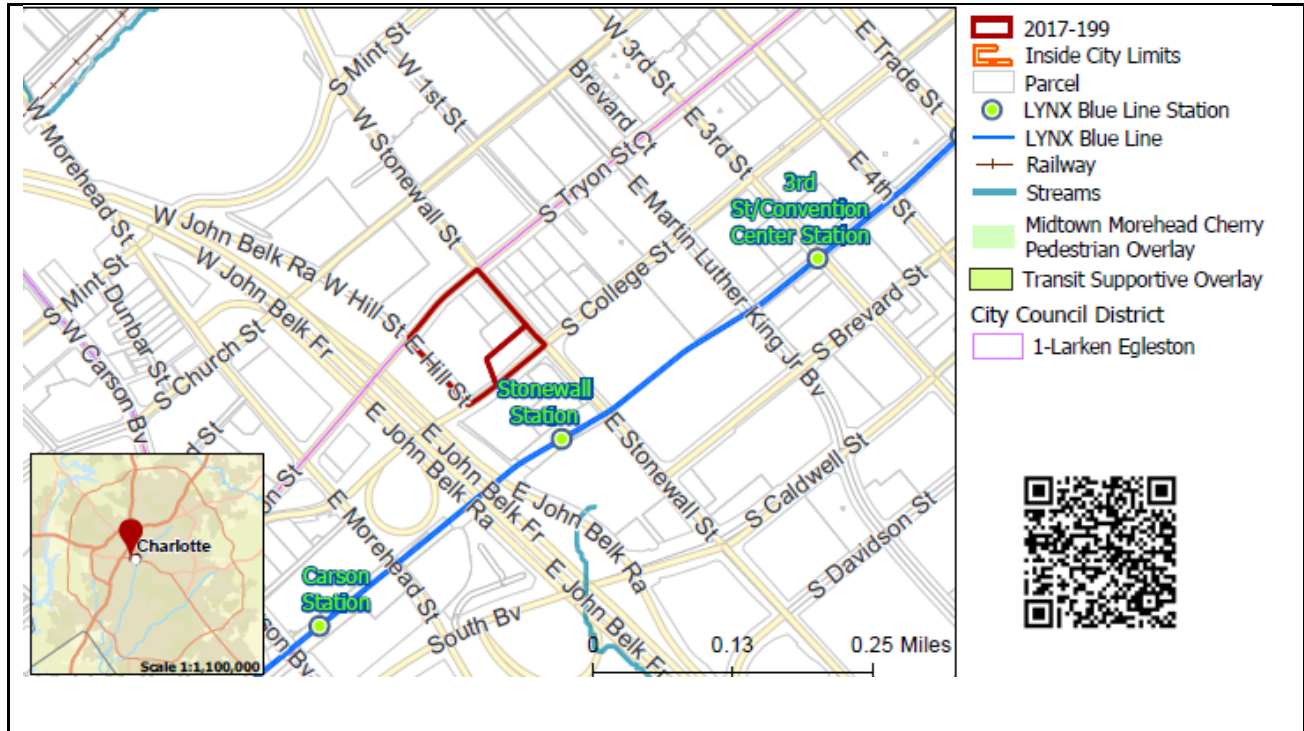


**REQUEST**

Current Zoning: UMUD (uptown mixed use) and UMUD-O (uptown mixed use, optional)  
Proposed Zoning: UMUD-O, (uptown mixed use, optional) and UMUD-O, SPA (uptown mixed use, optional, site plan amendment)

**LOCATION**

Approximately 3.50 acres bounded by East Stonewall Street, South Tryon Street, South College Street right-of-way and east Hill Street. (Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the UMUD (uptown mixed use) district and requests optional site modifications.

**PROPERTY OWNER**

Various

**PETITIONER**

Crescent Communities, LLC

**AGENT/REPRESENTATIVE**

Collin Brown and Baily Patrick, Jr., K & L Gates LLP

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Charlotte Center City 2020 Plan*. While this plan does not make a specific land use recommendation for the site, it recognizes Center City's continuing role as the central economic engine and diversified employment hub of the region.

Rationale for Recommendation

- The subject property will complete the Tryon Mall on the southern side of Tryon Street.
- Petition 2014-079 approved the use of several optional provisions for the development.
- This petition proposes one additional optional request to cantilever the building over the Stonewall streetscape area which will enhance the pedestrian experience.

- The subject property will comply with the majority of the Tryon streetscape elements designed to provide uniformity through the area and tie together the various architectural styles and unique urban spaces.

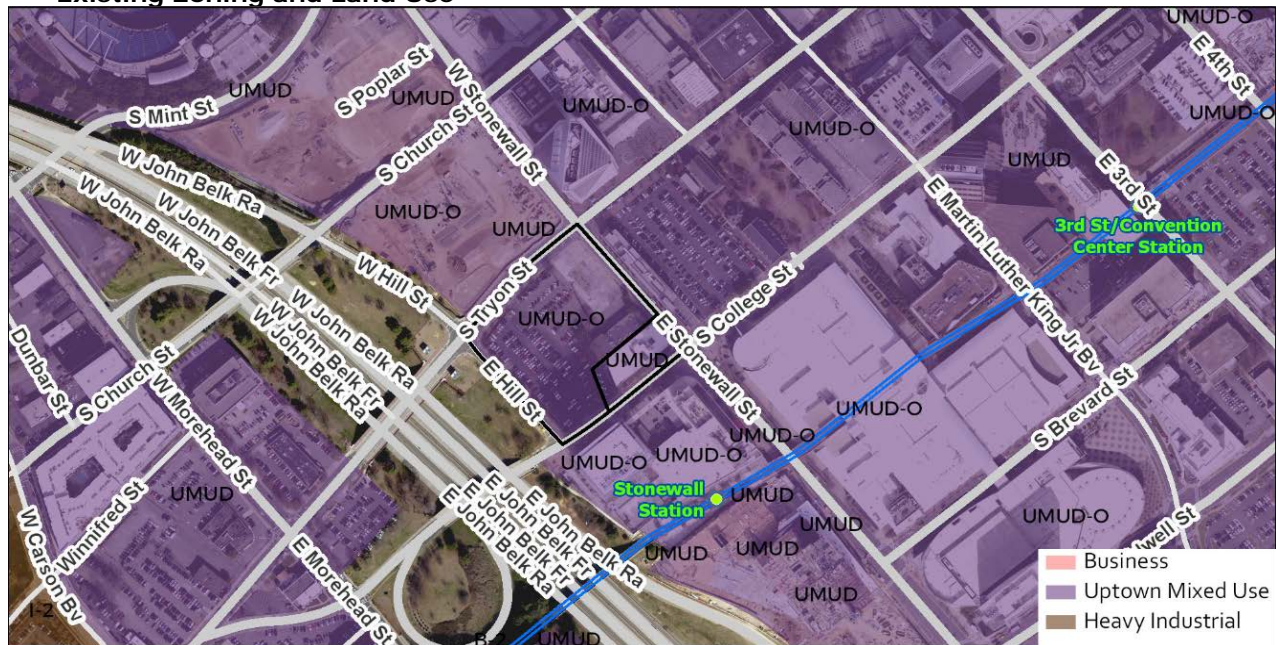
**PLANNING STAFF REVIEW**

**Proposed Request Details**

The site plan amendment contains the following changes:

- Notes that the previous optional requests and design details from the 2014-079 petition will still remain for the subject site.
- Provides details of the proposed cantilevered design along Stonewall Street.
- Adds a new optional provision to:
  - Allow for a ten-foot overhead encroachment into the 22-foot setback along Stonewall Street.

**Existing Zoning and Land Use**



- The subject site was rezoned under petition 2014-079 with the following provisions:
  - Allows all uses permitted in the UMUD (uptown mixed use) district.
    - Site will comply with UMUD requirements set forth in the zoning ordinance, with the exception of optional requests: Two attached electronic signs (video or LED screen) with a maximum size of 300 square feet each.
    - Up to 3,000 square feet of wall signage per street frontage (in addition to any approved electronic signs).
    - Temporary retail vendor zones, within the right-of-way or setback, subject to the approval of any necessary encroachment agreements. Retail vendor zones shall be allowed only in the locations specified on the Technical Data Sheet. Any vendors within the retail vendor zone must comply with any applicable street vendor ordinances or policies.
    - Reduced setback of 14 feet for an approximately 270-foot portion of the site's frontage on Stonewall Street measured from the back of curb on the south side of Tryon Street and extending in a southerly direction down Stonewall Street. Portions of the site's Stonewall Street frontage beyond this area must comply with the standard ordinance provisions. Walls within the reduced setback area shall incorporate plantings, integrated seating, or other features to stimulate pedestrian interest. Such walls shall be made of decorative architectural precast or stone or other natural materials, or a combination thereof.
    - Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the ordinance to remove requirement to provide furniture or benches within the right-of-way along the site's Tryon Street frontage.
    - Deviations from urban open space seating and tree requirements established under



Sections 9.906(4)(d) and (e) to remove prescribed seating and tree requirements within any non-required, non-public open space areas. Standard seating and tree requirements will be met within portions of the urban open space required to meet the minimum UMUD urban open space requirement.

- 50 percent reduction in the number of required loading spaces.
- The commercial structures on the site are currently being demolished.
- The site is surrounded by a mix of uses on properties zoned UMUD (uptown mixed use) and UMUD-O (uptown mixed use-optional).



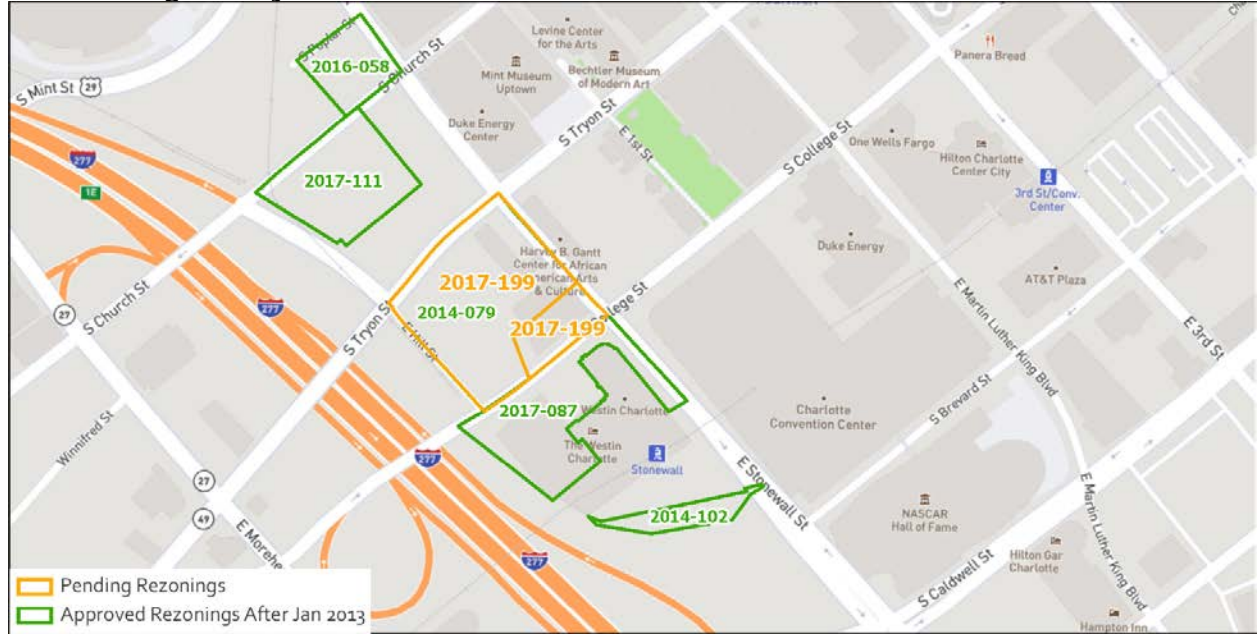
The commercial structures on the site are currently being demolished (view from East Hill Street and South Tryon Street).



Several sites along Stonewall Street, including the site across South Tryon Street, west of the site are under construction for office, residential and retail developments.



**• Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-111	Rezoned 2.13 acres to UMUD-O (uptown mixed use, optional) for an optional request to allow increased signage for the subject site.	Approved
2017-087	Rezoned 1.96 acres to UMUD-O (uptown mixed use, optional) for an optional request to allow increased signage for the subject site.	Approved
2016-058	Rezoned 0.81 acres to UMUD (uptown mixed use). This was a conventional rezoning.	Approved
2014-102	Established the zoning as UMUD (uptown mixed use) for 0.59 acres that was former I-277 right-of-way.	Approved

**• Public Plans and Policies**



- *Charlotte Center City 2020 Plan* (2011) recognizes Center City as the central economic engine and diversified employment hub of the region, and encourages enhancement of the pedestrian environment through use of visual improvements as one means to identify, support, and retain retail and business activities.

- **TRANSPORTATION CONSIDERATIONS**

- CDOT had no comments on this petition.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No on-street parking on road on roads less than 26 feet.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** Trees cannot be removed from or planted in the right-of-way of all City of Charlotte maintained streets. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss trees species to be planted in the right-off-way on a City of Charlotte maintained street; species must be approved before planting.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

**Planner:** Solomon Fortune (704) 336-8326