

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 all uses 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.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Charlotte Center City 2020 Vision Plan</i>. 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.</p> <p><u>Rationale for Recommendation</u></p> <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.
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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.
- **Existing Zoning and Land Use**
 - The subject site was rezoned under petition 1998-074 to allow the development and expansion of a warehouse and distribution use in operation (Charlotte Observer Newspaper). The optional request allowed for maneuvering between the current building and West Stonewall Street for the delivery pickup and drop-offs.
 - The surrounding properties are zoned UMUD (uptown mixed use) and UMUD-O (uptown mixed use, optional) and are vacant or developed with office, retail, and civic uses.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2010-008, located southeast of the subject site, approved a UMUD-O (uptown mixed use, optional) site plan amendment request to allow additional signage for The Knight Theatre,

and Mint and Bechtler Museums.

- **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:** See Advisory Comments, Note 1.
- **Engineering and Property Management:** See Advisory Comments, Note 2.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

ADVISORY COMMENTS

1. The site has water and sewer system availability for the rezoning boundary via an existing 12- and 6-inch water main located along South Church Street and West Stonewall Street and eight-inch sewer mains located along South Church Street and West Stonewall Street.
 2. Site shall comply with the City of Charlotte Tree Ordinance.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- 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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