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| 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 W Bland Street and Winnifred Street. |
| SUMMARY OF PETITION | This petition proposes to allow all uses permitted in the TOD-M district. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> . |
| Property Owner | 2030 South Tryon, LLC |
| Petitioner | Charlotte-Mecklenburg Planning Commission |
| Agent/Representative | Greg Pappanastos |
| Community Meeting | Meeting is not required. |

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
The site is currently vacant. The surrounding properties are zoned I-2, TOD-MO, and MUDD-O and are occupied with residential, retail and industrial uses.
 - **Rezoning History in Area**
Recent rezonings in the area include:
 - Petition 2007-028 rezoned a site on Winnifred Street from MUDD to TOD-MO to allow up to 60 townhouse units.
 - Petition 2004-151 rezoned a site on Winnifred Street from I-2 to TOD-MO to allow up to 15,000 square feet of retail uses.
 - **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*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation: No issues.

- **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.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Facilitates the use of alternative modes of transportation by being located within 1/2 mile of a LYNX Blue Line Station.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Neighborhood & Business Services Review
- Storm Water Review

Planner: Michael Cataldo (704) 336-8316