

REQUEST	Current Zoning: B-2 (PED) (general business, pedestrian overlay) Proposed Zoning: MUDD (PED) (mixed use development, pedestrian overlay)
LOCATION	Approximately 2.82 acres located on the south side of Baxter Street between South McDowell Street and Kenilworth Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses per conventional MUDD (PED) (mixed-use development, pedestrian overlay) zoning for 2.82 acres for all of Baxter Street Park located near the Charlotte Housing Authority residential development, Charlottetown Terrace. Uses allowed in the MUDD district include office, residential, retail, entertainment, and civic.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mecklenburg County Government Mecklenburg County Government 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 inconsistent with the <i>Midtown, Morehead, Cherry Area Plan</i> recommendation for open space (Baxter Street Neighborhood Park).</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject property incorporates Baxter Street Park and adjoins MUDD (mixed use development) zoned properties along Baxter Street and East Morehead Street. • The proposed MUDD (mixed use development) is appropriate at this location as the adjacent properties are zoned MUDD (mixed use development), O-2 (office) and B-2 (general business). • The nearest single-family residential use is across East Morehead Street. • The MUDD (mixed use development) standards will encourage high quality design and mixed use development, and also support walkability.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan. Uses allowed in the MUDD district include office, residential, retail, entertainment, and civic.
- **Existing Zoning and Land Use**
 - The area to be rezoned fully incorporates Baxter Street Park and is zoned B-2 (PED) (general business, pedestrian overlay).
 - Northwest of the site are properties zoned B-2 PED (general business, pedestrian overlay) and MUDD-O (PED) (mixed use development, optional, pedestrian overlay) and developed with commercial structures.
 - To the east are properties zoned MUDD (PED) (mixed use development, pedestrian overlay), MUDD (CD) (PED) (mixed use development, conditional, pedestrian overlay), O-2 PED (office, pedestrian overlay) and developed with residential, office and commercial structures.
 - South of the site are properties zoned MUDD (PED) (mixed use development, pedestrian overlay), MUDD (CD)(PED) (mixed use development, conditional, pedestrian overlay), O-2 PED (office, pedestrian overlay) and developed with residential and office structures.
 - See "Rezoning Map" for existing zoning in the area.

- **Rezoning History in Area**
 - Rezoning petition 2017-011 rezoned approximately 0.93 acres east of the site to O-2 PED (office, pedestrian overlay) to allow a portion of Pearl Street Park to be included in the Midtown, Morehead, Cherry Area Pedestrian Overlay and allow all uses in the O-2 PED (office, pedestrian overlay).
- **Public Plans and Policies**
 - The *Midtown, Morehead, Cherry Area Plan* (2012) recommends open space uses for the area in which the subject property is located.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is along a local street that will likely be extended by a nearby redevelopment project to create a connection between two major thoroughfares.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on park/open space).
 - Entitlement: 3,880 trips per day (based on 42,300 square feet of retail uses).
 - 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 issues.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Baxter Street. Sewer system availability is provided via an existing 24-inch gravity sewer main along Baxter Street.
 - **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review