

**ZONING COMMITTEE
RECOMMENDATION
March 1, 2006**

Rezoning Petition No. 2006-006

Property Owner: Various

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Property generally bounded by Kingston Street, South Tryon Street, West Park Avenue, South Church Street, Carson Boulevard, South Corridor Light Rail Line, East Morehead Street, and Caldwell/Cleveland Avenue as extended; excluding parcels currently zoned MUDD, MUDD-O, MUDD (CD), UMUD, and NS, consisting of about 119.46 acres.

Request: Rezoning from R-22 MF, O-2, B-1, B-2, I-1, and I-2 zoning classifications, to TOD-M Mixed Use Transit Oriented Development district.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

Yeas:	Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, Sheild
Nays:	None
Absent:	None

Summary of Petition

The Charlotte-Mecklenburg Planning Commission seeks rezone about 119.46 acres of land from R-22 MF, O-2, B-1, B-2, I-1, and I-2 zoning classifications, to TOD-M Mixed Use Transit Oriented Development district, as recommended in the *South End Transit Station Area Plan (2005)* for parcels in the area designated as Group 1.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that this is the first Station Area Plan to be implemented. Staff recommended approval of the request.

Statement of Consistency

Commissioner Howard made a motion to find this request consistent with the South End Transit Station Area Plan. The motion was seconded by Ratcliffe and unanimously approved.

Vote

Upon a motion made by Howard and seconded by Sheild the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.