

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
Property Owner	Barwick & Associates, Inc.
Petitioner	Planning Commission
Agent/Representative	Christine Magas
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 sites are currently occupied by retail uses and a parking lot. The surrounding properties are zoned TOD-M, MUDD-O, I-1, and I-2 and are occupied by residential, retail and industrial uses.
- **Rezoning History in Area**
Recent rezonings in the area include:
 - Petition 2006-150 rezoned a site across Camden Road from I-2 to TOD-M to allow a mixed use development.
 - Petition 2008-05 rezoned a site across Camden Road from MUDD(CD) to TOD-M to allow a mixed use development.
 - Petition 2008-45 rezoned a site across Camden Road from MUDD(CD) to TOD-M to allow a mixed use development.
- **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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
With the array of uses allowed in the I-2 and the TOD-M categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the sites and their proximity to the extensive street network in the area, there should only be minor impacts to the transportation system resulting from this rezoning.
- **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:** 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 ¼ 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: Tim Manes (704) 336-8320