

REQUEST	Text amendment to Sections 9.905, 9.906, and 9.907 in the Uptown Mixed Use District (UMUD) zoning district, to add regulations to implement the recommendations and vision of the <i>Brevard Street Land Use and Urban Design Plan</i> within the area roughly bounded by the LYNX Blue Line, East Trade Street, Interstate 277, and Caldwell Street.
SUMMARY OF PETITION	This petition proposes to create special urban design and development regulations to support the transformation of the Brevard Street area into a vibrant, pedestrian friendly area, with street-level retail opportunities and signature streets.
Petitioner Agent/Representative	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
Community Meeting	Meeting is not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Griffith/Allen Yeas: Allen, Dodson, Griffith, Randolph, and Walker Nays: None Absent: Rosenburgh and Simmons Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the text amendment noting that it would implement the recommendations and vision of <i>the Brevard Street Land Use and Urban Design Plan</i> . There was no further discussion.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Walker).
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The text amendment contains the following provisions:

Adds a new section in the UMUD zoning district for special regulations for the Brevard Street area:

- First floor retail:
 - Requires all new buildings to be designed so that a minimum of 50 percent of the net first floor area accommodates retail activities.
- Building Façade:
 - Requires the street façade of all new buildings along Brevard Street to be designed to accommodate retail activities along a minimum of 80 percent of the first floor façade, excluding entrances and exits. Along all other streets, the requirement is a minimum of 75 percent.

- Requires all new buildings to include variation of the building façade at least every 60 feet. Variations can be accomplished by adding architectural elements, color variations, changes in the façade setback, or other means to achieve a varied but consistent streetscape.
- Requires all retail first floor street facades to include the use of clear vision glass windows and doors so that retail activities are visible and accessible from the street. No spandrel glass or reflective glass is permitted.
- Building height:
 - Restricts building heights to a maximum of 60 feet along Brevard Street and Caldwell Street. Building heights can exceed 60 feet if the upper portion of the building is stepped back 20 feet from the minimum setback.
- Setbacks:
 - Requires all new buildings along Brevard Street to have a minimum setback of 22 feet, measured from a point 8.5 feet from the edge of the ultimate travel lane.
 - Requires all new buildings along Caldwell Street to have a minimum setback of 16 feet, measured from the back of all existing or future curbs, whichever is greater.
 - Requires all new buildings on all other streets to have a minimum setback as specified in the Center City Transportation Plan, measured from the back of all existing or future curbs, whichever is greater.
- Parking:
 - Restricts new structured parking facilities from providing direct vehicular access on Brevard Street. Along other streets, structured parking facilities may have vehicular access, but are required to provide a street level transition area for vehicular stacking.
 - Restricts new structured parking facilities from having sloped express exit ramps on any façade.
 - Adds a regulation that parking for retail uses with less than 2,500 square feet of gross floor area is not required if the use is located within 1,600 feet of a parking facility available to the general public.

Modifies the UMUD zoning district regulations as follows:

- Clarifies that for development other than in the Brevard Street area, the UMUD requirement for first floor retail is a "minimum of" 50 percent, not exactly 50 percent of the net first floor area.
 - Notes that the Brevard Street Area development and urban design standards are now located in a new section of the UMUD regulations.
 - Adds new references to adopted plans (*Center City Transportation Plan, Brevard Street Land Use and Urban Design Plan, and the Tree Ordinance*), and corrects the names of other plans (*Tryon Street Mall Streetscape Plan and Trade Street Streetscape Plan*).
- **Public Plans and Policies**
 - This petition is consistent with adopted policies.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues
- **Charlotte Fire Department:** No comments received.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Neighborhood and Business Services:** No comments received.
- **Schools:** CMS does not comment on text amendments.
- **Park and Recreation:** No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** There is no site plan associated with this petition.
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OUTSTANDING ISSUES

- There are no outstanding issues.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

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