

REQUEST	Current Zoning: UMUD-O, uptown mixed use district - optional Proposed Zoning: UMUD-O SPA, uptown mixed use district – optional, site plan amendment
LOCATION	Approximately 4.62 acres located at the intersection of South Church Street and West Stonewall Street extending along East Stonewall Street, ending at South College Street.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes an amendment to the existing site plan for additional signage options for facilities and exhibits.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Center City 2010 Vision Plan</i> .
Property Owner	City of Charlotte and RBC Corporation
Petitioner	City of Charlotte and RBC Corporation
Agent/Representative	N/A
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 of the originally approved conditions from Petition 2004-129
 - Sign options:
 1. Multiple banners per establishment, with a maximum of three per wall elevation, that may not be attached in total to the building wall or canopy on a permanent basis. All banners that are projecting will be located at least ten (10) feet above grade.
 2. Each banner not to exceed 10 percent of the total wall area with a maximum of 800 square feet per banner.
 3. Advertisement limited to 10 percent of the banner total area or a maximum of 30 square feet, whichever is less.
 4. Video Signs - Detached or attached, with a maximum size of 200 square feet.
- **Existing Zoning and Land Use**
The subject property is a mixed used development including office, retail, and cultural arts facilities. All abutting and adjacent properties are zoned UMUD or UMUD-O. The property to the north is currently under development.
- **Rezoning History in Area**
Recent rezonings in the area include: 2004-129 rezoned the subject property from UMUD to UMUD-O to allow setback and maneuvering options. 2007-151 amended the 2004-129 site plan for a portion of the subject site to allow relief from the street wall requirements and the appearance of the building's first floor, as it related to the proposed Bechtel Museum. 2008-95 amended the UMUD-O site plan for the Knights Theater to include a 42-foot by 23-foot LED sign.
- **Public Plans and Policies**
 - The *Center City 2010 Vision Plan* (2000) envisions the Uptown as having a variety of living, entertainment, and cultural activities.
 - This petition is consistent with the *Center City 2010 Vision Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** Not applicable.
 - **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** MCPR requests that the petitioner make sure that West Stonewall Street will function well as a pedestrian and bicycle overland connector, maintaining plans for this corridor to serve as a green street connecting Little Sugar Creek Greenway to Irwin Creek Greenway along both Stonewall and Graham Streets. Planned signage, banners, etc. must not block the flow of bike/pedestrian traffic.
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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*.
 - The site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Park and Recreation Review
- Site Plan
- Solid Waste Review
- Storm Water Review

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