

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M transit oriented development, mixed use
LOCATION	Approximately .056 acres located on the northeast corner of West Bland Street and Winnifred Street.
SUMMARY OF PETITION	This petition proposes to allow all uses permitted in the TOD-M district.
Property Owner	2030 South Tryon, LLC
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	Greg Pappanastos
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Walker/Lipton Yeas: Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that is it consistent with the adopted plan.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the South End Transit Station Area Plan and to be reasonable and in the public interest, by a 7-0 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Dodson).
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.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed use, transit oriented development on this site.
 - This petition is consistent with the *South End Transit Station Area Plan*.
- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.

- **Charlotte Fire Department:** No issues.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Neighborhood & Business Services:** No issues.
 - **Schools:** CMS does not comment on TOD-M petitions because of the wide range of uses permitted.
 - **Park and Recreation:** No comments received.
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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.
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Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Neighborhood & Business Services Review
- Pre-Hearing Staff Analysis
- Storm Water Review

Planner: Michael Cataldo (704) 336-8316