

REQUEST	Current Zoning: INST (institutional) Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)
LOCATION	Approximately 0.1 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	The 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 NA
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>University City Area Plan</i>, which recommends transit oriented development for this site.</p> <p><u>Rationale for Recommendation</u></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. • 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. • The signage can serve a number of purposes such as advertising, wayfinding or identification signage. • The additional signage will be permanently incorporated into the glass for the tower and will have minimal visual impact.
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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 attached up to a maximum of 100 square feet.
- **Existing Zoning and Land Use**
 - The rezoning site, upon which the pedestrian bridge tower will be built, is currently undeveloped and surrounded by Carolinas Medical Center at the corner of WT Harris Boulevard and North Tryon Street, and the UNC Charlotte campus to the rear and east of the site in INST (institutional) zoning.
 - Properties located across North Tryon Street are developed with a mix of office, and

retail/shopping center on properties zoned CC (commercial center), B-1(CD) (neighborhood business, conditional) and B-1SCD (business shopping center district). A CATS park and ride facility is currently under construction on North Tryon Street in TOD-M (transit oriented development, mixed use) zoning.

- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2013-033 rezoned 2.43 acres located on the west side of North Tryon Street at the intersection of JW Clay Boulevard and North Tryon Street to TOD-M (transit oriented development - mixed-use) to allow all uses within the TOD-M (transit oriented development - mixed-use) district.
- **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:** See Requested Technical Issues, Note 1.
- **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.

REQUESTED TECHNICAL REVISIONS

1. Remove the following note from plan sheet RZN-1 under "Environmental Features" in its entirety: "PCCO Treatment: N/A." Applicability of standard City ordinances, the Post Construction Stormwater Ordinance, are determined during the Land Development submittal and review process, not during the rezoning request process.
2. Remove references to "wayfinding" signage in the development notes.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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

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