

REQUEST	Current Zoning: UMUD-O (uptown mixed use, optional) Proposed Zoning: UMUD (uptown mixed use)
LOCATION	Approximately 0.81 acres located on the west side of South Church Street between Interstate 277 and West Stonewall Street. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of an existing site in Uptown with any use allowed in the UMUD (uptown mixed use) district. Uses allowed in the UMUD (uptown mixed use) district include residential, office, retail, institutional and civic uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	600 Charlotte, MRP, LLC Collin Brown None
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>Charlotte 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"> • While this plan does not make a specific land use recommendation for the site, it encourages future development that will contribute to the overall viability and livability of Center City. • 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: <ul style="list-style-type: none"> • This conventional rezoning request allows a site currently used for a distribution warehouse, associated parking and maneuvering, to be developed with any use allowed in UMUD (uptown mixed use) zoning. • Use of conventional UMUD (uptown mixed use) zoning applies standards and regulations to create the desired form and intensity of development in Uptown and a conditional rezoning is not necessary. • UMUD (uptown mixed use) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening. • The UMUD standards and allowed uses will promote development that supports the <i>Charlotte Center City 2020 Vision Plan's</i> goal of creating a viable and livable Center City; <p>By a 6-0 vote of the Zoning Committee (motion by Majeed seconded by Wiggins).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Sullivan / Eschert Yeas: Eschert, Labovitz, Lathrop, Majeed, Sullivan, and Wiggins Nays: None Absent: Dodson Recused: None
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ZONING COMMITTEE DISCUSSION	Staff noted that this is a conventional request with no associated site plan that allows all uses in the ordinance for this district. Staff also stated that this petition is consistent with the <i>Charlotte Center City 2020 Vision Plan</i> . There was no further discussion of this request.
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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**
 - This conventional rezoning petition applies all the standards, regulations, and uses in the UMUD (uptown mixed use) zoning district. Uses allowed in the UMUD (uptown mixed use) district include residential, office, retail, institutional and civic uses.
 - The proposed rezoning will eliminate the optional provisions and other conditions associated with the current UMUD-O (uptown mixed use, optional) zoning.
- **Public Plans and Policies**
 - The *Charlotte Center City 2020 Vision Plan* (2011) does not make a specific land use recommendation for this site. However, the plan encourages future development that will contribute to the overall viability and livability of Center City.
 - The petition supports the *General Development Policies-Environment* by allowing redevelopment of an infill site, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
 - Due to the small size of this site, CDOT is not concerned about any traffic impacts. The access design and streetscape goals will be addressed during the permitting stage. CDOT does not have any concerns or outstanding issues with this petition.
 - **Vehicle Trip Generation:**
Current Zoning: 0 trips per day.
Proposed Zoning: Allows for a wide variety of uses.

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:** 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 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.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Historic Landmarks 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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