
REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: MUDD, mixed use development district and O-1, office
LOCATION	Approximately 21.55 acres located on the north side of Wilkinson Boulevard along both the east and west sides of Suttle Avenue. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes all uses allowed within the MUDD zoning district on an 18.97 acre portion of the site and all uses allowed within the O-1 zoning district on a 2.58 portion of the site.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Bryant Park Land Use & Streetscape Plan</i> .
PROPERTY OWNER	CSL Suttle Avenue, LLC, APS Wilkinson Properties, LLC, and Blumenthal Foundation
PETITIONER	CSL Suttle Avenue, LLC
AGENT/REPRESENTATIVE	George Macon, Merrifield Patrick Vermillion, LLC
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**
A portion of the subject property is occupied by the Charlotte School of Law office building and an accessory surface parking lot. The balance of the site is vacant. Properties zoned I-2 surround the subject rezoning and are vacant or contain various warehouse, office, and industrial land uses. Bryant Park, along with additional land owned by Mecklenburg County Parks and Recreation, is located north of the rezoning.
 - **Rezoning History in Area**
There have been numerous rezonings in the area mainly to accommodate higher density residential and pedestrian oriented nonresidential uses, especially along the West Morehead Street corridor.
 - **Public Plans and Policies**
 - The *Bryant Park Land Use & Streetscape Plan* (2007) recommends mixed residential, office, and retail land uses for the subject properties as a part of a dense pedestrian-oriented development.
 - The petition is consistent with the *Bryant Park Land Use & Streetscape Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.

- **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** Provide dedication of the 100-foot SWIM buffer along Stewart Creek to Mecklenburg County Parks and Recreation for a future greenway identified on the 2008 Mecklenburg County Greenway Master Plan. (Note: this is a convention petition; therefore, this will need to be acquired through other means.)
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Shad Spencer (704) 353-1132