

REQUEST	Current Zoning: UMUD, uptown mixed use district Proposed Zoning: UMUD-O, uptown mixed use district, optional
LOCATION	Approximately 1.55 acres located along North College Street between East 6 th Street and East 7 th Street.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes to provide additional signage options for identifying cultural facilities and exhibits related to the Spirit Square complex.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>Center City 2010 Vision Plan</i> .
Property Owner	Mecklenburg County
Petitioner	Mecklenburg County
Agent/Representative	Jacqueline McNeil/Mecklenburg County
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 development standards for the UMUD district will apply.
 - Sign Options:
 1. A maximum of three banners per wall elevation in total.
 2. Banners not to exceed ten percent of the building wall with a maximum of 800 square feet per banner.
 3. Advertisement limited to ten percent of the banner total area or a maximum of 30 square feet, whichever is less.
 4. Up to five exterior bulletin boards for the sole purpose of posting notices of upcoming events.
 5. Up to 100 percent window coverage along the Seventh Street facade, which may be in the form of video and/or LED screens. For all other window signage, up to one-half (50 percent) of panes may be fully covered.
 6. Wall signage not to exceed 500 square feet per elevation, excluding bulletin boards.
- **Existing Zoning and Land Use**
The subject property is occupied by the Spirit Square complex and is surrounded by properties zoned UMUD or UMUD-O.
- **Rezoning History in Area**
There have been no recent rezonings in the immediate area.
- **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:** No comments received.
 - **CMUD:** 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*.
 - The site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- Amend Note 1 to delete “multiple banners per establishment”.
 - Amend Note 4 to limit the maximum number of bulletin boards to those that currently exist or specify the square footage of each bulletin board and provide a maximum square footage allowed.
 - Add note that video screens are permitted at a maximum size of 200 square feet per operating unit and limit to a maximum of one video screen per elevation.
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Attachments Online at www.rezoning.org

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

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