

<b>REQUEST</b>	Current Zoning: UMUD, urban mixed use development Proposed Zoning: UMUD-O, urban mixed use development optional
<b>LOCATION</b>	Approximately 5.43 acres bounded by South Brevard Street, South Caldwell Street, East Stonewall Street, and East Martin Luther King Jr. Boulevard.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition seeks approval of an optional request to allow additional signs and allow the required street trees to be relocated into the plaza area of the site.
<b>Property Owner</b>	City of Charlotte
<b>Petitioner</b>	City of Charlotte
<b>Agent/Representative</b>	William Haas
<b>Community Meeting</b>	Choose an item.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>Approval</b> of this petition.
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<b>VOTE</b>	Motion/Second: Lipton/Griffith Yeas: Allen, Griffith, Howard, Johnson, Lipton, Randolph and Rosenburgh Nays: None Absent: None Recused: None
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<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that staff is recommending approval of the petition which includes an optional request for signage and the relocation of 4 trees. The outstanding issues have been addressed in that the signs will go through the UMUD process, sign S-6 is recessed into the sidewalk and sign S-5 has been approved by CDOT. Staff was initially concerned about the relocation of the 4 trees, however, due to the increased number of trees in the plaza area the "daily comfort zone" is still provided. Staff recommended approval of the petition. No further discussion ensued.
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<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Brevard Street Land Use and Urban Design Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton second by Griffith).
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<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.
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**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

**Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Increased signage along Martin Luther King Boulevard, Brevard Street, Stonewall Street and Caldwell Street. The proposed sign area is a minimum of 1,065 square feet and a maximum of 1,717 square feet.
- Relocation of four (4) trees near the Martin Luther King and Caldwell intersection to the plaza area to allow an increase in spectator area for large events.

**Public Plans and Policies**

The *Brevard Street Land Use and Urban Design Plan (2008)* recommends mixed use for the subject property.

**STAFF RECOMMENDATION (Updated)**

- Staff reviewed the request to relocate four (4) trees near the Martin Luther King and Caldwell intersection to the plaza area to allow an increase in spectator area for large events. There are 26 trees required in the plaza area and the petitioner is proposing to increase that number to 41. This is a significant increase and will provide the “daily comfort zone” which is encouraged in the center city.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

**CDOT:** No issues.

**Charlotte Fire Department:** No issues.

**CATS:** No comments received.

**Connectivity:** Not applicable.

**Schools:** This non-residential request will not impact the school system.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** No issues.

**LUESA:** No comments on this petition.

**Site Design:** No remaining issues.

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**OUTSTANDING ISSUES**

1. All outstanding site plan issues have been resolved.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

Application Form  
Site Plan  
CDOT Review  
Storm Water Review  
Fire Department Review  
Community Meeting Report

**Planner:** Tammie Keplinger (704-336-5967)