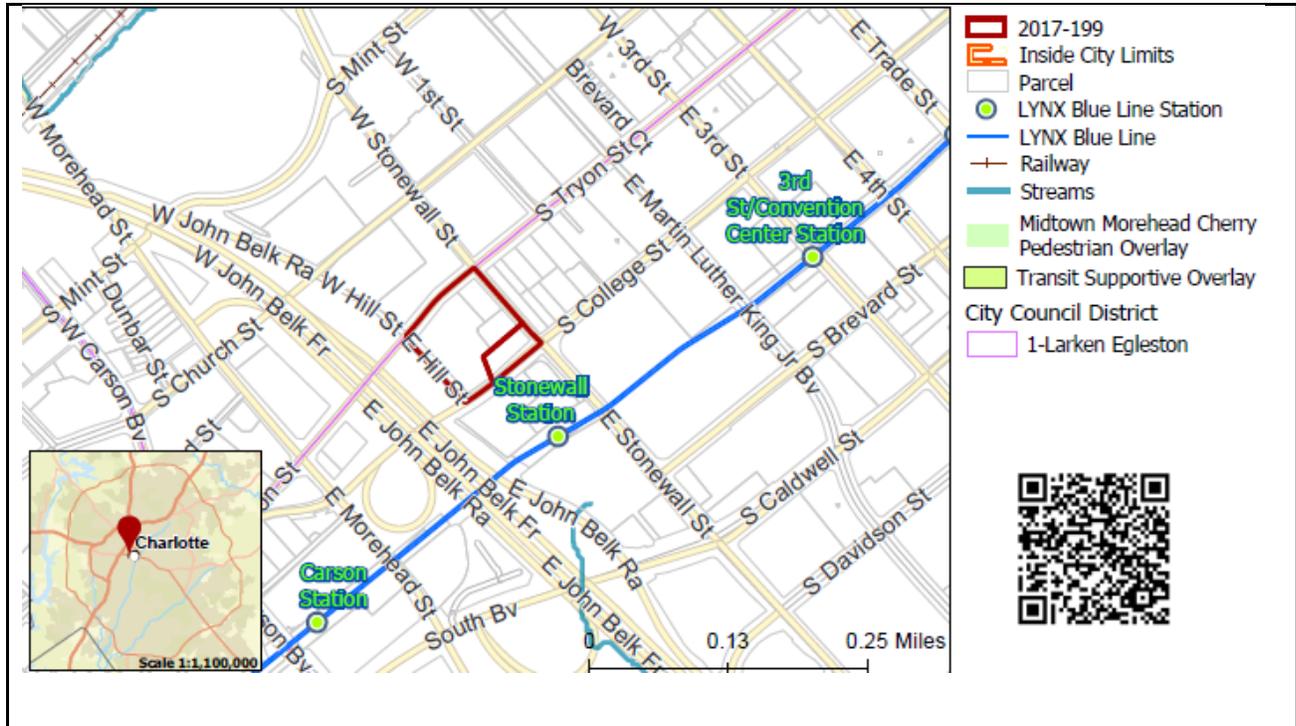


**REQUEST**

Current Zoning: UMUD (uptown mixed use) and UMUD-O (uptown mixed use, optional)  
Proposed Zoning: UMUD-O, (uptown mixed use, optional) and UMUD-O, SPA (uptown mixed use, optional, site plan amendment)

**LOCATION**

Approximately 3.50 acres bounded by East Stonewall Street, South Tryon Street, South College Street right-of-way and east Hill Street. (Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the UMUD (uptown mixed use) district and requests optional site modifications.

**PROPERTY OWNER**

Various

**PETITIONER**

Crescent Communities, LLC

**AGENT/REPRESENTATIVE**

Collin Brown and Baily Patrick, Jr., K & L Gates LLP

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Charlotte Center City 2020 Plan*. While this plan does not make a specific land use recommendation for the site, it recognizes Center City's continuing role as the central economic engine and diversified employment hub of the region.

Rationale for Recommendation

- The subject property will complete the Tryon Mall on the southern side of Tryon Street.
- Petition 2014-079 approved the use of several optional provisions for the development.
- This petition proposes one additional optional request to cantilever the building over the Stonewall streetscape area which will enhance the pedestrian experience.



requirements will be met within portions of the urban open space required to meet the minimum UMUD urban open space requirement.

- 50 percent reduction in the number of required loading spaces.
- The commercial structures on the site are currently being demolished.
- The site is surrounded by a mix of uses on properties zoned UMUD (uptown mixed use) and UMUD-O (uptown mixed use-optional).



The commercial structures on the site are currently being demolished (view from East Hill Street and South Tryon Street).



Several sites along Stonewall Street, including the site across South Tryon Street, west of the site are under construction for office, residential and retail developments.



- **TRANSPORTATION CONSIDERATIONS**

- CDOT had no comments on this petition.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No on-street parking on road on roads less than 26 feet.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** Trees cannot be removed from or planted in the right-of-way of all City of Charlotte maintained streets. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss trees species to be planted in the right-off-way on a City of Charlotte maintained street; species must be approved before planting.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Fire Department 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

**Planner:** Solomon Fortune (704) 336-8326