

REQUEST	Current Zoning: None Proposed Zoning: UMUD (uptown mixed use)
LOCATION	Approximately 0.59 acres located on the west side of East Stonewall Street between South College Street and South Caldwell Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses in UMUD (uptown mixed use).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	CNM Enterprises, LLC Charlotte-Mecklenburg Planning Department N/A
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Center City 2020 Vision Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The Plan recommends mixed residential and non-residential uses. <p>Therefore, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The petition establishes the zoning for property that was former I-277 right-of-way; and • The petition allows all uses in the UMUD (uptown mixed use) district; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Labovitz).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	Motion/Second: Ryan/Walker Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan, and Walker Nays: None Absent: None Recused: None
-------------	--

ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted that it is consistent with the *Center City 2020 Vision Plan*. There was no further discussion of the request.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

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

PLANNING STAFF REVIEW

- **Background**
 - The property is a remnant parcel resulting from the reconfiguration of the I-277/Caldwell Street right-of-way. Because the parcel was formerly NCDOT right-of-way, there was no zoning designation for the property.
- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.

- **Public Plans and Policies**

- The *Center City 2020 Vision Plan* (2011) recommends mixed residential and non-residential uses.
 - The petition is consistent with the *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.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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.
 - **Urban Forestry:** No comments received.
-

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*.
 - There is no site plan associated with this conventional rezoning request.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Pre-hearing staff analysis
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311