

REQUEST	Current Zoning: TOD-M(O), transit oriented development mixed use, optional Proposed Zoning: TOD-M, transit oriented development mixed use
LOCATION	Approximately 2.85 acres located on the west side of South Boulevard between the John Belk Freeway and Arlington Avenue.
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the TOD-M district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	1200 South Boulevard, LLC 1200 South Boulevard, LLC John Carmichael, Robinson, Bradshaw & Hinson
COMMUNITY MEETING	Meeting is not required.
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 Allen seconded by Commissioner Fallon).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	Motion/Second: Griffith/Fallon Yeas: Allen, Fallon, Griffith, Johnson, Phipps, and Zoutewelle Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff noted that this is a conventional petition, consistent with the adopted plans and recommended for approval by staff. There was no further discussion.
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

- **Background**
 - The subject site was rezoned under petition 2008-088 to TOD-M(O).
 - The approved site plan allowed the development of 150,000 square feet of office space, 99 residential units, a 100-room hotel, 12,000 square feet of ground floor retail, and a minimum of 6,000 square feet of open space.
 - The optional request allowed a maximum height of 250 feet.
 - The proposed conventional rezoning would eliminate the increased height allowance and other conditions in place under the 2008 rezoning, and allow for this site to be developed by right under TOD standards.
- **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 transit supportive mixed-use development for the subject parcel.
 - This petition is consistent with *the South End Transit Station Area Plan*.
 - **Staff Recommendation (Updated)**
 - Staff recommends approval of this petition.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Solomon Fortune (704) 336-8326