

<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 2.80 acres located on the north side of West 4 <sup>th</sup> Street Extension at the intersection of Johnson and Wales Way and West 4 <sup>th</sup> Street Extension.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone 2.80 acres to allow an increase in height to 55 feet in "area one" and allow a six-foot encroachment into the landscape buffer from the previous approved site plan. The plan also proposes a reduction in office, retail square footage and elimination of 250 hotel component from the original approved plan.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Gateway West-FCA, LLC Gateway West-FCA, LLC Keith MacVean
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Charlotte Center City 2020 Vision Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Firestone).

<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: Zoutewelle/Allen Yeas: Allen, Dodson, Firestone, Rosenburgh, and Zoutewelle Nays: None Absent: Griffith and Phipps Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that there were no outstanding issues. The request is consistent with the <i>Center City 2020 Vision Plan</i> . The Committee did not have any questions.
<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**

- **Background**
  - The subject site was rezoned under petition 2008-086.
  - The approved plan allowed for an optional request for a 180-foot height limit in "area three".
  - The site plan allowed for the development of: 380 residential units; 60,000 square feet of retail/restaurant; and 200,000 square feet of office, and a 250-room hotel.
  - 20-foot landscape buffer that did not allow any encroachments.  
Maximum height of 50 feet for "area one".
- **Proposed Request Details**
  - The site plan accompanying this petition contains the following provisions:
  - Maximum height of 55 for "area one".
  - 300 multi-family dwelling units and 10,000 square feet of retail, office and restaurant.
  - Building elevations have been provided.
  - Six-foot encroachment into the 20-foot landscape buffer for balconies.
  - 15-foot encroachment for utilities in the 20-foot landscape buffer located in "utility area A".
  - Concrete waiting pad for a transit stop along West 4<sup>th</sup> Street.

- Architectural standards for percentages of masonry building material required on each side.
  - Optional request to allow a maximum height of 180 feet in “area three”.
  - **Public Plans and Policies**
    - The *Center City 2020 Vision Plan* (2011) recommends office, retail, and residential for the subject property.
    - This request is consistent with the *Center City 2020 Vision Plan*.
  - **Staff Recommendation (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No comments received.
  - **Charlotte Department of Solid Waste Services:** No issues.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Urban Forestry Review

**Planner:** Solomon Fortune (704) 336-8326