

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).
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>2020 Vision Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	CNM Enterprises, LLC Charlotte-Mecklenburg Planning Department N/A
COMMUNITY MEETING	Meeting is not required.

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.
- **Existing Zoning and Land Use**
 - The property is currently used as a surface parking lot.
 - The surrounding properties are zoned UMUD (uptown mixed use) and UMUD-O (uptown mixed use, optional) with a mixture of residential and nonresidential uses. Parcels to the southeast on either side of South Caldwell Street are undeveloped.
- **Rezoning History in Area**
 - 2011-055 rezoned approximately 11 acres bounded by South College Street, Martin Luther King Jr. Boulevard, South Brevard Street, and East Stonewall Street from UMUD (uptown mixed use) to UMUD-O (uptown mixed use, optional) to allow for changes to signage for the existing Convention Center.
 - 2010-029 rezoned approximately 0.54 acres located on the northern corner of the intersection of South Caldwell Street and East 3rd Street from UMUD-O (uptown mixed use, optional) to UMUD-O SPA (uptown mixed use, optional, site plan amendment) to allow for all uses in the uptown mixed use district.
 - 2010-008 rezoned approximately 4.62 acres located at the intersection of South Church Street and West Stonewall Street extending along East Stonewall Street ending at South College Street from UMUD-O (uptown mixed use, optional) to UMUD-O SPA (uptown mixed use, optional, site plan amendment) to allow for additional signage options for facilities and exhibits.
- **Public Plans and Policies**
 - The *2020 Vision Plan* (2011) recommends mixed residential and non-residential uses.
 - The petition is consistent with the *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.
 - **Vehicle Trip Generation:**
Current Zoning: The site currently has no zoning or trip-generating land use.

Proposed Zoning: The petition will allow a wide range of trip generation based on the proposed zoning classification.

- **Connectivity:** Not applicable.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **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 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*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

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

- Application
- Locator Map
- 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

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