

**April 28, 2014**

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<b>REQUEST</b>	Text amendment to Table 9.101 and Section 9.8503 of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	The petition proposes to: 1) allow stadiums, coliseums and arenas as uses permitted under prescribed conditions in the mixed use development (MUDD) district; and 2) correct the Table of Uses for stadiums and coliseums that are currently permitted under prescribed conditions, in the uptown mixed use (UMUD) zoning district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> goals.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### **PLANNING STAFF REVIEW**

- **Background**
  - Stadiums, coliseums and/or arenas are permitted by right in the transit oriented development (TOD) zoning districts and under prescribed conditions in the urban residential (UR-1, UR-2 and UR-3); urban residential-commercial (UR-C) district; institutional (INST) district; general business (B-2); research (RE-1, RE-2, and RE-3); uptown mixed use (UMUD); urban industrial (U-I); and industrial (I-1 and I-2) zoning districts. The urban residential (UR-1, UR-2 and UR-3); urban residential-commercial (UR-C); general business (B-2); research (RE-1, RE-2, and RE-3); and industrial (I-1 and I-2) zoning districts limit the number of seats to no more than 5,000 seats.
  - Stadiums, coliseums and arenas are currently not permitted in the mixed use development (MUDD) zoning district. Upon review of where these uses are currently permitted, staff recommends allowing these uses in this additional district.
- **Proposed Request Details**

The text amendment contains the following provisions:

  - Allows stadiums, coliseums and arenas in the mixed use development (MUDD) zoning district.
  - Adds new prescribed conditions for stadiums, coliseums and arenas in the mixed use development (MUDD) zoning district:
    - Primary access to the site shall be from a non-residential street.
  - Corrects the Table of Uses for stadiums and coliseums for the uptown mixed use (UMUD) zoning district.
- **Public Plans and Policies**
  - This petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goal to provide a range of entertainment choices and the guiding principles to revitalize economically challenged business areas.

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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 comments received.
- **Transportation:** No comments received.
  - **Vehicle Trip Generation:** Not applicable.
  - **Connectivity:** Not applicable.
- **Charlotte Fire Department:** No comments received.

- **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:**
  - There is no site plan associated with this text amendment.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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