| REQUEST          | Current Zoning: B-1, neighborhood business  
|                 | Proposed Zoning: TOD-M, transit oriented development, mixed use |
| LOCATION        | Approximately 0.47 acres located on the south side of West Kingston Avenue between Camden Road and Hawkins Street. |
| SUMMARY OF PETITION | The petition proposes to rezone the subject site to allow mixed use transit oriented development along the south rail corridor. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition. The proposed rezoning is consistent with the South End Transit Station Area Plan. |
| PROPERTY OWNER  | Shutter Shop Inc. |
| PETITIONER      | Charlotte-Mecklenburg Planning Department |
| AGENT/REPRESENTATIVE | N/A |
| 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 subject property is currently occupied with a commercial warehouse facility. The surrounding properties are zoned TOD-M and are either vacant or occupied with commercial, warehouse, office, and residential land uses.

- **Rezoning History in Area**
  - There have been numerous rezonings in this area to the TOD-M zoning designation to allow for transit oriented developments.

- **Public Plans and Policies**
  - The South End Transit Station Area Plan (2005) recommends mixed use transit supportive land uses on this site.
  - This petition is consistent with the South End Transit Station Area Plan.

### DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
  - **Vehicle Trip Generation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classification.
  - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses, therefore, the impact on local schools cannot be determined.
- **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:
  • There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES
• No issues.

Attachments Online at www.rezoning.org
• Application
• Charlotte Department of Neighborhood & Business Services Review
• Charlotte Department of Transportation Review
• Charlotte Fire Department Review
• Charlotte-Mecklenburg Storm Water Services Review
• Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Shad Spencer (704) 353-1132