

REQUEST	Current Zoning: O-2, office, and R-22MF, multi-family residential Proposed Zoning: TOD-M(CD), transit oriented development, mixed use, conditional
LOCATION	Approximately 6.7 acres on the southwest corner of South Boulevard and Caldwell Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to allow for more intensive, transit oriented development within a transit station area, while limiting development near its border adjoining an existing residential neighborhood.
Property Owner	City of Charlotte Housing Authority
Petitioner	Charles Woodyard/City of Charlotte Housing Authority
Agent/Representative	Rick Porter
Community Meeting	Meeting is required and has been held. Report available online

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition, with the following modifications:</p> <ul style="list-style-type: none"> Corrected the acreage of the site and better delineated the tracts within it. Committed to undertake a solid waste management plan. Clarified that any new construction would trigger the extension of Bland Street. Provided for a future setback when Cleveland Street is extended. Clarified that no development will occur within 200 feet of the southwestern property line.
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VOTE	<p>Motion/Second: Locher/Walker</p> <p>Yeas: Allen, Griffith, Locher, Rosenburgh, Simmons and Walker</p> <p>Nays: None</p> <p>Absent: Howard</p> <p>Recused: None</p>
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ZONING COMMITTEE DISCUSSION	Staff reviewed the petition, noting that outstanding site plan issues have been addressed. A Committee member asked what would trigger the extension of Bland Street. Staff explained that any building permit for new construction would trigger the dedication of right-of-way or access easement and that the street would need to be completed before certificates of occupancy could be issued.
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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 Rosenburgh seconded by Commissioner Walker)
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STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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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:

Preserves a future extension of Bland Street through the site, construction of which will be triggered by future redevelopment of the site but not by rehabilitation of the existing residential tower. This extension would eventually continue through the Housing Authority's property to Euclid Avenue.

Reserves an appropriate setback along the eastern edge of the property, anticipating a future extension of Cleveland Avenue. 20-foot setback?

Prohibits development within 200 feet of the southwestern property line.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

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