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| REQUEST | Current Zoning: B-2 (PED) (general business, pedestrian overlay) Proposed Zoning: MUDD (PED) (mixed use development, pedestrian overlay) |
| LOCATION | Approximately 2.82 acres located on the south side of Baxter Street between South McDowell Street and Kenilworth Avenue. (Council District 1 - Kinsey) |
| SUMMARY OF PETITION | The petition proposes to allow all uses per conventional MUDD (PED) (mixed-use development, pedestrian overlay) zoning for 2.82 acres for all of Baxter Street Park located near the Charlotte Housing Authority residential development, Charlottetown Terrace. Uses allowed in the MUDD district include office, residential, retail, entertainment, and civic. |
| PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE | Mecklenburg County Government Mecklenburg County Government None |
| COMMUNITY MEETING | Meeting is not required. |
| STATEMENT OF CONSISTENCY | <ul style="list-style-type: none"> • The Zoning Committee found this petition to be inconsistent with the <i>Midtown, Morehead, Cherry Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends open space (Baxter Street Neighborhood Park) for the subject parcel. • However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The subject property incorporates Baxter Street Park and adjoins MUDD (mixed use development) zoned properties along Baxter Street and East Morehead Street; and • The proposed MUDD (mixed use development) is appropriate at this location as the adjacent properties are zoned MUDD (mixed use development), O-2 (office) and B-2 (general business); and • The nearest single-family residential use is across East Morehead Street; and • The MUDD (mixed use development) standards will encourage high quality design and mixed use development, and also support walkability; <p>By a 6-0 vote of the Zoning Committee (motion by Spencer seconded by Watkins).</p> |

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| ZONING COMMITTEE ACTION | The Zoning Committee voted 6-0 to recommend APPROVAL of this petition. |
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| VOTE | Motion/Second: Watkins / Majeed |
| | Yeas: Fryday, Lathrop, Majeed, McClung, Spencer, and Watkins |
| | Nays: None |
| | Absent: Wiggins |
| | Recused: None |

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| ZONING COMMITTEE DISCUSSION | Staff provided a brief summary of the petition and noted that this petition is inconsistent with the <i>Midtown, Morehead, Cherry Area Plan</i> which recommends open space (Baxter Street Neighborhood Park) for the subject parcel. |
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There was no further discussion.

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**

This is a conventional rezoning petition with no associated site plan. Uses allowed in the MUDD district include office, residential, retail, entertainment, and civic uses.

- **Public Plans and Policies**

- The *Midtown, Morehead, Cherry Area Plan* (2012) recommends open space uses for the area in which the subject property is located.

- **TRANSPORTATION CONSIDERATIONS**

- The site is along a local street that will likely be extended by a nearby redevelopment project to create a connection between two major thoroughfares.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on park/open space).
 - Entitlement: 3,880 trips per day (based on 42,300 square feet of retail uses).
 - Proposed Zoning: Allows for a wide variety of uses.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Baxter Street. Sewer system availability is provided via an existing 24-inch gravity sewer main along Baxter Street.
 - **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** no issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- Site Plan
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development

- Storm Water
- Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Solomon Fortune (704) 336-8326