

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed use
LOCATION	Two parcels with approximately .31 acres, one located at the intersection of South Tryon Street and Camden Road, and the second located along Camden Road between South Tryon Street and Park Avenue.
SUMMARY OF PETITION	This petition proposes to allow all uses permitted in the TOD-M district.
Property Owner	Barwick & Associates, Inc.
Petitioner	Planning Commission
Agent/Representative	Christine Magas
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Dodson/Walker</td> </tr> <tr> <td>Yeas:</td> <td>Dobson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Dodson/Walker	Yeas:	Dobson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Dodson/Walker										
Yeas:	Dobson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker										
Nays:	None										
Absent:	None										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that it is consistent with the <i>South End Transit Station Area Plan</i> and appropriate for approval.										
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 Dodson seconded by Commissioner Lipton).										
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 supportive development on these sites.
 - 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 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.
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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: Tammie Keplinger (704) 336-5967