REQUEST
Current Zoning: I-2, general industrial
Proposed Zoning: TOD-M, transit oriented development, mixed use

LOCATION
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
Trust for the benefit of the stockholders of Beatty Investments, Inc.

PETITIONER
Charlotte-Mecklenburg Planning Department

AGENT/REPRESENTATIVE
Gateway Communities, LLC

COMMUNITY MEETING
Meeting is not required.

STATEMENT OF CONSISTENCY
This petition is found to be consistent with the South End Transit Station Area Plan and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Allen).

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

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](http://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

**Planner:** Sonja Sanders  (704) 336-8327