
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
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 will be available online when received.

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.

Existing Zoning and Land Use

The subject property is zoned MUDD-O and is currently developed with multi-family residential units and retail uses. The surrounding properties are zoned TOD-M, TOD-MO, UMUD, MUDD, B-2, NS and I-2 and are developed with mixed use development, commercial and office uses.

Rezoning History in Area

The subject properties were rezoned via Petition 1999-082 to MUDD-O and MUDD by Petition 2000-159. Petition 2001-081 amended the previous rezoning to MUDD-O and MUDD-O SPA to allow for 325 residential units and up to 8,000 square feet of retail on the first floor, in addition to obtaining streetscape and setback variations. Several surrounding properties were rezoned to the TOD-M and TOD-MO districts between 2004 and 2008.

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*.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 2,020 to 2,630 trips per day(from petition 2001-081).

Proposed Zoning: 2,020 to 2,630 trips per day (from petition 2001-081).

CDOT: No comments received.

Charlotte Fire Department: No comments received.

CATS: No comments received.

Connectivity: No issues.

Schools: CMS does not comment on nonresidential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

SITE DESIGN:

Facilitates the use of alternative modes of transportation by location within ¼ mile of a light rail station.

OUTSTANDING ISSUES

The petitioner should:

1. Specify that the optional request is to allow two existing columns for a pedestrian bridge to remain in the setback and right-of-way on the southern side of South College Street.
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Attachments Online at www.rezoning.org

Application

LUESA Review

Site Plan

Storm Water Review

Planner: Sonja Sanders (704) 336-8327