

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 8.42 acres surrounded by Graham Street, W. 4th Street, Mint Street, and Martin Luther King, Jr. Boulevard. (Council District 2 – Mitchell)
SUMMARY OF PETITION	This site plan amendment proposes new optional requests to allow variations to the size, placement and number of signs, and to relocate required street trees.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mecklenburg County Charlotte Knights Odell Associates, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to DEFER this petition until the February 27, 2013.
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VOTE	Motion/Second: Griffith/Allen Yeas: Allen, Eschert, Griffith, Johnson, Lathrop, and Phipps Nays: None Absent: Labovitz Recused: None
ZONING COMMITTEE DISCUSSION	The Zoning Committee voted unanimously to defer this petition until their February 27, 2013 meeting.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Permitted uses include a minor league baseball stadium and/or other uses permitted in the UMUD district.
 - Site will be viewed as a unified development, in terms of building elements and development components but may be subdivided to create interior lots with no side or rear yards, and no internal separation required.
 - Carryover of the optional provision approved for previous rezoning petition 2007-136 to allow vehicular maneuvering in the right-of-way along Martin Luther King, Jr. Boulevard.
 - New optional provisions include:
 - Variations regarding the size, placement and information contained within signage via identification, sponsorship and advertising signs. The proposed signage variations are included in a comprehensive signage plan document as part of the rezoning and are in the form of banners, decorative static artwork murals, static wall advertising graphic panels, historical plaques, LED moving message panels, a 490 square foot LED motion display panel, a 1,776 square foot sponsorship sign on the rear of the batter's eye wall and a 1,711 square foot sponsorship sign on the rear of the scoreboard.
 - Relocation of two street trees in front of the proposed 490 square foot LED motion display panel on Mint Street.
- **Public Plans and Policies**
 - The *Charlotte Center City 2020 Vision Plan (2011)* envisions the ballpark as being designed to add architectural interest to the neighborhood, providing a positive aesthetic impact on the streetscape, and providing public art.
 - The petition is consistent with the *Charlotte Center City 2020 Vision Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Vehicle Trip Generation:** The petition will not affect the number of vehicle trips.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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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

- The petitioner should:
 1. List proposed zoning as UMUD-O SPA.
 2. Remove notes "E" and the "Statement with respect to the graphics..." in their entirety.
 3. Add a note that administrative changes may be made in accordance with Section 6.207.
 4. Add a note indicating if the proposed signs are replacing or in addition to what is allowed by the zoning ordinance for UMUD.
 5. Reduce the square footage of the proposed 1,776 square foot sign on the rear of the batter's eye wall to 75% of the wall area with up to 5% for sponsorship.
 6. Reduce the square footage of the proposed 1,711 square foot sign on the rear of the scoreboard to 50% of the wall area and limit the signage to "identification signage" rather than "sponsorship signage".
 7. Provide a note indicating the "Vintage 'Ghost Sign' Murals" identified along South Graham Street will be installed prior to the final certificate of occupancy being issued.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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