



<b>REQUEST</b>	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
<b>LOCATION</b>	Approximately 0.10 acres located on the west side of Old Pineville Road south of Bourbon Street.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone 0.10 acres from I-2 to TOD-M to allow mixed use, transit oriented development within ¼ mile of the LYNX Blue Line.
<b>Property Owner</b>	J & J Properties of Charlotte
<b>Petitioner</b>	Charlotte-Mecklenburg Planning Commission
<b>Agent/Representative</b>	None
<b>Community Meeting</b>	Meeting not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Allen/Simmons</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Randolph, Rosenburgh, Simmons, Zoutewelle</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Dodson, Griffith, and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Allen/Simmons	Yeas:	Allen, Randolph, Rosenburgh, Simmons, Zoutewelle	Nays:	None	Absent:	Dodson, Griffith, and Walker	Recused:	None
Motion/Second:	Allen/Simmons										
Yeas:	Allen, Randolph, Rosenburgh, Simmons, Zoutewelle										
Nays:	None										
Absent:	Dodson, Griffith, and Walker										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that the petition is consistent with adopted plans.										
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Tyvola &amp; Archdale 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 Allen seconded by Commissioner Randolph).										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
  - The *Tyvola & Archdale Transit Station Area Plan* (2008) recommends transit supportive development on the subject parcel.
  - This petition is consistent with the *Tyvola & Archdale Transit Station Area Plan*.

- **STAFF RECOMMENDATION (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **CATS:** No issues.
  - **Connectivity:** 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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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Utilities Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

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