

REQUEST	Current Zoning: INST (institutional) Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)
LOCATION	Approximately 0.11 acres located on the east side of North Tryon Street at the intersection of North Tryon Street and JW Clay Boulevard. (Council District 4 - Phipps)
SUMMARY OF PETITION	This petition proposes to amend the TOD-M (transit oriented development – mixed use) district signage regulations via an optional request to increase the allowed square footage. Said signage will be permanently incorporated into the glass on the tower of a pedestrian bridge over North Tryon Street at the JW Clay Boulevard/UNC Charlotte transit station.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Foundation of the University of NC at Charlotte Inc. City of Charlotte N/A
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	The Zoning Committee found this petition to be consistent with the <i>University City Area Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The <i>University City Area Plan</i> recommends transit oriented development for this site. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The additional signage requested will be located on a pedestrian bridge tower for a bridge crossing North Tryon Street and the LYNX Blue Line Extension; and • The pedestrian bridge will provide a direct connection from the JW Clay Boulevard/UNC Charlotte transit station to the UNC Charlotte side of North Tryon Street; and • The signage can serve a number of purposes such as advertising, wayfinding or identification signage; and • The additional signage will be permanently incorporated into the glass for the tower and will have minimal visual impact; <p>By a 6-0 vote of the Zoning Committee (motion by Wiggins seconded by Eschert).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications: <ul style="list-style-type: none"> • Removed the following note from Sheet RZN-1 under Environmental Features in its entirety: "PCCO Treatment: N/A."
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VOTE	Motion/Second: Wiggins / Eschert Yeas: Dodson, Eschert, , Lathrop, Majeed, Sullivan, and Wiggins Nays: None Absent: Labovitz Recused: None
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ZONING COMMITTEE DISCUSSION	Staff presented this item to the Zoning Committee, noting that all outstanding issues and technical revisions had been addressed. Staff noted that this petition is consistent with the <i>University City Area Plan</i> . There was no further discussion of the petition.
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STAFF OPINIONStaff agrees with the recommendation of the Zoning Committee.

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:

- Signage to be permanently incorporated into the glass on the pedestrian bridge tower located on the south side of North Tryon Street that connects to an overhead bridge that crosses North Tryon Street and the proposed light rail tracks leading to a parking garage on the north side of North Tryon Street.
- Signage may serve to direct pedestrians between the JW Clay/UNC Charlotte rail station, Carolinas Medical Center, and UNC Charlotte.
- Optional Requests:
 - Allow maximum of 220 square feet of sign area per building face with a total of three signs, which exceeds the TOD (transit oriented development) signage requirement that limits wall signage to five percent of the building wall to which the sign is attached up to a maximum of 100 square feet.
- **Public Plans and Policies**
 - *University City Area Plan (2015)* recommends transit oriented development for this site.
- **TRANSPORTATION CONSIDERATIONS**
 - This petition has no traffic impacts to the city's street system and helps support the operation of the Blue Line Extension.
 - **Vehicle Trip Generation:**
Current Zoning: Zero trips per day (based on a vacant site).
Proposed Zoning: Zero trips per day (based on infrastructure use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** 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.

ADVISORY COMMENTS

1. Site shall comply with the City of Charlotte Tree Ordinance.
2. Charlotte Water has water and sewer system availability via existing 8-inch water and sewer mains located along Clanton Road and Dewitt Lane.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review

- Charlotte Department of Neighborhood & Business Services Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327