

Note: The petitioner is requesting that this petition be withdrawn.

REQUEST	Current Zoning: UR-2, urban residential Proposed Zoning: MUDD, mixed use development district
LOCATION	Approximately 2.94 acres located on the southeast corner of North Clarkson Street and Cates Street.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes a conventional rezoning for the redevelopment of the property.
STAFF RECOMMENDATION	Staff agrees with the petitioners request to withdraw this petition.
Property Owner	CP/DB Housing Partners XIII, L.P.
Petitioner	The Boulevard Company
Agent/Representative	Walter Fields
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
The subject property is developed with multi-family apartments and has a zoning designation of UR-2. Elmwood Cemetery is located across North Cedar Street to the east, and is zoned UR-3. A vacant parcel is located to the south, and is zoned UR-2. The properties to the east and north are zoned a mix of UR-2 and UR-3 and are developed as multi-family and a school.
- **Rezoning History in Area**
In 2006, the property located on the south side of West Sixth Street between North Sycamore Street and North Irwin Avenue was rezoned from UR-2 to UR-3(CD) (petition 2006-101).
- **Public Plans and Policies**
The *Third Ward Neighborhood Vision Plan* (2003) recommends multi-family uses (apartments) for this parcel.
The MUDD district allows multiple uses, some of which may not be consistent with the adopted plans. Staff has requested that the petition be converted to a conditional application with the types of uses specified.

PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation:

There is insufficient information at this time to provide a comparison of the vehicle trips generated by development under existing and proposed zoning scenarios.

CDOT: A conditional site plan needs to be provided for this proposed rezoning petition to determine trip generation, review proposed access and circulation, and review other site related requirements. In addition, the petitioner needs to follow the adopted *Uptown Streetscape Enhancement Guidelines* by providing a 6' sidewalks and 8' planting strips along Cates and North Clarkson Streets.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: No issues.

Schools: No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

SITE DESIGN:

There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application

CDOT Review

LUESA Review

Storm Water Review

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