

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 2.80 acres located on the north side of West 4 th Street Extension at the intersection of Johnson and Wales Way and West 4 th Street Extension.
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Center City 2020 Vision Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Gateway West-FCA, LLC Gateway West-FCA, LLC Keith MacVean
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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 4th 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".
- **Existing Zoning and Land Use**

The subject property is zoned MUDD-O and part is developed with residential structures while the rest is vacant. The surrounding properties are zoned UMUD, UR-1 and UR-3(CD) and are developed with various residential and commercial structures.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.

- **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*.
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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:** The petition will not affect the number of vehicle trips.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Under the existing zoning the site would generate 39 students, while the proposed development allowed under the proposed zoning will produce 31 students. Therefore, the net changes in the number of students generated from existing zoning to proposed zoning is a reduction of nine students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** 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*, by building on an infill lot.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

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

- Application
- 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
- Engineering and Property Management Review
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Planner: Solomon Fortune (704) 336-8326