

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 -095

Property Owner: RBC Corporation

Petitioner: Childress Klein Properties

Location: Approximately 1.29 acres located on the northwest corner of South Tryon Street and West 1st Street.

Center, Corridor, or Wedge: Center

Request: UMUD-O SPA, uptown mixed use district optional site plan amendment

Summary

This petition proposes to amend approximately 1.29 acres located on the northwest corner of South Tryon Street and West 1st Street to UMUD-O SPA. site plan amendment for an optional request to allow a 42 foot by 23 foot LED sign to be added to the south side of the Knight Theatre that is under construction.

Consistency and Conclusion

The proposal is consistent with The *Center City 2010 Vision Plan* (adopted in 2000), which envisions the Uptown as having a variety of living, entertainment and cultural activities. This petition is considered appropriate for approval once all outstanding site plan issues have been addressed.

Existing Zoning and Land Use

The subject property is currently zoned UMUD-O and is being developed for the Wachovia and Knight Theatre. The site is surrounded by mixed-use developments zoned UMUD and UMUD-O.

Rezoning History in Area

The last rezoning in the area was for the subject parcel for RBC Corporation in 2007. The property was rezoned in 2007 under petition 2007-151 from UMUD-O to UMUD-O SPA to allow relief from the requirements regarding street walls and the appearance of the building's first floor, as it related to the proposed Bechtel Museum.

Public Plans and Policies

The *Center City 2010 Vision Plan* (2000), which envisions the Uptown as having a variety of living, entertainment and cultural activities.

Proposed Request Details

The site plan accompanying this petition shows the addition of a LED display sign on the south side wall. The UMUD zoning classification allows for a wall sign to be displayed but the sign can only be 10% of the wall or 200 square feet. An optional request is for a 42 foot by 23 foot LED sign which is larger than what is allowed under the Zoning Ordinance.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has no issue with this Site Plan Amendment for the LED sign because of its height, location on a low volume street, and it is not directly located in front of a motorist. They recommend that the sign not be animated or have image that changes or refreshes more frequently than 8 seconds.

CATS. CATS did not comment on this petition.

Connectivity. Connectivity is not an issue on this site.

Storm Water. The site drains to a stream listed as impaired by the NC Division of Water Quality.

School Information. This petition will not affect the school system.

Outstanding Issues

Land Use. This site plan amendment is consistent with *The Center City 2010 Vision Plan* (2000) which recommends distinct cultural additions to the Uptown area of Charlotte.

Site plan. The following site plan issues are outstanding:

The petitioner needs to finalize and agree with CDOT on a note in regards to motion.