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| REQUEST | Current Zoning: UMUD, urban mixed use development Proposed Zoning: UMUD-O, urban mixed use development optional |
| LOCATION | Approximately 5.43 acres bounded by South Brevard Street, South Caldwell Street, East Stonewall Street, and East Martin Luther King Jr. Boulevard. |
| CENTER, CORRIDOR OR WEDGE | Wedge |
| SUMMARY OF PETITION | 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. |
| STAFF RECOMMENDATION | The proposed land use is consistent with the adopted land use plan for this site; however, staff is not recommending approval of the optional request for the relocation of street trees. |
| Property Owner Petitioner Agent/Representative | City of Charlotte City of Charlotte William Haas |
| Community Meeting | Meeting is required and has been held. Report available online. |

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.
 - **Existing Zoning and Land Use**
 - UMUD zoning with office, parking, a hotel, the convention center and other uses surround the subject property.
 - **Rezoning History in Area**
In July 2008, UMUD zoning was established for the property between the subject property and Interstate 277. The property was residual right-of-way from the realignment of the South Boulevard / Caldwell / 277 interchange.
 - **Public Plans and Policies**
The *Brevard Street Land Use and Urban Design Plan (2008)* recommends mixed use for the subject property.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** Not applicable
- **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.

ENVIRONMENTALLY SENSITIVE SITE DESIGN

- **Storm Water** has no comments on this petition.
- **LUESA** has not commented on this petition.
- **Site Design:**
 - Reduces ground level temperatures by providing tree canopy with the exception of the area along Martin Luther King Boulevard at Caldwell.

OUTSTANDING ISSUES

1. The petitioner should provide examples of the types of signs.
2. The petitioner should relocate sign number S-6 from the middle of the sidewalk. The large amount of anticipated pedestrian traffic from bus loading and drop off will be impeded by a sign in this location.
3. The petitioner should relocate sign number S-5 out of the setback to avoid safety issues.
4. The petitioner should provide street trees along Martin Luther King Boulevard at Caldwell. Staff does not support the relocation of the street trees along Martin Luther King Boulevard at Caldwell. The need for additional area for spectators does not warrant this optional request. The trees serve as a buffer between vehicle traffic and pedestrians. In addition, the daily comfort zone created by the street tree canopy and the tree canopy link that joins uptown projects should be preserved.

Attachments Online at www.rezoning.org

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

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