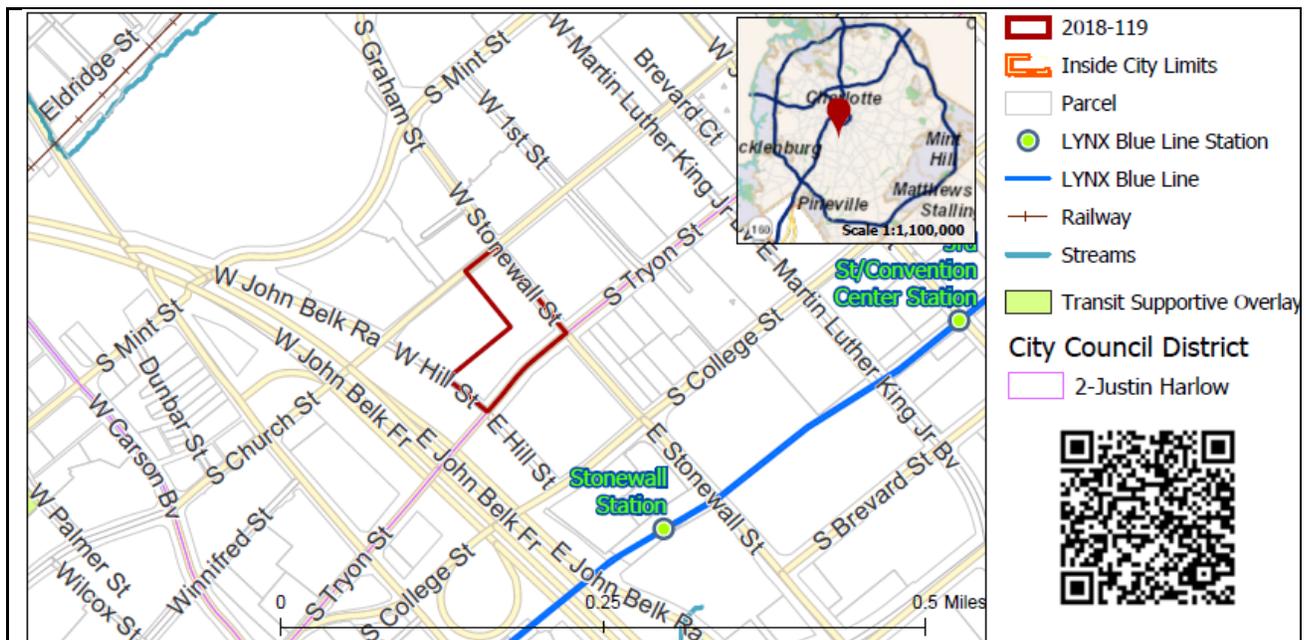


NOTE: The petitioner is requesting a decision the same day as the public hearing.

REQUEST Current Zoning: UMUD (uptown mixed use)
Proposed Zoning: UMUD-O (uptown mixed use, optional)

LOCATION Approximately 2.18 acres bounded by South Tryon Street, West Stonewall Street, South Church Street, and John Belk Freeway.
(Council District 2 - Harlow)



SUMMARY OF PETITION The petition proposes to allow the development of a non-residential building with optional request to allow a 10-foot cantilevered building encroachment on the site's frontage along South Tryon Street.

PROPERTY OWNER GSLH Charlotte Holdings, LLC
PETITIONER Lincoln Harris, LLC
AGENT/REPRESENTATIVE Collin Brown and Bailey Patrick, Jr., K & L Gates

COMMUNITY MEETING Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION Staff recommends approval of this petition.

Plan Consistency
The petition is consistent with the *Charlotte Center City 2020 Vision Plan*. While this plan does not make a specific land use recommendation for the site, the plan encourages future development that contributes to the overall viability and livability of Center City.

Rationale for Recommendation

- The petition proposes to allow a cantilevered building design to encroach above the recommended streetscape in the *Center City Transportation* for South Tryon Street.
- The cantilevered design starts at seven stories above the sidewalk. The encroachment is not permitted at the building's

base levels and will not interfere with the street or sidewalk activity.

- The proposed encroachment is a site-specific for the proposed innovative building design and allows for a single-building encroachment.
- Elevations of the proposed request has been included as part of the request.

PLANNING STAFF REVIEW

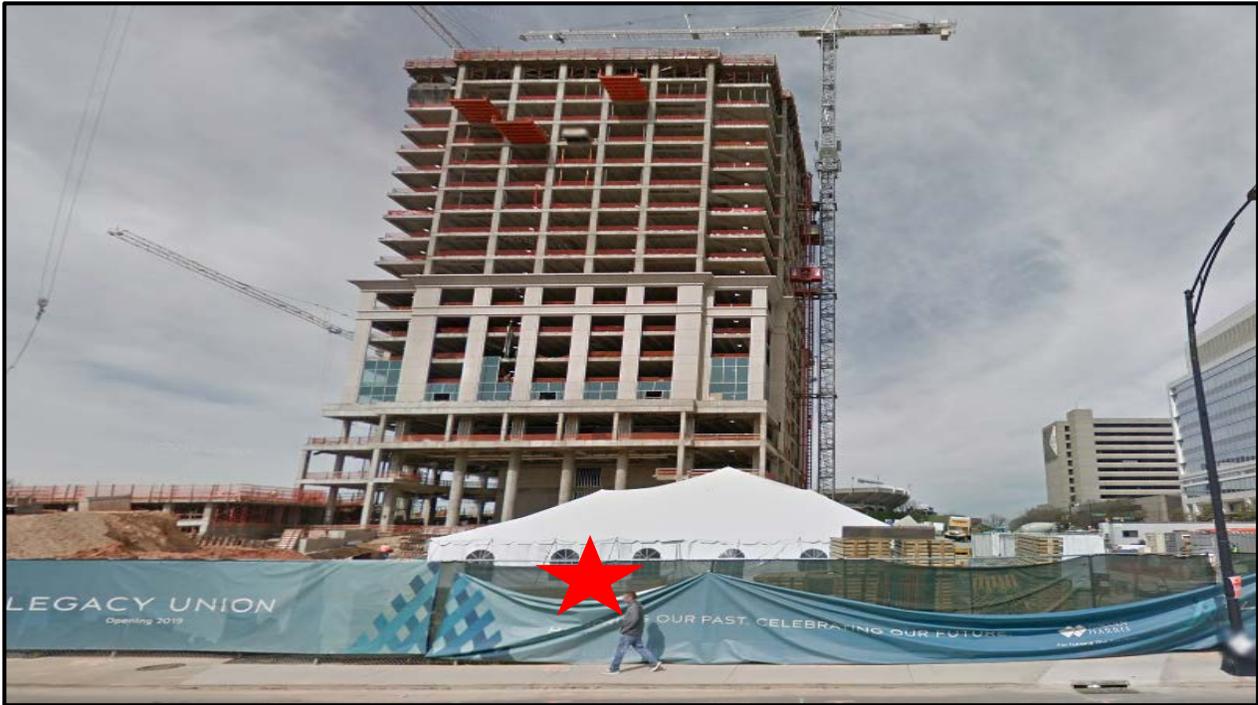
Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- A new 17-story building.
- All uses permitted in the UMUD (uptown mixed use) district in the new building.
- A 22-foot setback along South Tryon Street and a 14-foot setback along Hill Street.
- Building elevations for the proposed encroachment.
- Request is for one building for the overall multi-building site.
- Site will comply with UMUD (uptown mixed use) requirements set forth in the Zoning Ordinance, except for the following optional request:
 - The building may encroach up to 10 feet into the required setback on South Tryon Street. The proposed encroachment will not occur until the seventh story.

Existing Zoning and Land Use





The subject property is part of the old Charlotte Observer site. The red star indicates the subject property.



The property to the north and east along Stonewall Street is developed with the Duke Energy Building.

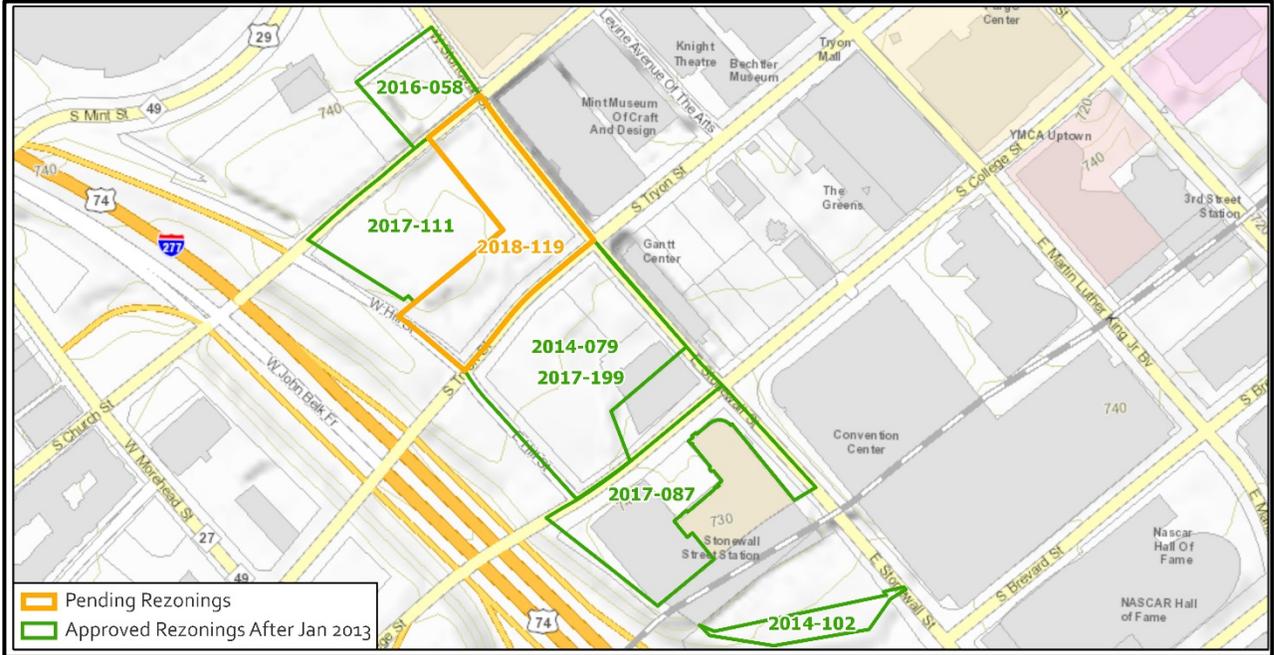


The adjacent property to the east property is under construction with the Legacy Union building.



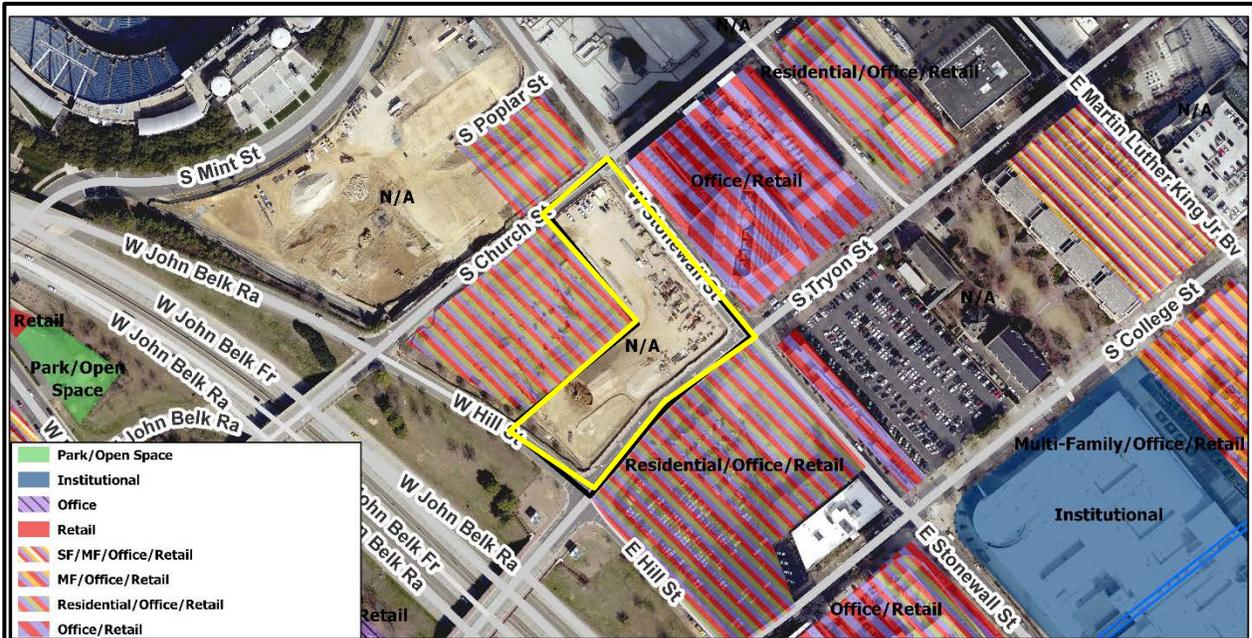
The property to the south along South Tryon Street is developed with a surface parking lot.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-199	Rezoned 3.14 acres to UMUD-O SPA (uptown mixed use, optional, site plan amendment) to allow and option request for a cantilever into the setback and maintain the all the original conditions from the 2014-079 request.	Approved
2017-111	Rezoned 2.13 acres to UMUD-O (uptown mixed use, optional) to allow an optional request for additional signage for a building.	Approved
2017-087	Rezoned 1.96 acres to UMUD-O SPA (uptown mixed use, optional, site plan amendment) to allow an optional request for additional signage for a building.	Approved
2016-058	Rezoned 0.81 acres to UMUD (uptown mixed use) to allow all uses in the district.	Approved
2014-102	Rezoned 0.59 acres to UMUD (uptown mixed use) to allow all uses in the district.	Approved

• **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.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at the intersection of a major thoroughfare and a local street. The site plan is part of a larger permitted development site which commits to road improvements and pedestrian improvements.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land use).
 - Entitlement: Too many uses to determine.
 - Proposed Zoning: Too many uses to determine.

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 outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along East Stonewall Street and an existing 12-inch water distribution main located along South Tryon Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along South Church, East Stonewall and South Tryon Streets.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **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

- 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
 - 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

Planner: Solomon Fortune (704) 336-8326