

REQUEST	Current Zoning: I-2, general industrial
LOCATION	Proposed Zoning: TOD-M, transit oriented development, mixed use Approximately 0.34 acres located along the south side of West Catherine Street between South Tryon Street and Winnifred Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the TOD-M district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Trust for the benefit of the stockholders of Beatty Investments, Inc. Charlotte-Mecklenburg Planning Department Gateway Communities, LLC
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 Escert seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimous to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Allen/Labovitz
	Yeas: Allen, Eschert, Johnson, Labovitz, Lathrop, and Phipps
	Nays: None
	Absent: Griffith
	Recused: None

ZONING COMMITTEE DISCUSSION

Staff presented the petition to the Zoning Committee members and indicated that there are no outstanding issues with this conventional request. A Committee member asked staff who owns the property and if the owner is aware of the request. Staff responded by providing information regarding ownership (noting that it is in a trust) and stated that the Planning Department was approached by the trustees about rezoning the property. Another Commissioner asked why the Charlotte-Mecklenburg Planning Department is sponsoring this petition. Staff responded that there are already several abutting and nearby properties zoned TOD-M, TOD-MO, and TOD-M, which is appropriate given they are located within the South Transit Corridor.

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 oriented development on this site.
 - This petition is consistent with the *South End Transit Station Area Plan*.

- **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** Catherine Street is 15 feet in width, which is narrow for its present two-way operation. CDOT may have to convert Catherine Street to a one-way street or implement parking restrictions in the future. This information has been provided to the petitioner.
 - **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.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
 - **Urban Forestry:** No issues.
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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.
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OUTSTANDING ISSUES

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

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

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