



REQUEST	Current Zoning: MUDD-O, mixed use development district-optional Proposed Zoning: MUDD-O SPA, mixed use development district-optional, site plan amendment
LOCATION	Approximately 3.60 acres located on the east side of South Tryon Street between East Palmer Street and East Catherine Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes a site plan amendment to allow existing columns for a pedestrian bridge, which were not included in the original rezoning plan, to remain in the setback. The conditions and uses permitted under the previous rezoning are retained.
Property Owner	Summit Properties Partnership and Camden Property Trust
Petitioner	Steve Smoak
Agent/Representative	Susan Cannon and Walter Fields
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modification: 1. Note 3 has been amended to state that the columns are in the setback and right-of-way and will remain.
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VOTE	Motion/Second: Johnson/Griffith Yeas: Allen, Griffith, Howard, Johnson, Lipton, Randolph, and Rosenburgh Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition noting that all outstanding issues had been addressed as noted above.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Johnson seconded by Commissioner Rosenburgh)
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 site plan accompanying this petition contains the following provisions:

Previously approved MUDD Optional provisions include:

An eight-foot setback on the northern side of South College Street, with a variation in the streetscape treatment.

A 12-foot setback from the back of existing or future curb on all other street fronts.
Proposed optional provisions include:
Allow two existing columns to remain in the setback on the southern side of South College Street.

Public Plans and Policies

The South End Transit Station Area Plan (2005) recommends mixed use transit supportive development.
This petition is consistent with the *South End Transit Station Area Plan*.

STAFF RECOMMENDATION (Updated)

Staff recommends approval of this petition.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No issues.

Charlotte Fire Department: No comments received.

CATS: No comments received. .

Connectivity: No issues.

Schools: CMS does not comment on non-residential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: No issues.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

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