Site**

The subject site was part of a larger rezoning (petition 2007-082), which included 170 acres. The development rights include up to 200,000 square feet of retail, two hotels with no more than 350 rooms, up to 400,000 square feet of office development, and up to 2,500 attached multi-family or detached residential units. This plan also allows five outparcels one of which may have a drive-in window for a coffee shop, bank, drug store, or dry cleaner.

- **Existing Zoning and Land Use**

The subject property is currently undeveloped. The site is immediately surrounded by vacant property and industrial uses on properties zoned R-4 and I-1(CD).

- **Rezoning History in Area**

There have been no recent rezonings in the area.

- **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*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation: With the array of uses allowed in MUDD zoning categories, a wide range of trips is possible for either the existing or proposed zoning scenarios. Given the zoning change is a site plan amendment, there should only be minor impacts to the transportation system resulting from this rezoning.

- **CDOT:** Remove the option to maintain the existing sidewalk along West Tyvola Road under the grandfathering provision.
 - **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

- The petitioner should:
 1. Address CDOT issue.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

Planner: Tim Manes (704) 336-8320